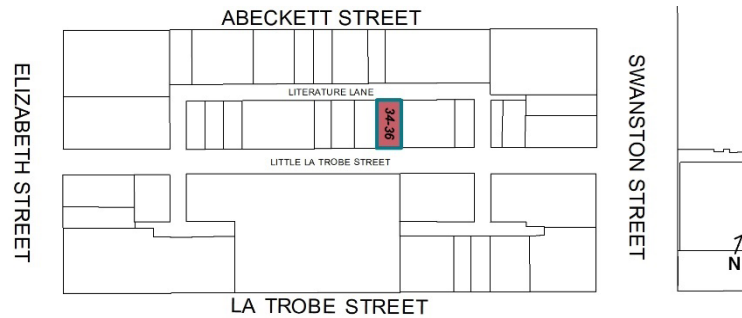


**STATEMENT OF SIGNIFICANCE: Warehouse (34-36 Little La Trobe Street, Melbourne), April 2022****Heritage Place:** Warehouse**PS ref no:** HO1356**What is significant?**

34-36 Little Latrobe Street, Melbourne, a two-storey former factory and warehouse built in 1928-29.

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

- The original building form and scale
- The original face brick walls and original fabric including parapets, continuous painted render lintels, pattern of window openings and central doorway
- The original steel frame windows
- Original details including the original timber bifold garage doors.

Later alterations including the insertion of an aluminium framed shopfront to the street level façade are not significant.

**How it is significant?**

34-36 Little La Trobe Street, Melbourne is of local historic and representative significance to the City of Melbourne.

**Why it is significant?**

34-36 Little La Trobe Street, Melbourne, a brick factory and warehouse built in 1928-29, is historically significant for its association with the industrial expansion in central Melbourne during the interwar period, and for the evidence it provides of the former conglomeration of businesses providing services to the fledgling motor vehicle industry. These businesses characterised and came to dominate Little La Trobe Street in the 1920s and 1930s, with the first such business established in Little La Trobe Street in 1905. The site was associated with the motor vehicle industry until 1965. Among its tenants

were long-standing occupants Nason & Pollard, engineers (later Central Motor Engineers) who ran their small engine reconditioning business from 34-36 Little La Trobe Street from 1930-65, initially manufacturing difficult to find parts for motorcycles. (Criterion A)

34-36 Little La Trobe Street is significant as a highly intact example of an early interwar warehouse/factory building, constructed in 1928-29 to a design by architect Robert Bell Hamilton (1892-1948). It is representative of the many low scale warehouse/factory buildings in central Melbourne of a simple utilitarian character, utilising loadbearing face brick external walls with either a steel post and beam or reinforced concrete internal structure. These building are frequently located in minor streets and laneways with rear lane access to facilitate the movement of goods and materials in and out of them It is located within a context that retains a number of low scale factory warehouse buildings, and which, in the early twentieth century, comprised a conglomeration of businesses providing services to the fledgling motor car industry. It is distinguished by its retention of the original fenestration pattern, upper floor steel framed windows, large central opening for motor vehicle access, and the original timber bifold garage doors. (Criterion D)

#### **Primary source**

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