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# FORMER ZANDERS NO.3 WAREHOUSE



FORMER ZANDERS NO.3  
WAREHOUSE SOHE 2008



1 former zanders no3  
warehouse king street melb  
street view



former zanders no3  
warehouse king street melb  
front view

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## Location

22-24 KING STREET MELBOURNE, MELBOURNE CITY

## Municipality

MELBOURNE CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0430

## Heritage Overlay Numbers

HO670

## VHR Registration

May 17, 1978

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - January 7, 2000

What is significant?

The former Zanders No.3 warehouse is a bluestone warehouse built in three parts over the years 1854-87. It was originally composed of three storeys, as still reflected in the finely detailed King Street facade, but internally has been reduced in height to one storey. The central doorway has been altered and one adjacent window converted to an access door. The facade was designed by A.L. Smith in 1872 and was completed in 1873. It is clearly influenced by the Renaissance palazzi of Florence and Rome, consisting of a rusticated base, piano nobile and attic storey.

How is it significant?

The former Zanders No.3 warehouse is of architectural significance to the State of Victoria.

Why is it significant?

The former Zanders No.3 warehouse is of architectural significance to the State of Victoria as one of the finest intact bluestone warehouse facades in Victoria. The Renaissance Revival style specifically alludes to the wealthy merchants of Florence and Rome.

## 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	1872,
Architect/Designer	Smith, Alexander L,
Heritage Act Categories	Registered place,
Other Names	FORMER ZANDERS NO. 3 WAREHOUSE,
Hermes Number	760

Property Number

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## History

Contextual History:

The land now occupied by the former Zanders No.3 warehouse was owned by George A Mouritz, a coal merchant, until 1872 when he sold it to Mrs Zander. Zanders had the current facade built in 1873. The store formed part of a large complex of stores in the King Street area. The Zanders business was begun in 1852 by J C Zander in Latrobe Street. It moved to Highlander Lane in 1855, at the rear of 16,18,20 and 22 King Street. Mr Zander died in 1858 and his wife continued the business. The buildings were enlarged and altered several times, including the changes in 1873 to give a unified facade to King Street. By 1888 this store had a depth of 200 feet and a ground area capacity of 21,000 tons.

## Extent of Registration

Historic Building No. 430, Former Zanders No. 3 Warehouse, 22-24 King Street, Melbourne (to the extent of the total external shell of the building).

[*Victoria Government Gazette* No. 39 - May 17, 1978 p.1289]

*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/>*