Northern Suburbs Factory Study
Gary Vines and Matthew Churchward
Explanation of citations

Citations for all sites are included in this section in alphabetical order according to municipality and street name. An index of place names is included for reference in the Appendices in Part One. The sites in this list comprise all places investigated during the study which satisfied the criteria for inclusion. These criteria are also defined in Part One. However, the inclusion of a site is not, in itself, an indication of a particular level of significance. Significance is indicated in the Statement of Significance within each citation. Sites are distinguished as of Local, Regional, State or National significance. Where none of these categories is specified the site has not been attributed a specific level of significance. The assessment of significance is preliminary only, and may be altered in the light of more detailed research.

The categories of information in the citations include the building name which usually follows the original owner of factory name, address and location details, date of construction of the surviving buildings (sometimes multiple dates indicate several stages of construction), owners and occupants, architect, builder, history and description, the physical and historical context, condition and integrity, a brief comparative analysis, statement of significance, recommendations for statutory protection, references, and the date the site was assessed.

A note on sources.

It should be noted that considerable acknowledgement needs to be given to the existing heritage and conservation studies of the inner suburbs, particularly Andrew Ward's *Collingwood Conservation Study* 1988 and Chris Johnston's review of the Brunswick conservation study *Keeping Brunswick's Heritage* 1990. Where these are cited in the references for particular sites it can be assumed that the majority of information for these sites has been taken from the previous study with additional research only where the detail has been insufficient to assess the site in the context of Melbourne's industrial heritage. In most cases the history and description are edited versions, and in some cases direct quotations of these studies. The remainder of the research has been carried out by the consultants using primary and secondary sources. (see Part One)
Name: Hutchinson's Flour Mill
Location: Harlington St. Glenroy

Date of Construction: c1930
Original and Subsequent Owners: Rudolph J. Muller, Robert Hutchinson & Co., Victorian Oat Pool
Present Owner/Occupant: 
Architect: 
Builder: 

History: Otto Muller, was an experienced flour-miller before he migrated to Australia from Germany and took on a position as miller for David Stratton & Co. in Echuca before establishing his own mills in Maffra, Launceston, and taking over the Riddle's Creek and Exelsior mill in Collins St. His son, Rudolph J. Muller, bought land in Harlington St. Glenroy in 1930 and by 1936 was operating a one ton per hour mill with Guy Raglan, an Irish-Canadian, as head-miller. Most of his work was gristing for firms like Schutt & Barrie and for Robert Hutchinson & Co. who were grain merchants in Finley, NSW. Hutchinson bought the mill for £10,000 and erected a new complex of mills and silos around the original structure along with laboratories and amenities buildings. This was completed by 1949.

The company purchased the Bendigo mill of Tomlins and Simmie in 1970 for manufacture of stockfeed. The Glenroy mill was purchased under the rehabilitation program of the Flour Miller's Council, in 1973 and much of the complex demolished in following years. The surviving section and silos were leased to the Victorian Oat Pool.

Description: The prominent feature of the site are the large concrete grain silos near the railway line. Other brick and concrete buildings are the remnants of the Hutchinson additions from the 1940s.
Context: The site beside the Essendon Railway line was evidently chosen for its access for bulk grain trains. Otherwise, it stands isolated from other industrial areas.

Condition and Integrity: Very little of the original complex survives, and so the existing buildings, although in fair condition, have a low level of integrity.

Comparative analysis: Comparable with the few contemporary flour mills such as Kimptons No. 3 at Kensington and Waterwheel mill at Bridgewater.

Significance: Of local interest as an unusual industry in this location and as a reflection of the last stage of flour mill construction in Victoria.

Recommendations:


Date of assessment: March 1992
Date of Construction: 1894
Original and Subsequent Owners: Graham Ferry, Hoffman Brick and Potteries Ltd. Clifton Brick Co
Present Owner/Occupant: City of Brunswick
Architect: Builder:

History: Joseph Hodges operated a brick yard on the south side of Albert St. west of the railway in 1860. William Gordon established a pottery on the land immediately to the west of Hodges' brick yard in 1869. He ceased operations in 1892 and in the following year, Graham R. Ferry purchased both sites. G.R. Ferry had previously operated a brickyard on the north side of Albert St. where he erected a factory calling it the Brunswick Terra Cotta Works (c.1887). This works closed around 1894 and Ferry appears to have transferred operations from this, and another site on the north side of Albert St to the new property across the road. The old works was restarted in 1901 by William Ferry as the Victoria Art Pottery.

Ferry's Pottery produced both heavy wares such as pipes, tiles, chimney pots, etc, and household wares. Ferry's pottery is known to have made functional articles such as tea pots as well as purely decorative items such as vases and figurines. The surviving weigh-bridge building was probably erected c1894 as an office for the new works which replaced the worked out pits across the road. After the death of Graham Ferry in 1924, Hoffman's Brick and Potteries Ltd purchased the site. They were taken over by the Clifton Brick Co. in 1960 and the site subsequently passed to Brunswick Council who used it as a depot, and operated an incinerator and weigh-bridge on the site. Most of the pottery buildings appear to have been demolished many years ago but this building was used to house the scales and weighman's office and so has survived.
Competition from English and Japanese imports coupled with a reluctance among the Brunswick potteries to modernise after the second world war, brought a sharp decline in the potteries. The introduction of plastics into household use and change from earthenware to P.V.C. pipes sealed the fate of the local pottery industry and in 1968 the last pottery, (Hoffman's) closed down.

Description: The weigh-bridge office is constructed of brick and features the use of several forms of terra cotta building products including chimney pots, hollow wall tiles, ridge caps and finials. In its original form it also had terra cotta roof tiles. The building is rectangular in plan with a semicircular niche with a chimney at the eastern end and an unexplained recess in the north west corner. The weighing apparatus is intact and features a balance beam and weights inside the building although the steel plate has been removed. The scales are made by the Australian Scale Company (ASCO) and the weigh-bridge was registered by the department of Weights and Measures for use as a public weigh-bridge.

Context: The weigh-bridge office stands on Albert Street at the former pottery entrance. A house adjacent to the office may have been the pottery manager's residence. The pottery which this weigh-bridge served was one of several in the area which gave Brunswick the name of 'Australia's Little Staffordshire'. Other famous Potteries include Hoffman's in Dawson St. and Alfred Cornwell's in Phoenix St. Most of the Brunswick potteries had been demolished by the 1960s. While Alfred Cornwell's house survives in Phoenix St. and the brick making part of Hoffman's works is still in operation the Ferry weigh-bridge office is now the only remaining industrial building associated with any Brunswick pottery. Latner's Hat Factory, the Hoffman Brickworks, Miller's Ropeworks, Hoadly and MacRobertson Licorice factory and Dawson's Foundry provide the industrial setting for this small building.

Condition and Integrity: In a sound condition although spouting is rusted and some windows are boarded up. It is believed that the original tile roof has been replaced with galvanized, corrugated iron, and the wall facing the street has been reconstructed at some stage. While the scales remain in the building the weigh plate has been removed from the roadway.

Comparative analysis: There are a number of early weigh-bridges and weigh-bridge offices surviving in Melbourne, eg. the public weigh-bridge in Werribee, Schutt and Barrie's in Footscray and Foy & Gibson's in Collingwood. While they follow a fairly typical plan and size, they are each of an individual design reflecting their period of construction or the purpose for which they were built. However, there is no other weigh-bridge which so clearly reflects the industry it served as does Ferry's.

Significance: As the last tangible relic of the once extensive Brunswick potteries, Ferry's Pottery weigh-bridge office is of regional and state significance.

Recommendations: Recommended for inclusion on the Historic Buildings Register, The Register of the National Estate and the Brunswick Planning Scheme.


Date of assessment: September 1991
Ferry's Pottery and clay hole, from MMBW 160:1" Sewerage Plan No. 96, c1897.
Date of Construction: c1924
Original and
Subsequent Owners: F. J. Wolfe
Present Owner/Occupant: F. J. Wolfe
Architect: 
Builder: 

History: In 1920, this site between Shamrock and Cornwall Sts., then numbered 322, was occupied by William T. Taggart, occupation unknown. By 1930 Frederick J. Wolfe had taken up occupancy. This business has continued

Description: Single storey brick factory with segmental arched windows along the west side and concrete lintels to windows in the facade. At the rear are a group of timber and corrugated iron sheds which are accessible via a r.o.w. off Shamrock St.

Context: In a predominantly residential area close to Samuel Faiman's fur dying works, which is the only other early factory in the vicinity.
Condition and Integrity: In good condition and substantially intact
Comparative analysis: The building is typical of the small interwar workshops

Significance: Of local significance as one of only two surviving rope works in the northern suburbs and an example of the small scale rope and cordage makers once common in Melbourne industry.
Recommendations: PS
References: Sands & McDougall Melbourne Directories; Keeping Brunswick's Heritage.
Date of assessment: March 1992
NORTHERN FACTORY STUDY  1992

Name: Samuel Faiman, furrier
Location: 443 Albion St. Brunswick

Date of Construction: c1920
Original and Subsequent Owners: Samuel Faiman
Present Owner/Occupant: Samuel Faiman
Architect: Builder:

History: In 1920 this site was, like most of the area along Albion St., Brunswick West, was vacant land. By 1930, Samuel Faiman had commenced business as a fur dyer and dresser. His business continued for some years before the site was taken over for a grocery store.

Description: Two storey brick building with gable roof, concrete lintels to the steel framed windows, and galvanized iron clad section to the rear. The building drops down to a single storey section facing the rear r.o.w.

Context: Brunswick area.
Condition and Integrity: In good and original condition. Much of the early signwriting can still be discerned.
Comparative analysis: Typical construction features of a simple inter-war factory.

Significance: Of local interest only for the unusual form of industry which occupied this building.

