

WAREHOUSES



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h00473 warehouse niagara
lane



h00473 warehouses niagara
lane2



h00473 warehouses niagara
lane3

Location

23-31 NIAGARA LANE MELBOURNE, MELBOURNE CITY

Municipality

MELBOURNE CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0473

Heritage Overlay Numbers

HO726

VHR Registration

August 27, 1980

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on - January 27, 2000

What is significant?

These four identical two storey warehouses were constructed in 1887 for Henry Marks by builder Daniel Sinclair, to the design of architect George De Lacy Evans. The warehouses are constructed with load-bearing brick walls, with Northcote and Preston white facing bricks laid in bands and arches, cream Oamaru stone dressings and Newport bluestone sills. The first floor openings to the main facade are segmental arches, the second storey round arched. In the Queen Anne Revival style, the parapeted gable ends are topped with finials. Internally the floors are of Tasmanian Ironbark. The ceilings are timber-boarded and the floor to ceiling heights are seven metres. The buildings still retain their American barrel hoists. The lowest floor is a semi-basement, which allowed the ground floor to be at wagon tray level.

How is it significant?

The warehouses at 23-31 Niagara Lane are of historical and architectural significance to the State of Victoria.

Why is it significant?

The warehouses at 23-31 Niagara Lane are historically significant as an example of a rare surviving warehouse building type once common in the city. The survival of original barrel hoists is highly unusual and clearly demonstrate the original function of the building.

The warehouses at 23-31 Niagara Lane are architecturally significant as an unusual composition drawing on elements of the Queen Anne Revival style and the more common Romanesque style which was traditionally favoured for warehouses. The detailed intricacy of the decorative facade, incorporating bi-chromatic brickwork, belies the original prosaic function of the building.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1886,
Architect/Designer	Evans, George De Lacy,
Heritage Act Categories	Registered place,
Hermes Number	788
Property Number	

History

History of Place:

Henry Marks was a furniture warehouseman at 186-188 Elizabeth Street. He built the Niagara Lane warehouses as additional storage accommodation for his expanding business. Alexander Sutherland's *Victoria and its Metropolis* (1888) described the buildings as amongst architect De Lacy Evans' principal works. The level of the entrances were to facilitate ease of loading and unloading.

(submisison in permit application by Allan Willingham, January 1985, on file)

Associated People: Henry Marks

Extent of Registration

Historic Building No. 473 Warehouses, 23-31 Niagara Lane, Melbourne.

[*Victoria Government Gazette* No.72 27 August 1980 p.2927]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>