

**STATEMENT OF SIGNIFICANCE: Former Zander's No 2 Store (11 Highlander Lane, Melbourne), April 2022**

**Heritage Place:** Former Zander's No 2 Store



**PS ref no:** HO1268



**What is significant?**

11 Highlander Lane, a bluestone warehouse built in 1854.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design
- Pattern and size of original fenestration, and bluestone sills

- Continuous concrete lintel and a string course, forming a semi-circular arch over the doorway entrances
- Pilasters and angled corbel detailing.

Upper-level additions and later alterations, including those undertaken at ground level and upper-level openings, are not significant.

#### **How it is significant?**

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11 Highlander Lane is of local historic, rarity and representative significance to the City of Melbourne.

#### **Why it is significant?**

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The former warehouse building at 11 Highlander Lane is historically significant for its association with shipping and warehousing in the City of Melbourne. It demonstrates the former use of the area as Melbourne's first port and links the city with its maritime past. The warehouse was built as part of what was to become an extensive store complex located adjacent to Melbourne's first port and near Spencer Street Railway Station when it first opened in 1859. (Criterion A)

The former warehouse building at 11 Highlander Lane is a rare surviving example of an early bluestone warehouse that provides an opportunity to understand the relationship between the early warehouses in the city and the first port of Melbourne. These buildings were once more common around Highlander and Stubbs Lane during the late nineteenth and the early twentieth century, but are now rare. (Criterion B)

11 Highlander Lane is a fine example of an early warehouse within the City of Melbourne. The building strongly reflects the characteristics of early Victorian-era warehouses, including its bluestone construction and simplicity of form and detail, which is indicative of its once utilitarian function. (Criterion D)

#### **Primary source**

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Hoddle Grid Heritage Review (Context & GJM Heritage, 2020) (updated March 2022)