Recommendations: Sands & McDougall Melbourne Directories.
References: March 1992

Date of assessment: Northern Suburbs Factory Study

Gary Vines
**Date of Construction:** c1940

**Original and Subsequent Owners:** Hilton Hosiery, Australian Consolidated Hosiery

**Present Owner/Occupant:** vacant

**Architect:**

**Builder:**

**History:** A railway reserve was maintained well into the 20th century near Merri Crs. for a proposed, but never constructed line from Royal Park to Pascoe Vale. The route was finally abandoned, and part of the land sold off for development in the 1930s when the Ajax Cordage Manufacturing Co. Pty Ltd and T.F. Sutherland, furniture makers, occupied sites adjacent to the reserve. These premises and the railway reserve provided the site for a new textile factory, established in 1940 by Hilton Hosiery Ltd. Hilton had previously occupied a factory in Normanby St. Coburg. Australian Consolidated Hosiery were a more recent occupant of the factory.

**Description:** Extensive single storey sawtooth roof textile mill with red brick perimeter walls. Other walls are clad in cement sheeting. The office has a corner entrance featuring a curved wall with a raised and recessed string courses.

**Context:** Isolated from the remainder of the Brunswick textile mills in a predominantly residential area, the consequence of re-zoning of redundant railway land.

**Condition and Integrity:** Good condition and substantially original.

**Comparative analysis:** Functional Moderne style recalling Union Knitting Mills in Coburg

**Significance:** Of local interest only.

**Recommendations:**

**References:** Keeping Brunswick's Heritage, p.111.

**Date of assessment:** August 1991
**Item Name:** Brunswick Market/ Henderson’s Boxes  
**Item Location:** Ballarat Street Brunswick.

**Date of Construction:** c1930

**Original and Subsequent Owners:** T.K. Maltby (M.L.A.), Belleland Box Co.

**Present Owner/Occupant:** Henderson Boxes Pty Ltd.

**Architect:** I.G. Anderson

**Builder:** J.C. Taylor & Sons Pty Ltd. (Melbourne and Geelong)

**History:** This was the second Brunswick Market. The first was erected in about 1890 to the pattern of Victoria Market, with open sheds on the corner of Dawson and Saxon Sts. It operated here until 1915. The Ballarat St. market was instigated as a private venture promoted by T.K. Maltby who was aiming to establish a chain of markets throughout Melbourne. The market was designed to contain 71 shops and stalls, mostly fruit and vegetables, butchers and fishmongers. The *Brunswick and Coburg Gazette* pointed out that: 'An unique feature will be the grocery self-service, where people will be admitted by turnstiles; after selecting their goods they will leave the shops at the exits. This system will minimise the cost of handling to a degree, and the expense saved thereby will be credited to the customer and taken off the cost of the goods. Operated by the grocery firm of Dickens, this is reputed to be the first application of the self service or supermarket principle. The building was erected at a cost of £12,000 by the prominent Melbourne building firm of J.C. Taylor and Sons to a design of architect I.G. Anderson. The market failed to compete with Sydney Road and closed in 1935. From the 1950s the Belleland Box Co. operated a manufactory in the building, converting it by closing off the many doorways and adding larger windows in the exterior walls. The present owners, Henderson Boxes, continue the industrial use of the site which has been conducted for over 50 years, having began box manufacture as a subsidiary of their Brunswick Rd. shirt factory. See also 337 Brunswick Rd. and 393 Barkely St. Brunswick.

**Description:** Dramatically styled like a Spanish castle with towers and eaves projecting on corbelled brickwork, pointed arches and red brick quoins against a rendered exterior...
wall, the major roofed area comprises two low bow-string truss sections with lanterns while a variety of gable and hip roofs cover the perimeter of the building. Brick patterning, terracotta wall vents, wrought iron window grills and oculus vents provide additional decoration to the walls. A small porch in one of the tower windows is suggestive of a dovecote.

Context: The streets between Sydney Road and the Upfield railway line contain a mixture of small factories and 19th century terrace houses. While the building was intended as a market it has operated for most of its life as a box factory.

Condition and Integrity: Several windows and doors have been blocked in with sympathetic treatment while a series of large steel hopper sash windows have been let into the walls along Ballarat and Tripovich Streets.

Comparative analysis: The Brunswick Market has the character of some Spanish Mission style houses of the period but taken to whimsical extremes. It compares with the Blakeley's Knives Building in Nicholson St. Fitzroy.

Significance: Of State and regional significance as a particularly expressive and well developed example of the Spanish Mission style in an unusual application to a commercial building. Also of note for the early (but unsuccessful) innovation in self service shopping and as an example of the successful recycling of a building for industrial purposes.

Recommendations: Recommended for inclusion on the Historic Buildings Register, The Register of the National Estate and the Brunswick Planning Scheme.

References: Barnes, L. 'Markets - ancient and modern' Fusion Vol 3, No 4, December 1989; Barnes, L. Old Brunswick Market Unpublished Notes, Brunswick & Coburg Gazette, 19 Sept. 1930; Keeping Brunswick's Heritage

Date of assessment: August 1991
Brunswick Market, from MMBW 160:1" Sewerage Plan No. 94, c1894.
Name: R.J. Henderson box factory
Location: 393 Barkly St. Brunswick

Date of Construction: c1920
Original and Subsequent Owners: R.J. Henderson, Arnall & Jackson, Spanish Cellars
Present Owner/Occupant: vacant?
Architect:
Builder:

History: In 1910 a dairy and house occupied 393 Barkly St. (then 106 to 108). By 1930 Robert J. Henderson (Boxes) Pty Ltd and Arnall & Jackson were occupants, Henderson evidently expanding from their Brunswick Rd, shirt manufacturing business and Arnall & Jackson recorded in the directories as "stainers & paints manufacturers".

Description: Three storey, brick 'box-like' factory-warehouse with symmetrical facade of steel hopper sash windows and simple parapet and a cornice line above and below a name panel. A string course runs across the facade at first floor level. Reinforced concrete lintels are typical. The ground and top floor have no windows on the west side.

Context: Located in a predominantly residential area.
Condition and Integrity: In good condition. Paint is not original and ground floor entrances have been altered.

Comparative analysis: Typical use of undecorated brickwork, steel windows and concrete lintels. Unusual in its scale in a residential setting.

Significance: Of local significance as the intermediate stage of the development of the Henderson Box Company and as an example of successful diversification.

Recommendations:

References: Sands & McDougall Directories

Date of assessment: August 1991
**Date of Construction:** 1885/c1935  
**Original and Subsequent Owners:** Davis & Baird, Royal Park Foundry, Davis Baird & Robertson, Lattof & Callil  
**Present Owner/Occupant:** H.Sunshine & Sons.  
**Architect:**  
**Builder:**  

**History:** Davies Baird & Co appear to have commenced operations in this general locality by as early as 1885 and so had a particularly long association with the site which was known for some time as the Royal Park Foundry. In 1910 nos.17 to 27 Brunswick Rd. were occupied by a number of private houses, the Davis & Baird steel foundry occupied No. 29 and D.A. Runting's glass bottle works was adjacent at No 33. By 1930 the foundry was in the name of Davis, Baird & Robertson Pty Ltd. but is listed as 15 Brunswick Rd. East, suggesting the firm had taken over several adjoining blocks to the east. They are also listed at Barkly St. south side indicating that the factory had extended the full depth of the land. Adjacent works in the 1930s were the Wilson Tree Puller Co., engineers, and J. & I. Wilson Pty Ltd., joinery. Lattof and Callil subsequently occupied the site of all of these firms for their underwear and clothing factory. They either erected a new factory or refurbished and enlarged the existing buildings, adding the present streamlined facade around 1935. The works continued to operate under their name until the 1960s.

**Description:** The common sawtooth roof factory is here given a simple Moderne facade of a band of large steel hopper sash windows above a manganese brick wall. A rendered string course above the windows provides no shade. A vertical feature of stepped raised panels marks the office entrance while the goods entrance is distinguished by a slight projection of the walls and parapet.
**Context:** One of several clothing factories erected in the South Brunswick in the 1920s and 30s.

**Condition and Integrity:** Substantially intact and in good condition.

**Comparative analysis:** Simple and typical example of the Streamlined Moderne style facade to a sawtooth roof factory, comparable to the several Lygon St. textile mills, Nos. 162, 236, 240 and 260

**Significance:** Of local interest as one of the many simple factory facades in the Streamlined Modern Style, demonstrating the industrial expansion of the 1930s.

**Recommendations:**

**References:** *Keeping Brunswick's Heritage; Sands & McDougall Melbourne Directories; Churchward & Milner.*

**Date of assessment:** September 1991
NORTHERN FACTORY STUDY 1992

Name: Rayon Distributors/ Countryman Clothing
Location: 61-3 Brunswick Road Brunswick

Date of Construction: c1930
Original and Subsequent Owners: Rayon Distributors Ply Ltd.
Present Owner/Occupant: Rayon Distributors Pty Ltd.

Architect:
Builder:

History: This site was vacant in 1930 but was occupied by a large textile factory by 1935 and was one of many knitting and weaving mills erected in Brunswick during this period.

Description: A symmetrical massing of planes is broken by the recessed and stepped-up entrance, pilasters with brick capitals, a dog-tooth corbel capping the parapet and cream brick window sills and plinth creating an overall effect of a Greek or Egyptian temple.

Context: One of several textile factories erected in the South Brunswick in the 1920s and 30s.
Condition and Integrity: In good original condition.
Comparative analysis: A severe example of 1930s eclectic factory design.

Significance: Of local interest as one of several examples of the expansion of the textile industry in Brunswick in the 1930s.

Recommendations:
References: Sands & McDougall Victorian Directories
Date of assessment: August 1991
Date of Construction: c1920
Original and Subsequent Owners: Thomas Bydon, A.P. Howson, Ernest C. Luckman, Cereal Foods Pty Ltd.
Present Owner/Occupant: Architect: Builder:

History: Prior to 1920 this site was owned by Thomas Bydon, who leased it to Ernest C. Luckman. Luckman, described as a stair builder in the directories, ran a business as a contractor from workshops on this site. Between 1920 and 1923 the rate books record an increase in NAV from £40 to £494 suggesting the site was redeveloped. Around this time the directories list the Star Cinema Theatre, operated by A.P. Howson with a Mrs. S. Lock, confectioner at the same address. The theatre appears to have closed in about 1925 when the Lygon Theatre grew to prominence. By 1930 Cereal Foods Pty Ltd. were occupants.

Description: A two storey timber framed building clad in corrugated iron with the lower section of the walls constructed in concrete. The small front section of the building is single storey with a simple parapet line reflecting the shape of the gables behind. A feature of the building which suggest an industrial rather than cinema use are the large 12 pane, sash windows along the sides.

Context: While this building may have begun life as a cinema, it operated as a small factory for the following 65 years. Several cinemas in Melbourne were run from converted factory buildings, for example, Brunswick's first cinema, Oxford Hall opened in Pender's Nail Factory c1909. Many more cinemas were converted to commercial or manufacturing uses later on.
The tramway electricity substation on the east side is of a similar style and form although executed in different material.

**Condition and Integrity:** In reasonable condition and substantially intact.

**Comparative analysis:** An unusually large brick, timber and iron building comparable to Hall Bros Wool scour, and parts of Box's Hair Works, both in Clifton Hill.

**Significance:** Of regional significance as one of the earliest cinemas in Brunswick and as an example of the recycling of buildings for industrial purposes during the 1930s depression.

**Recommendations:** PS

**References:** *Keeping Brunswick's Heritage*, Brunswick Rate Books; Barnes, L. *It happened in Brunswick*, BCHG 1987; Sands and McDougall *Directory of Victoria*.

**Date of assessment:** September 1991
Name: Alex Sturrock & Sons furniture factory
Location: 125 Brunswick Road Brunswick

Date of Construction: c1925
Original and Subsequent Owners: Alex Sturrock & Sons
Present Owner/Occupant: Beta Knitting Mills Pty Ltd.
Architect: Builder:

History: Alex Sturrock Jnr. was born in Collingwood in 1857 and was apprenticed to Halstead Kerr & Co. He established his own business in 1887 and employed 200 hands by 1902. He imported 6 million feet of timber and made 2 million boxes and cases in a year. Sturrock was also a pioneer of the 8 hours system. He also operated from other sites including a timber yard opposite on the corner of Lygon St, sawmills at 121 Brunswick Rd. and the adjacent Federal Sawmill. In 1930, Alex Sturrock & Sons, furniture manufacturers were located at 103 Brunswick Rd. (the street was later re-numbered). At this time Sturrock also occupied a timber yard and sawmill opposite. These sites other have been redeveloped in recent decades while the furniture factory was later used as a textile mill and continued in that use until recently.

Description: A brick and corrugated iron factory with rendered brick facade featuring stepped recessed doorway and window openings and low pediment. Otherwise a plane single story gable roof brick factory with (originally) two storey brick pattern store at rear facing on to Barkley St. and adjacent single storey brick and fibro cement clad sawtooth roof building.

Context: One of several factories erected in the South Brunswick in the 1920s and 30s many of which were built for or converted to textile manufacture.

Condition and Integrity: In fair condition although a small two storey section at the rear was burnt out in 1989 and partly demolished.
Comparative analysis: A typical small brick factory of the 1920s, demonstrating distinct elements for various functions, e.g. the two storey pattern store and sawtooth roof manufacturing area.

Significance: Of local significance as the only identified building related to Brunswick's first and most prominent sawmill, and for the association of the site with a prominent figure in Melbourne manufacturing and employment.

Recommendations: PS


Date of assessment: August 1991
Name: Patrick Sheehan
Location: 184 Brunswick Rd. Brunswick
Date of Construction: c1925
Original and Subsequent Owners: Patrick Sheehan motor engineer
Present Owner/Occupier: Brunswick Fast Service Centre
Architect: 
Builder: 
History: This site was vacant in 1920 but Patrick Sheehan, motor engineer was located here in 1930.
Description: Single storey brick building with twin gabled roof. Simple parapets adorn the facade above altered vehicle entrances.
Context: Adjacent to the similar William Apps workshop at no.190.
Condition and Integrity: In good condition although new vehicle entrance doors have been fitted and the facade painted.
Comparative analysis: A typical 1920s workshop with the facade specifically designed for vehicle access.
Significance: Of local interest only as an early example of an automotive engineering workshop.
Recommendations: 
References: Sands & McDougall Victorian Directory
Date of assessment: October 1991
Name: William Apps Painter
Location: 190 Brunswick Rd. Brunswick

Date of Construction: c1920
Original and Subsequent Owners: William Apps painter
Present Owner/Occupier: vacant
Architect: Builder:

History: In 1930 William Apps, painter was located at 6 Brunswick Rd. the first allotment west of Sydney Rd. on the south side. He is also recorded in 1920 but at No. 18, presumable a private residence further along Brunswick Rd. (The street was later renumbered) Another Apps, possibly William's father ran stables in Moor St, Fitzroy for many decades.

Description: Gable roofed building with brick walls and tall parapet to the facade divided by pilasters and with a large centrally placed vehicle entrance

Context: Adjacent to the similar workshops of Patrick Sheehan at no.186.

Condition and Integrity: Good

Comparative analysis: A typical 1920s workshop with a facade specifically designed for vehicle access and very similar in design to the adjacent Sheehan motor garage.

Significance: Of local interest only.

Recommendations: References: Sands & McDougall Victorian Directories.

Date of assessment: October 1991
Name: Henderson's shirt factory  
Location: 337-9 Brunswick Road Brunswick

Date of Construction: c1910
Original and Subsequent Owners: Mrs Eleanor Johnston, Robert J. Henderson  
Architect:  
Builder:  

History: Mrs Eleanor Johnston is recorded as a shirt manufacturer in Brunswick Road in 1900. In 1904 two houses occupied the site of the present factory. These were then numbered 134 and 136. Some large sheds at the rear of 136 may have been used for Johnston's shirt factory and provided the genesis for later expansion. Robert J. Henderson occupied no. 134 from about 1910 and is recorded as occupant of both from about 1915. In 1925 this works was referred to as the Mayfield Shirt Factory. Robert Henderson was one of the pioneering clothing manufacturers in Brunswick later expanding to manufacture a range of clothing. In 1930 the firm was listed as "R.J. Henderson Pty Ltd. Manufacturers of Fashion Shirts, Tennis, Harvards, Regattas, Oxford, Crimea, Hannels & Pyjamas and sole manufacturers of the "Navy Shirt"." Hendersons also operated a separate box factory in Barkly St. which, under different ownership, moved to the site of the Brunswick Market.

Description: The facade to this one and two storey sawtooth roof factory is more elaborate than most with arched colonnades at two levels, prominent keystones, bracketed frieze and decorative mouldings on the pediment and volutes either side of the arched doorways. The original truck entrance on the east end is defined by a wider bay and slight projection. The two level construction of the building may reflect the division into an upper manufacturing area and the lower storage area with its truck entrance. The second truck entrance appears to be a later modification.
Context: The location among late 19th century housing reflects the origin of the business as a backyard factory. The other major factory in this area (Stephen & Co. in Grey St.) was also a clothing manufacturer.

Condition and Integrity: In good condition. A new vehicle entrance has been made in the front wall, some windows have been blocked up and the original red brick and render finish on the facade has been painted over.

Comparative analysis: Prior to the turn of the century, most clothing appears to have been manufactured either by seamstresses and tailors on a one off basis. Henderson followed Stephens & Co (in Grey St. by 1895) and the Sterling Shirt and Clothing Co. (at 77 Weston St. in 1900). By the 1920s several other clothing factories had been established in Brunswick including the Albion Clothing Co. G. Burgin Pty Ltd. Chandler and Foley, H.H. Mann, Staley & Staley, Jackson & Eckersall Pty Ltd and Bowen & Collins. Henderson's appears to be the most architecturally elaborate of the surviving clothing factories. Its colonnaded facade is particularly unusual.

Significance: Of regional and State significance as one of the earliest and most architecturally elaborate of the several clothing factories erected in Brunswick around the turn of the century associated with one of the pioneers of the industry in the district.

Recommendations: HBC NE PS

References: Keeping Brunswick's Heritage; Sands and McDougall Directory of Victoria.

Date of assessment: August 1991
Date of Construction: 1900
Original and Subsequent Owners: Page & Barrie, Henry Scarce, Donald Allshorn, Northern Battery Service
Present Owner/Occupant: Page & Barrie
Architect: Page & Barrie, Henry Scarce, Donald Allshorn, Northern Battery Service
Builder:

History: In 1910 Mrs Emily Page of Page and Barrie, Paper Hangers occupied this site. By 1920 Henry Scarce was occupant and in 1930 Donald Allshorn is listed at no.2 Charles St. which was then described as a store room. By about 1950 the Northern Battery Service had taken over the building. Their name still adorns the north wall.

Description: Two storey brick building possibly once a carriage repair workshop. The building features brick arched windows in the upper floors and concrete lintels over door and window openings on the ground floor. A doorway on the north side 1st floor appears to have originally been a loading bay. A simple brick parapet has small corner towers.

Context: Among a group of small factories dating from 1900-1920.
Condition and Integrity: Good condition, although the facade brickwork has been painted and a roller door fitted.
Comparative analysis: A typical small workshop and residence, following the style of the two storey terrace house but lacking any sort of ornamentation.

Significance: Of local interest only
Recommendations:
References: Sands & McDougall Melbourne Directories
Date of assessment: August 1991
Date of Construction: c1930
Original and Subsequent Owners: Lattner Hat Factory
Present Owner/Occupant: Victoria Police Traffic Operations
Architect: Lattner Hat Factory
Builder: Victoria Police Traffic Operations

History: This site was adjacent to one of the Hoffman Brickworks clay pits which lay behind the Latner Hat Factory and was gradually filled in and finally closed in about 1930. The processing buildings on Dawson St. were demolished to make way for this extensive sawtooth factory of the Lattner Hat Manufacturing Co.

Description: Monolithic design in cement rendered brick featuring a two storey office block of vertical fins reminiscent of a Sumerian temple and a single story section with floor to ceiling glazing extending west along Dawson St. Saw tooth roof covers a large site behind this facade.

Context: One of several large industries around Dawson St. including Hoffman's Brickworks, W.T. Rawleigh and Miller's Ropeworks.

Condition and Integrity: In good condition and apparently complete and original except for the colour scheme.

Comparative analysis: The simple geometric form and decoration and monumental character of the building are comparable to 91 Victoria Parade Fitzroy.
Significance: Of regional significance as one of the largest hat manufacturing businesses in Melbourne and architecturally important for its bold use of rendered forms.

Recommendations: NE PS

References: Sands & McDougall Victorian Directories; *Keeping Brunswick's Heritage*, Brunswick Rate Books; Barnes, L. *It happened in Brunswick*, BCHG 1987;

Date of assessment: September 1991
Date of Construction: 1909
Original and Subsequent Owners: James Miller & Co. Pty Ltd.
Present Owner/Occupant: Victorian Education Department
Builder:

History: James Miller erected his first ropeworks in South Melbourne in 1864 on a site between City Road and Queen's Bridge Street. Floods in 1874 caused him to move to Moray St. where he set up a plant for weaving corn sacks and wool packs. The value of the South Melbourne site rose so dramatically during the land boom that Miller & Co. were tempted by a £100,000 sale price to sell up and move to Yarraville where they erected a new factory in 1888. Success in manufacture of ropes, twines and coir mats led to a further expansion in the early 1900s when the Brunswick site was purchased for the establishment of a branch factory in 1909. The company initially bought 17 acres of land to accommodate any future growth and erected a building which was described in a contemporary account as follows: The mill is a splendid strong brick structure of nice appearance, and erected on the most modern lines so far as light, ventilation, and sanitary requirements are concerned. The machinery is also of the latest and most up-to-date type ...

Description: The surviving building is a brick walled, saw-tooth roof structure on the railway siding. The building features a large rendered sign board with raised letters 'James Miller & Co. Pty Ltd. established 1865' the parapet along this wall is capped in rendered brickworks while a concrete band extends the length of the wall above pilasters and modern infill. The remainder of the factory once comprised a series of lantern roofed sheds featuring ornate pediments with oculus vents and rendered panels. These have all been demolished although one of their type survives at the Yarraville works.
Context: Millers ropeworks was located in the most industrialised part of Brunswick and took advantage of the Coburg railway by laying a siding for the works. At the time Miller's moved to the area, Brunswick offered cheap land for industry and many other factories were established in the early 20th century including H.H. Mann, Latner's Hat Factory and Rawleigh's.

Condition and Integrity: What survives of Millers Ropeworks is only a portion of the original factory, but it is representative of the building form of many of the works and is in good condition, having recently been refurbished.

Comparative analysis: Typical of the style of building erected in the 1900s for a variety of manufactures. The sawtooth roof shows a development from the earlier gabled shed forms which originally faced Dawson Street and were copied from Miller's Yarraville works.

Significance: Of State significance as the last reminder of one of Victoria's foremost rope works and one of only three surviving early ropeworks in Melbourne. The surviving building of Miller's Dawson St. works is only a fragment of the original complex, but with its prominent parapet sign and location beside the former siding, it demonstrates the importance of the works and its relationship to the railway.

Recommendations: HBC NE PS


Date of assessment: August 1991
History: T. Rawleigh & Co were established in Australia in 1928 as a supplier of household products through a network of travelling salesmen. The company originated in Freeport, Illinois, USA, in the 1880s employing a then unique system of dealer franchises based on travelling sellers. The firm became a household name in Australia with its medicines, liniments, cleaning products, and livestock products, initially manufacturing from a factory in Collins Place Melbourne between 1930 and 1935. Growth in sales required a larger factory and offices which were erected in Brunswick in 1935 to the design of architects Marcus R. Barlow of Collins St. Melbourne. This factory was described as the largest and most modern of its kind and by 1950 extensions had given it a total of 98,000 square feet of floor space. The Brunswick factory supplied Rawleigh dealers all over Australia until it was closed in the late 1970s and the operation switched to New South Wales.

Description: A five storey brick building with concrete reinforcing bands above and below the steel-paned windows. A vertical motive extends above the entrance door through all floors of the building while a rendered panel at the roof line provides space for the company name in large raised letters. A goods entrance on the east side is surmounted by a triptych of narrow windows and vertical lines running up to a log on the rendered band. A brick front fence is complementary to the severe lines of the building.
Context: One of several large industrial complexes in Dawson St. including Lattner's Hat Factory, the Hoffman Brickworks and Miller's Ropeworks.

Condition and Integrity: Mostly intact exterior but internal fittings have been stripped and the building has a derelict appearance.

Comparative analysis: Typical in design to a number of large brick buildings of the 1920s and 30s which use reinforced bands of concrete at each floor in anticipation of the reinforced concrete floors built in later years. This system was promoted by Australian Reinforced Concrete and used in Darling's flour mill, Albion, Kimpton's No.3 mill Kensington and several wool stores of the period.

Significance: Of State significance as the principal factory of T. Rawleigh & Co. which was the pioneer of large scale direct marketing of its own products, becoming the most successful of this type of business and a household name throughout Australia. The building itself is important as an early example of a concrete reinforced brick building.

Recommendations: HBC NEPS

References: Sands & McDougall Victorian Directories; The Rawleigh Industries, company publication c1960; Brunswick Library historical file K2.

Date of assessment: September 1991

THE AUSTRALIAN HOME OF RAWLEIGH PRODUCTS

1950—Present-day Rawleigh Factories at 60 Dawson Street, Brunswick, Melbourne. Have 98,000 square feet of floor space, and are the largest and most modern of their kind. Here Rawleigh Products are made and forwarded to Rawleigh Dealers all over Australia.
Date of Construction: 1883, 1906
Present Owner/Occupant: Nubrick Clay Products
Architect: Jenkin Collier and David McKenzie Barry were construction contractors who worked on the Sandhurst Railway and had operated a brickyard in Collier St. Brunswick in association with this work. Together with William Owen they formed the Hoffman Patent Brick and Tile Co. in 1870 having obtained rights to the German kiln patents and investigating mechanical brick making using the Platt brick press. Their first works was erected in Albert St. in 1870 and by the 1880s, the strong demand of the Melbourne building boom encouraged them to open a second works in Dawson St. Erection of the No. 2 works was supervised by Alexander Marshall, who subsequently became manager of the New Northcote Co. Hoffman erected many houses for their workers in the area and also operated a pottery for making pipes, tiles and from about 1917, household wares. The pottery was adjacent to the No. 2 brickworks. When the Coburg railway was constructed in 1884 the company lay a siding into the works. The pottery closed in 1968 and the No 1 works was demolished in 1975.
Builder: As constructed, the No 2 works had two Hoffman Kilns and a clay processing/brick-pressing building. Later a 'Foster' tunnel kiln was erected but this does not seem to have been successful and was replaced by another Hoffman Kiln in 1906. The two 1883 kilns and 1906 kiln are substantially intact while the brick-pressing building has been modified but retains its basic form. The clay processing building comprises part of the original brick building which originally contained wooden hoppers for the dry clay but this has been modified by the removal of some walling and the erection of a large steel roofed building to house modern clay crushing
equipment. The brick pressing building is timber framed and clad in corrugated iron. Conveyors in an upper level carry crushed clay to the presses which are arranged in a row. Behind the presses is evidence of the original line-shafting which drove the presses from a single steam engine. A roofless building in the south west corner of the site was probably used for the engine and boiler house.

The factory office is located on the west of the site and north of this is part of the pottery building where special shaped bricks are now made. There is also an unusual store building constructed with hollow glazed terracotta bricks. The route of the rail siding can still be discerned by the angled edges of the buildings in this area.

**Context:** The Hoffman brickworks was originally one of a large number of brickworks and potteries in the south Brunswick area. The clay holes which served the industry are now filled but can be identified as a parkland to the north and west of the brickworks. To the north of the surviving buildings, where Gilpin Park is now situated, was a large clay pit which reached a depth of 150 feet and at its peak produced 2,000 tons of brick material per week. The clay pit was connected to the Dawson St. works by a 700 feet long inclined tramway, and to the original claypit of the No. 1 works by a tunnel under Albert St.

**Condition and Integrity:** The brickworks retains most of the significant late 19th and early 20th century components including power supply, clay preparation, brick press and kilns. The site has however undergone substantial modification over time including the reconstruction of the clay preparation building and replacement of the steam engine and line shafts with electric motors. The kilns have had their opening (wickets) enlarged to take fork lifts and the two older chimneys have been shortened.

**Comparative analysis:** Only one other early brickworks survives in Melbourne. This is the Box Hill works of Standard bricks, built in the 1900s. While this brickworks is more original and intact, it is of a much smaller scale. The Hoffman and Northcote works (demolished) were the two largest Melbourne brickworks and Hoffman was the pioneer and leader of the industry.

**Significance:** The Hoffman Brickworks is the only surviving 19th century brickworks in Melbourne. It was in its time the largest and most important brickworks in Victoria which pioneered mechanized brick-making with the Platt and other brick presses and introduced the continuous method of brick firing using the Hoffman kiln. As a substantially intact works, the brickworks demonstrates most aspects of late 19th century brick-making technology. The brickworks is also significant for its contribution to the building boom of the 1880s, both through the supply of bricks and through the speculative and workers housing ventures of the company.

**Recommendations:** Maintain listing on HBC, NE, registers, include on Brunswick Planning Scheme.


**Date of assessment:** August 1991
Plan of Hoffman Brickworks clay pit, Bain & Spencer Jones, p.21
MBB 160:1" Sewerage Plan No. 96, c1897.
Date of Construction: c1920
Present Owner/Occupant: Vacant
Architect: 
Builder: 

History: In 1910 John Wise, William Jones and Frank Drew occupied houses at 74 to 78 De Carle St. Mrs Wise continued the business of cartage contractor in 1920 but by 1930 the houses had been demolished and R.S. Murray & Co. Australia Pty Ltd. had erected a factory for the manufacture of confectionery.

Description: Two Story factory office complex built in two sections. The northern section is the earlier with a bracketed frieze to the parapet and a shallow recess in the centre of the facade. The southern sections has the same basic components of steel window frames, concrete lintels and rendered bands above round and first floor windows.

Context: Set in a predominantly residential area one block from Sydney Rd.
Condition and Integrity: Mostly intact. New openings have been made for vehicle access and roller doors fitted. The facade has been painted and canvas awnings fitted.
Comparative analysis: Typical Edwardian building form, but more commonly associated with commercial premises.
Significance: Of regional significance as a well preserved example of a large confectionery manufacturing works
Recommendations: 
References: Sands & McDougall Melbourne Directories
Date of assessment: September 1991
Date of Construction: c1930
Original and Subsequent Owners: Prestige Hosiery
Present Owner/Occupant: Prestige Hosiery
Architect: Builder:

History: In 1930 Prestige Ltd. hosiery manufacturers, and Johnson Bros. Pty Ltd. Silk workers, were listed at this site.

Description: Red brick walls divided by pilasters and with a low parapet surround an extensive area of single storey sawtooth roof factory. Windows are steel hopper sash with concrete lintels.

Context: A medium sized textile factory close to Spicer Paper and Lincoln Mills. The adjacent Streets, Lincoln and Lanark, recall the textile industry and in particular the Lincoln Mills, was only just established when this area was developed.

Condition and Integrity: Good
Comparative analysis: Typical red brick saw tooth roof textile factory of the 1920s closely resembling the older parts of Lincoln Mills.

Significance: Of local interest only as a part of the early development of the Brunswick textile industry.

Recommendations: References:
Sands & McDougall Victorian Directories
Date of assessment: September 1991
Name: Tip Top Bakery
Location: 170 Edward St. Brunswick

Date of Construction: c1940
Original and Subsequent Owners: Tip Top Bread
Present Owner/Occupant: Tip Top Bread
Architect: Builder:

History: This site was a large vacant allotment in 1930 before the Tip Top Bread Co. built its extensive bakery here in about 1940.

Description: A large poly-chrome brick factory in a developed International style. An asymmetrically placed three storey tower marks the office entrance with a vertical strip of glazing paralleled by manganese brick pilasters and capped by similar banded brickwork. A Plinth of manganese bricks with several string courses of similar colour is surmounted by a band of steel framed windows (now closed off). White rendered string courses delineate the top and bottom sills of the windows, above which, the bricks are cream. A two storey block to the east features a similar treatment to the first floor windows while a smaller two story section at the western end has a large glazed panel divided vertically by manganese brick pilasters and horizontally by white painted string courses. Two circular windows are above the vehicle entrance at the extreme west of the facade.

Context: Located adjacent to the Lygon St. commercial strip

Condition and Integrity: Windows have been closed off by shutters and an additional section of first story has been added with larger windows.

Comparative analysis: This Dutch Modernist style factory is one of a small group in Melbourne. In its clean lines and use of contrasting cream and brown bricks and thin stuccoed
string courses, the Tip Top bakery closely compares with Spicer's Paper and Lincoln Mills office blocks in Coburg.

**Significance:** Of state significance as a large and sophisticated example of the Dutch Modernist or International style as applied to an industrial building. Also of regional significance as a fully integrated and mechanized bread factory. The bold architectural forms of the facade are expressive of both the technological prowess and market leadership of the company.

**Recommendations:** HBC NE PS

**References:** Sands & McDougall Melbourne Directories

**Date of assessment:** September 1991
NORTHERN FACTORY STUDY 1992

Name: Sleeping Beauty Products
Location: 103-5 Evans St, Brunswick

Date of Construction: c1930

Original and Subsequent Owners: Sleeping Beauty Products Pty Ltd.
Present Owner/Occupant: Sleeping Beauty Products Pty Ltd.

Architect: 
Builder: 

History: In 1930 Robert Lowry was occupant of 113 Evans St. then apparently a private dwelling. Shortly after, this and the adjacent houses were demolished for new factories.

Description: The facade features steel hopper windows divided by brick pilasters and surmounted by a rendered parapet with projecting frieze and triangular pediment. The arched entrance is enhanced by a projecting hood mould.

Context: Typical 1930s facade to a sawtooth roof factory without architectural pretension most comparable to C. F. Rojo in Napier St. Fitzroy.

Condition and Integrity: Fair condition, brickwork and render is painted brown
Comparative analysis: Typical factory of the period distinguished by the hood mould over the doorway.

Significance: Of local interest only

Recommendations: 
References: Sands & McDougall Victorian Directories
Date of assessment: September 1991
Date of Construction: c1910/1930
Original and Subsequent Owners: Steel Company of Australia
Present Owner/Occupant: Fletcher Jones & Staff Pty Ltd.
Architect: 
Builder: 

History: The Steel Company of Australia Ltd. was located on the east side of Frith St. between Howard and Lobb Sts. from about 1910 to 1930. One of the later foundries to join the concentration of specialist steel foundries in Brunswick and Coburg which had originally begun in the 1880s. The Steel Co. of Australia and its products were synonymous with the expansion of Melbourne's suburbs and public utilities during the twentieth century. Drain gratings and manhole covers bearing the "SCOA" marking can still be found in many of Melbourne's streets.

Description: Saw tooth and gabled factory-warehouse with an ornate bichrome brick facade around the corner entrance featuring horizontal bands of cream and manganese bricks, a scalloped parapet with vertical stripes of brown bricks over the doorway which is surrounded by white painted rendered pillars and lintel. A rendered string course extends across the tops of the windows. The remainder of the exterior walls are plain red brick. A long single gabled building with roof ridge ventilation to the south of the main building has the typical form of a casting shop with exterior wall height to provide headroom for overhead travelling cranes used in the handling of molten metal.

Context: Adjacent to the Sydney Rd commercial strip but on the more residential east side.
Condition and Integrity: good original condition

Comparative analysis: Similar use of brickwork to the Tip Top Bread factory, John Welsh, and 90 Albion St. Essendon.

Significance: Of regional significance as the most intact example of Brunswick's once prolific steel foundry industry which became a characteristic form of manufacture in the suburb during the late nineteenth and early twentieth centuries. Also of note for its use of coloured brick and curved forms on a corner site in what is basically the Streamlined Moderne style.

Recommendations: PS NE

References: Sands & McDougall Victorian Directories; Curchward & Milner.

Date of assessment: September 1991
Stephens & Co. clothing factory
17 Hodgson St. & 20 Gray St. Brunswick

Date of Construction: c1895
Original and Subsequent Owners: Stephens & Co., Universal Hosiery, Dominion Knitting Mills Pty Ltd.
Present Owner/Occupant: DE & T Lighting
Architect: Builder:

History: Stephens & Co. were one of the first clothing companies to be established in Brunswick. They erected a factory on Gray Street in about 1895 which progressively grew to cover most of the block between Gray and Hodgson St. From 1910 both streets were given as their address and in 1925 Hodgson St. was the main entrance. In about 1935 the factory was operated as Universal Hosiery which had become Dominion Knitting Mills from 1940 to 1955.

Description: Group of brick one and two storey buildings built in stages. The Grey St. frontage is formed by the original single storey sawtooth roof section which has a string course and a series of downspouts at each of the roof gutters. To the north is a symmetrical two story section of very plain appearance with steel windows and brick pilasters. The Hodgson St. facade is more elaborate with the main two story section of building having geometric art deco motifs arranged across rendered panels and brick pilasters.

Context: Now in a residential area which developed following the closure of the Gillbrook pottery. The slightly later Henderson's Shirt Co. is around the corner in Brunswick Rd.

Condition and Integrity: Good original condition.
Comparative analysis: While fairly typical of its period, the brick facade is more severe than is usually found and the Deco motifs are unusual. Comparisons can be made with the Lincoln and Hilton Mills in Coburg.

Significance: Of regional significance as one of the earliest clothing factories in Brunswick which is architecturally expressive of several periods reflecting expansion of the firm in the twentieth century.

Recommendations: PS

References: Keeping Brunswick's Heritage; Sands & McDougall Melbourne Directories; MMBW plan 96 1904.

Date of assessment: September 1991
Date of Construction: 1889-91
Original and Subsequent Owners: Brunswick Gas and Coke Co., Metropolitan Gas Co. The Lux Foundry, Craig & Seely
Present Owner/Occupant: Craig & Seely Sales Pty Ltd.
Architect: Stephen Hutchinson
Builder: Stephen Hutchinson

History: In 1889 the Brunswick City Council reached an agreement on a contract with Stephen Hutchinson, who had experience in building a number of gas works in Victoria. Hutchinson then floated a local gas company which was incorporated as the Brunswick Gas and Coke Company in 1890, work begun on the gas works in Hope St. and it was opened in 1891. Hutchinson claimed that the retort building was designed to enhance the comfort of the workmen. In 1904, following several years of unprofitable operation the works was sold to the Metropolitan Gas Company who immediately closed it down and signed a contract with the council to supply Brunswick from their existing mains network. The Metropolitan Gas Co, has been supplying parts of Brunswick from 1860 from its mains to Pentridge Prison. Following closure, and at least by 1907, the site was taken over by the Lux Foundry which manufactured cast iron gas stoves, bath heaters, ranges, grates, baths and agricultural implement castings. It is believed that the Lux Foundry was a subsidiary of the Metropolitan Gas Co. In 1947 the Gas and Fuel Corporation acquired the Metropolitan Gas Co and the private firm, Craig and Seely, another maker of gas appliances, took over the Brunswick works. This firm is still in occupancy.

Description: As constructed the gasworks comprised a large retort house abutting the railway land, a large gas holder near Percy St and a smaller one behind the retort house, a classifying pit for grading the coal, a group of workshops and stores along the southern boundary of the site and an office building on Hope Street. It appears that the present bow string truss roof is
a later addition to the retort house, probably added in the mid 1890s. Of these only the retort buildings and some of the workshops at the rear of the site appear to survive. However, these are substantial components of the gas works. The eastern boundary of the site comprises brickwork of the various buildings demonstrating a range of styles including a row of windows with contrasting cream brick arches. The main retort building has an unusually large timber bow string truss with brick walls at either end following the roof line and featuring a large oculus vent surmounted by a decorative moulding. The radial brick patterning around the vent is of note.

**Context:** The location, adjacent to sidings of the Upfield railway line reflects the work's dependence on coal imported by rail.

**Condition and Integrity:** While the site has suffered the same destructive fate of most Melbourne and Victorian gas works, substantial buildings of the works remain. The retort house is believed to be the only 19th century retort house remaining in Victoria. The front of the works is obscured by brick buildings erected in the last decade.

**Comparative analysis:** No comparable gas works building is known to survive in Victoria. The building form of the retort house is itself unusual. A comparable example is the Brunswick Market.

**Significance:** Of state significance as the oldest and most intact nineteenth century gas works in Melbourne. It was associated with the expansion of the gas industry during the latter stages of the 1880s building boom, and demonstrative of the competition which developed between the Metropolitan Gas Co. and several suburban gas companies. Architecturally significant for its use of poly-chrome brickwork in an industrial setting and for the dramatic brick fronted bow truss roofed retort house. Significant in a regional context as an example of a municipal Council sponsored gas works indicative of the later trend in Council funded and operated gas and electricity supplies of the early twentieth century. Also of significance as an important large foundry manufacturing domestic gas appliances.

**Recommendations:** Recommended for inclusion of the Historic Buildings Register and Register of the National Estate and for protection under the City of Brunswick Planning Scheme.


**Date of assessment:** September 1991
Brunswick Gas Works as shown on MMBW 160:1" Sewerage Plan No. 104, c1896.
Name: Yorkshire Textile Mills  
Location: Inverness St. Brunswick

Date of Construction: 1919
Original and Subsequent Owners: Yorkshire Textile Mills, Dennison Pty Ltd.
Present Owner/Occupant: vacant
Architect: 
Builder:

History: In 1919 the Yorkshire woollen mills were constructed on the corner of Albion and Inverness St. By 1930, Dennison Pty Ltd. textile mills are listed as the occupants with W.R. Holmes and Son, brass founders, adjacent. The mills were still operating as Yorkshire Textile Mills in 1945.

Description: Small group of brick and corrugated iron buildings. The southern section appears to be slightly earlier and has multi-paned timber windows along one wall. The Inverness St. frontage is of red brick with steel windows. The northern section has a high parapet disguising a saw tooth roof.

Context: In a predominantly residential area, but close to the major concentration of small textile factories in Lygon St.

Condition and Integrity: In fair condition and substantially intact.

Comparative analysis: The use of the corrugated iron-clad structure is unusual for a textile factory suggesting modest capital in the firm's beginning, leading to a more solid brick facade added once the company was established and profitable.
Significance: Of regional significance as one of the earliest textile factories established in the northern suburbs, contemporary with both the pioneering Yarra Falls mills and Lincoln Mills. The name of the firm reflects on the importance of imported capital, expertise and in some cases management in the establishment of the twentieth century Victorian textile industry.

Recommendations: PS

References: Keeping Brunswick's Heritage, p.111; Sands & McDougall

Date of assessment: September 1991
Name: Montecassino Knitting Mills
Location: 82-94 John St. Brunswick.

Date of Construction: 1930
Original and Subsequent Owners: Charles H. Jarvis, Kortex Australia Holdings Ltd
Present Owner/Occupant: Kortex Australia Holdings Ltd
Architect: Charles H. Jarvis
Builder: Charles H. Jarvis, ironfounder was occupant of 82-4 John St. in 1930. The site was subsequently developed as a textile mill for Kortex Australia during the 1950s and 60s.

Description: Two storey reinforced concrete factory with steel windows and low pitched roof. A fragment suggestive of some architectural pretension is a section of wall at the front of the building with three port-hole windows.
Context: The previous iron foundry at this location may relate to the nearby Dawson foundry of John McGregor Dawson established on 1888.

Condition and Integrity: In fair condition. Part of the street facade has been removed and altered.
Comparative analysis: Of interest only, as an unusual architectural form in concrete.
Significance: Of interest only, as an unusual architectural form in concrete.
Recommendations: None specified.
References: Sands & McDougall Victorian Directories
Date of assessment: September 1991
Name: Bates & Co. Stove Foundry
Location: Little Miller St. Brunswick

Date of Construction: c1925
Original and Subsequent Owners: Bates & Co.
Present Owner/Occupant:
Architect:
Builder:

History: In 1930 the Sands & McDougall Directory lists Bates & Co. Stoves Pty Ltd on the east side of Lt. Miller St off Miller St. There was no such listing in 1920.

Description: Timber framed galvanized iron clad structure, distinguished by the tall corrugated iron tower evidently designed to accommodate the sand moulding of casting sections.

Context: Hidden in a small lane near Nicholson St. and close to the metal works of John Welsh in Millar St. ad Oakley's Foundry in Weston St.

Condition and Integrity: In fair condition and intact

Comparative analysis: Typical foundry construction of timber and corrugated iron which compares with Oakley's Foundry in Weston St. Brunswick

Significance: Of local interest as a rare survivor of the once prolific metal industry in Melbourne's northern suburbs,

Recommendations: References: Sands & McDougall Melbourne Directories.
Date of assessment: March 1992
Name: Balmoral Knitting Mills
Location: 11 Lygon St. Brunswick East, cnr Brunswick Rd.

Date of Construction: 1920
Original and Subsequent Owners: Brilliant Hosiery Mills, Balmoral Textile Mills
Present Owner/Occupant: leased for shops & offices
Architect: Builder:

History: Up to 1910, the north west corner of Brunswick Rd. and Lygon St. was the site of Reith's Stables, R.P. Smith's blacksmith shop, and Alex Sturrock Jun. sawmills. In about 1920 a large two story building was erected for the Brilliant Hosiery Mills, which in 1930 was known as the Brilliant Knitting Co. This factory continued to operate as a textile manufacturer through the 1950s as Balmoral Textile Mills. Their name was still on the building in 1989.

Description: Two storey brick building with rendered upper story and geometric forms to a parapet, part of which holds the lettering 'ESTD. 1920'. An angled corner doorway is overhung by the upper story.

Context: The southernmost of a large number of textile factories in Lygon St. mostly erected in the 1920s and 30s.

Condition and Integrity: The original finish of render has been painted over, the multi-pane windows have been replaced with single sheets of glass and ground floor windows have been enlarged in a recent modernisation.

Comparative analysis:
Significance: Of local significance as a prominently sited early textile mill in the northern suburbs, demonstrating some architectural finesse.

Recommendations: PS

References: Keeping Brunswick's Heritage, p.111; Sands & McDougall

Date of assessment: September 1991
NORTHERN FACTORY STUDY 1992

Name: Red Robin
Location: 162 Lygon St. Brunswick

Date of Construction: 1930
Original and Subsequent Owners: Red Robin Hosiery Mills Pty Ltd.
Present Owner/Occupant: Gaffney International, Red Robin Hosiery Mills Pty Ltd.
Architect:
Builder:

History: Red Robin Hosiery Mills Pty. Ltd. have operated in this building from the 1950s. The northern half has recently been sold and is now occupied by Gaffney International who licence cartoon characters which are now displayed on the front.

Description: Two storey rendered brick factory originally with steel windows separated by a horizontal band of raised lines. The vertical streamlined fins over the entrance are typical of this Moderne style. The rear of the factory is of red brick with concrete lintels to the windows, those on the ground floor being barred. An extension of the factory is at the rear with an enclosed, overhead bridge linking it to the main factory across a bluestone cobbled lane.

Context: The largest of a group of Moderne style textile factories along the east side of Lygon Street.

Condition and Integrity: The southern half of the facade has been clad in aluminium while the northern half has had its steel windows replaced with modern non-opening glazing.

Comparative analysis: One of a group of similarly styled textile mills in Lygon St. comparable with the Burgin and Buckstein mills in Lygon St.

Significance: Of local significance as a large early twentieth century textile mill associated with brand names which became household names throughout Australia.

Recommendations: PS

References: Sands & McDougall Victorian Directories

Date of assessment: September 1991

Northern Suburbs Factory Study 49 Gary Vines
Northern Factory Study 1992

Name: Textile mill
Location: 236 Lygon St

Date of Construction: c.1935

Original and Subsequent Owners:
Present Owner/Occupant: vacant

Architect:
Builder:

History: The development of the textile industry in Brunswick in the early twentieth century gave rise to many smaller factories, particularly in the 1930s. This is one of the later examples.

Description: Severe symmetrical facade of two large windows and recessed central doorway with concrete slab veranda above. A cornice above the windows raps around pilasters at the corners which have capitals suggestive of Egyptian lotus columns.

Context: One of several textile factories erected along the predominantly commercial section of Lygon St.

Condition and Integrity: The facade appears to have been rendered and aluminium cladding has been erected over the parapet.

Comparative analysis: One of a group of similarly styled textile mills in Lygon St. comparable with the nearby Burgin and Buckstein mills.

Significance: Of local interest only as a reflection of the growth of the textile industry in the 1930s.

Recommendations: 

References:

Date of assessment: September 1991
Date of Construction: c1930
Original and Subsequent Owners: 
Present Owner/Occupant: Vacant
Architect: 
Builder: 

History: The development of the textile industry in Brunswick in the early twentieth century gave rise to many smaller factories, particularly in the 1930s. This is one of the later examples.

Description: Another severe brick factory with rendered asymmetrical facade broken only by a simple vertical motif over the narrow pedestrian entrance.
Context: One of several textile factories erected along the predominantly commercial section of Lygon St.
Condition and Integrity: Good
Comparative analysis: One of a group of similarly styled textile mills in Lygon St. comparable with the Burgin and Buckstein mills in Lygon St.

Significance: Of local interest only as a reflection of the growth of the textile industry in the 1930s.

Recommendations:
References:
Date of assessment: September 1991
Date of Construction: c1930
Original and Subsequent Owners: G. Burgin Pty Ltd.
Present Owner/Occupant: Vacant
Architect: Sands & McDougall
Builder: September 1991

History: G. Burgin Pty Ltd were located here in the 1940s, by 1955 the Linona Shirt and Pyjama Co. had taken over the site.

Description: A more elaborate expression of the Moderne factory design, in this case executed in manganese and cream bricks with rendered horizontal and vertical panels and glass bricks around the asymmetrical placed vertical motif over the entrance. Curves have been worked into the design around the doorway and on the veranda above. The two storey office area is accompanied by a plainer single storey factory space to the north separated by a laneway for loading.

Context: One of several textile factories erected along the predominantly commercial section of Lygon St.

Condition and Integrity: Good

Comparative analysis: One of a group of similarly styled textile mills in Lygon St. comparable with the Red Robin and Buckstein mills in Lygon St.

Significance: Of local interest only as a reflection of the growth of the textile industry in the 1930s.

Recommendations: 

References: Sands & McDougall Victorian Directories

Northern Suburbs Factory Study 52 Gary Vines
Northern Factory Study 1992

Name: Buckstein Hosiery/Castle Knitwear
Location: 326-348 Lygon St. Brunswick

Date of Construction: c1930
Original and Subsequent Owners: Castle Clothing Co., Buckstein Hosiery Mills
Present Owner/Occupant: Vacant
Architect: PS
Builder: Sands & McDougall Victorian Directories, Keeping Brunswick's History

History: Castle Knitwear were located at 91 Lygon St. in 1930 later moving to Victoria St. and then this building. The factory has been known as Buckstein Hosiery Mills since 1945 and operated until quite recently.

Description: The facade is in two sections, a small plane rendered block embellished only by a projection above the doorway fronting a saw tooth roof and a slightly more elaborate Moderne section with the standard offset entrance and vertical motif of fins.

Context: One of several textile factories erected along the predominantly commercial section of Lygon St.
Condition and Integrity: Good
Comparative analysis: One of a group of similarly styled textile mills in Lygon St. comparable with the Burgin and Red Robin mills in Lygon St.
Significance: Of local interest only as a reflection of the growth of the textile industry in the 1920s and 30s.
Recommendations: PS
References: Heritage.
Date of assessment: September 1991
Date of Construction: 1895/1930

Original and Subsequent Owners: H.H. Mann, Chandler & Folley, Peerless Silk Mills Pty Ltd.

Present Owner/Occupant: Vacant.

Architect:

Builder:

History: H.H. Mann established a shirt and collar manufacturing business on this site in 1910. The factory continued under this name until the 1930s. Between 1920 and 1925 Chandler and Folley conducted a shirt and collar manufacturing business from 4 Railway Place, an address which appears to have been absorbed into this site. Chandler and Folley was taken over by E. Holden in 1930 and became Howden & Crean shirt and collar manufacturers in about 1935. By 1942 the Peerless Silk Mills had begun operation with the present building replacing all the structures which housed these earlier factories. The building extends from Manallak St. (originally named Union St.) through to Railway Place which is adjacent to a railway siding.

Description: Two story brick with minimal detailing such as the rendered bands and lines of closely spaced vents above windows and recessed string courses. Stylized lettering in raised render on the northern section and formed steel flat on the southern section, proclaim the company name.

Context: Unusually bold company identification on a building hidden in a back lane among nondescript factories of later date.

Condition and Integrity: Some doorways and windows have been blocked and a new upper story loading bay has been opened into the facade.
Comparative analysis: Reflecting the common building style of the period, the Peerless Silk Mills compare with the Albion Clothing Co. and the much larger T. Rawleigh factory, both in Brunswick.

Significance: Of local significance as a prominent example of the development of the textile and clothing industry in Brunswick in the early 20th century.

Recommendations: PS

References: Keeping Brunswick's Heritage, p.113; Rate Books; Sands & McDougall Directory of Victoria.

Date of assessment: September 1991
The textile firm of Staley & Staley was founded in 1924 by A.G. and D.G. Staley. The company erected this large mill in 1926 on a site previously occupied by a number of small timber cottages and registered the firm in 1927 with offices in Dods St. Two years later it was converted to a public company. By 1935 the firm was known as Staley Hosiery Manufacturers and the factory had extended Dods to Merri Sts. The company was very successful apart from the national slump over 1931-2, paying dividends of 8 1/2 % throughout the 1930s. The upturn in demand for soft-goods which occurred after 1934, because of devaluation and the doubling of tariff protection allowed Staley & Staley to expand into knitted apparel, and established interstate and New Zealand branches. The trade name 'Holeproof' was adopted in 1934. By 1937 the company extended its premises, upgrading plant and reorganizing as Holeproof Ltd. The company grew further with the advantage of defence contracts during WWII when the new Balwyn Factory was opened and by 1957, still under Andrew Staley, Holeproof took over its oldest and most important competitor, Australian Knitting Mills of Richmond. In the early 1960s, Holeproof was Australia's largest manufacturer of men's and women's hosiery.

A four and five story factory fronting two streets. Bold rendered horizontal bands extend across the Merri St. facade with brick pilasters and infill separating steel hopper sash windows. Continuous concrete lintels extend across the windows in the east wall continuing the bold and simple lines.
Context: Holeproof is one of the largest textile firms in Australia, specialising in knitted fabrics and the Brunswick factory is one of their largest. The firm also operated factories in Surrey Hills and Box Hill and took over several smaller textile firms.

Condition and Integrity: In good condition and substantially complete.

Comparative analysis: Similar in scale, construction method and form to the Rawleigh factory in Dawson St. and several woolstores and flour mills of the 1920s and 30s, eg, Darlings Flour Mill, Albion; Kimpton's No 3 Mill, Kensington and Goldsborough Mort Woolstore, Tottenham.

Significance: Of state significance as the largest and most impressive of the clothing factories erected in the northern suburbs in the early 20th century and demonstrative of the importance of the Brunswick district in the clothing industry. Also significant as the original factory of the precursor to the Holeproof company which later expanded to factories in the eastern suburbs. The building, although architecturally plain, dominates the surrounds with its massed forms and strong horizontal banding. The contrast between the small workers cottages and the massive factory reveals an essential characteristic of Brunswick as a dormitory suburb for a small group of large manufacturing firms. The site also shows the dominance of the clothing and textile industry in the 20th century over the brick and pottery industries which provided the main industry in the late 19th century.

Recommendations: HBC NE PS


Date of assessment: September 1991
**Date of Construction:** 1910

**Original and Subsequent Owners:** Jackson & Eckersall

**Present Owner/Occupant:** Sovrano Knitwear

**Architect:**

**Builder:**

**History:** In from about 1895 Mrs E. Jackson was operating a clothing factory in Sydney Road with a workshop at 1 Union St. (qv.) By 1910 this had moved to Michael Street and became known as Jackson and Eckersall. The original factory was in a small building adjacent to the railway line. This was later extended to cover several blocks and by the 1940s reached its present extent with the original building either demolished or extensively rebuilt.

**Description:** The present factory complex includes a pitch roof section dating from the 1920s featuring a stepped parapet with narrow pilasters dividing windows and doors. A slightly later section to the west has a plain horizontal facade and sawtooth roof.

**Context:** One of several small factories adjacent to the railway line.

**Condition and Integrity:** Good

**Comparative analysis:** Typical of factories of the period.

**Significance:** Of local interest as an example of the early clothing industry in Brunswick.

**Recommendations:**

**References:** *Keeping Brunswick's Heritage*, p113, MMBW Plan 96 1904.

**Date of assessment:** September 1991
Name: Crucible Steel works
Location: 21 Michael St. Brunswick.

Date of Construction: 1889/1830
Original and Subsequent Owners: Smith Phillip and Dawson
Present Owner/Occupant: Gordon Brothers Industries
Architect:
Builder:

History: In 1884, Charles H. Smith established Australia's first crucible steel foundry in Easey St. Collingwood. In 1889 he joined forces with two other pioneering steel founders, J. Phillips and John McGregor Dawson, (formerly of the Victoria Steel Foundry Co.) to establish a new steel works in Michael St. Brunswick, which formed the basis of a significant local industry. The foundry was initially known as the Sheffield Steel Works until the late 1890s, when the name changed to the Pioneer Crucible Steel Works. Dawson left the firm in 1904 to establish his own foundry on the opposite side of Michael St. The Crucible Steelworks foundry was located in a large block on the south side of Michael St. The works comprised several workshops built around a large foundry yard. This is thought to have been the first steel foundry in Melbourne. By 1940 the site appears to have been extensively redeveloped, probably due to the new ownership of Gordon Bros., with new buildings taking over the whole site. Gordon Bros. were early refrigeration engineers who established their firm in the 1920s, producing equipment for freezing works and cool stores.

Description: The present building comprises a two story brick office with rendering over much of the brickwork and decorative bands in manganese and cream bricks across the pediment which raps around the sides of the building. A vertical panel over the entrance is rendered and has a large upper story window. Saw tooth roof single storey factory space extends behind the office.
Context: One of a number of factories adjacent to the Upfield railway line.

Condition and Integrity: In good condition and substantially intact to the 1940s remodeling of the works.

Comparative analysis: Stylistically similar to the Union Mills in Coburg and similar in terms of an old industrial complex remodeled for a new use, it compares with Latooif and Calil in Brunswick Road.

Significance: Of local significance as the site (possibly including parts of the original works) of Melbourne's earliest steel foundry.

Recommendations: Additional research and site investigation may establish whether any remains of the Crucible Steel works survive in the later buildings.

References: Sands & McDougall Victorian Directories; MMBW Plan; Churchward and Milner, 1988.

Date of assessment: September 1991
Date of Construction: c1910, 1940
Original and Subsequent Owners: W.J. Muir, Seaborne & Garner, W.G. Trotter, John Welsh Pty Ltd.
Present Owner/Occupant: John Welsh Pty Ltd.
Architect: W.J. Muir, brass finisher and Seaborne & Garner Retinning were located at 12 Miller St. in 1920 and W.G. Trotter's sheet metal works was at no.12 in 1930.

John Welsh Pty Ltd was established in 1910, originally operating from Rathdowne St. Carlton and concentrating on production of tile presses, clay de-airing machines, gold rolling mills for jewellers and woodworking machinery. They extended their activities to gear cutting in 1922, and this is now their major specialization. During the 1930s depression John Welsh patented and manufactured a gold ore crus her able to be operated by one person and during the Second World War, they manufactured slab milling machines for the production of artillery shells. The firm moved to this site in Brunswick in 1940-41 taking over several existing metal work factories, and possibly recycling some of the buildings. Later reconstruction resulted in the present unified frontage to Miller St.

Description: The facade of this factory is of cream bricks with a high parapet flanked by two lower projecting extensions featuring curved corners. Lines of manganese bricks run along the top of the parapet and in short bands below. The side walls are of red brick. The company name is formed of shaped steel lettering. Dark brown bricks form the lower part of the walls.
Context: Located in a residential zone somewhat removed from the manufacturing district of Brunswick. Appears to be the result of an originally backyard workshop expanding to a major works.

Condition and Integrity: In good original condition and substantially intact.

Comparative analysis: The use of large brick planes and curves detailed in contrasting brick appears in a number of factories from this period, the most prominent being Olympic Tyre and Rubber in West Footscray. The Steel Company of Australia in Frith St. Brunswick is also comparable.

Significance: Of regional significance as an architecturally sophisticated facade to a large metalworking factory.

Recommendations: PS

References: Keeping Brunswick's Heritage, National Trust of Aust. (Vic) file 5669 classification report; Sands & McDougall Directory of Victoria.

Date of assessment: September 1991
Name: Hooper's Store
Location: 463-75 Sydney Rd. Brunswick

Date of Construction: 1909
Original and Subsequent Owners: Henry Hooper & Co. currently for sale
Present Owner/Occupant: Tompkins Brothers.
Architect: Tompkins Brothers.
Builder: Tompkins Brothers.

History: In 1885 Henry Hooper & Co. established their first drapery business in a modest timber premises in Footscray. By 1909 the firm had achieved immense growth with several premises including a three story factory in Footscray, retail premises in Williamstown (1890-) and Rutherglen (1895-) and their major store in Footscray (1888-). In 1909 the company added a new store in Sydney Rd. Brunswick, with an upper storage and workshop area, to their empire. The building was designed by the Tompkins Brothers. The Brunswick buildings are claimed to be the 'first example of the American style of steel construction'. However, Geoffrey Blainey claims that another Tompkins building, Centreway in Collins St of 1914, is the first steel framed building in Victoria. Hooper and Co. has been described by Dr. John Lack (Footscray: an industrial suburban community) as Footscray's leading nineteenth and early twentieth century draper, a prominent whitegoods manufacturer and had what was claimed as the 'largest mail order drapery in Victoria by the turn of the century. The firm also helped pursue the fixed half holiday for retailers (Saturday afternoon) as a general metropolitan principal and one of the partners, John Robertson was an exemplar of this movement.

Description: A row of ten brick arches extend through both floors to form a colonnade across the front and two sides of the building. Pillars are decorated with cement impost embellished with drapery in relief. Brick pilasters extend above a cement cornice and are capped by square finials while stuccoed hood mouldings follow the lines of the arches. The rear wall also has
arched windows but with none of the decoration. Internally the steel columns and beams are concealed beneath recent refurbishment.

Context: One of the most elaborate of the Victorian and Edwardian commercial premises which are a feature of Sydney Road.

Condition and Integrity: Brickwork has been sandblasted, shopfronts have been replaced with modern sheet glass.

Comparative analysis: The colonnaded facade of Hoopers Store is most closely comparable to roughly contemporary Dimmy’s Store in Richmond.

Significance: Of state significant as an important element in the early twentieth century streetscape of Sydney Rd. and for the association with Henry Hooper & Co. one of the major retailer/manufacturers in Melbourne’s northern and western suburbs in the late 19th and early 20th centuries. Also important as an early example of steel framed construction and possibly the first of its type in Victoria.

Recommendations: HBC NE PS


Date of assessment: September 1991
A.C. Downs was a rope maker in Hull, England before he travelled to Australia in 1887 to work as master rope maker for James Miller and Co. Pty Ltd. for a year. In 1888 he established his own rope works and was joined, in 1890, by his eldest son, J.W.C. Downs to form the firm of Downs & Son. The company occupied several successive premises in Brunswick and Coburg including a site on Sydney Road between 1888 and 1900 and the Moreland Rope Works from 1892 to 1903 before moving to the existing rope-making factory in Tinning St. in 1903. The timber factory on this site had been built before 1888 for the Brunswick Rope Works operated by Jack and McLean. George McCarthy took over the works in 1893 and continued until 1898 when the factory appears to have become vacant. It remained vacant until Downs moved in.

MMBW sewerage plans show that a long building extending westward from Rose St. was on the site in the late 19th century. This would have been a rope walk where lengths of twine were drawn out and twisted on a travelling carriage. Following the incorporation of the firm as a proprietary limited company and expansion of the business in 1907, the company replaced some of the timber buildings with brick buildings including new offices on the corner of La Rose and Tinning Streets, Cordage Mill, Braiding Department and Netting Department along La Rose St. The rope walk was later shortened when the company began to specialise in small cordage. A cafeteria and social hall for employees was added by 1947.
The firm has always been a family business with a loyal and predominantly local workforce, their specialties have been butchers twine, plough reins, horse halters, parachute cord during WW2 and today they manufacture laces, industrial and carpet threads, blind cords, tennis nets, bouncinette fabric, etc.

**Description:**
Complex of red brick buildings including:

1) The two storey office and store on Tinning St. which has decorative brickwork comprising cream brick string courses, cornices and diamond patterns. The upper floor windows are later additions which have been sympathetically constructed.

2) The braiding and netting department along the north side of La Rose St. extending back from an office on Cassels St. which features a rendered plinth and parapet and trabeated windows with dog tooth corbels above.

3) the main mill on La Rose St. which is a more simple brick sawtooth structure. There has been considerable alteration to the building such as blocking up windows or opening new ones, a second storey addition on La Rose St. and some modern buildings.

**Context:**
The cramped site is set in a residential area which grew up after the establishment of the original 1880s rope walk.

**Condition and Integrity:**
Additions and changes to the buildings have generally been sympathetic.

**Comparative analysis:**
Brunswick has had a concentration of rope works including George Jones' Rope and Twine Makers in DeCarle St. from 1897, McNally's Rope Factory in John St., James Miller & Co. F.J. Wolfe Cordage Manufacturers in Albion St. and the Brunswick Rope Works which operated on this site from 1888 to 1898. With the recent demolition of most of Miller's works, Downs is the only intact rope works in Brunswick, and the best surviving in Melbourne.

**Significance:**
Of state significance as the oldest and last surviving substantially intact ropeworks in the northern suburbs, one of only two early ropeworks remaining in Melbourne (cf. Kinnear's in Footscray) and one of only three early ropeworks in Victoria (cf Donahy's in Geelong). Also of interest for its simple, but characteristic Edwardian architecture, and the survival of elements of the original rope walk.

**Recommendations:**
HBC NEPS

**References:**

**Date of assessment:**
September 1991
Down's Rope Works, from MMBW 160:1" Sewerage Plan No. 104, c1894.
Date of Construction: c1890
Original and Subsequent Owners: Slobom & Upham, Mrs Eliza Jackson, H. Mann, A.L. Finchett, Charles Arnold.
Present Owner/Occupant: Oshlack House
Architect:
Builder:

History: In 1891 no.1 Union St. was the office of the Reformer Printery and Publishing Co operated by Slobom and Upham. Mrs. Eliza Jackson had taken over the building for her shirt factory in 1895 and in 1900 it was once again listed as the Reformer, with Richard B. Slobom proprietor, remaining so in 1905. It is likely that the Reformer occupied the ground floor shop front and the Mrs Jackson and her workers took up the upper floor and/or rear of the building. In 1910 H. Mann, clothier, was occupant of this site on the corner of Gold St. and in 1920, A.L. Finchett was proprietor of The Lane Shirt Factory which had taken over from Mann. In 1930 Charles Arnold, hosiery manufacturer, was located here and presumably occupied the rear portion of this group of buildings for his manufacturing works.

Description: Two storey concrete building at the rear of an 1890s shop/warehouse. The front section is two storey brick with segmentally arched windows with axe faced bluestone sills. A first floor loading bay at the rear has a sack hoist jib projecting from roof height. The style of the 1930s concrete addition is severe with hopper sash windows set in a flat facade broken only by a projecting string course.

Context: In the manufacturing zone between Sydney Rd and the Upfield Railway Line where several clothing manufacturers were located in the late 19th and early 20th centuries. Peerless Silk Mills and Hooper's are examples.
Condition and Integrity: In good condition except for signs of concrete cancer. The original unpainted concrete finish remains on the rear portion while the front section is painted. A modern roller door imposes on the Lt. Gold St facade of the 1890s building.

Comparative analysis: The severe facade in concrete is comparable to the Montecassino Knitting Mills in Brunswick.

Significance: Of local interest only as a good example of the small clothing factories established in the northern suburbs in the late 19th century, given greater interest by its expansion during the 1930s. The association with the Reformer Newspaper and with H. Mann is of note.

Recommendations:

References: Sands & McDougall Melbourne Directories

Date of assessment: September 1991
Name: Gordon Bros. refrigeration engineers
Location: 110 Union St. Brunswick

Date of Construction: c1900
Original and Subsequent Owners: J.B. Hughes, George Ward, Gordon Bros.
Present Owner/Occupant: Buffalo Trident
Architect: Builder:

History: In 1910 J.B. Hughes operated a smelting works at 182 Union St. between Fallon and Barry Sts. By 1920 George Ward was occupant. In 1930 Gordon Bros. Pty Ltd. refrigeration engineers were occupants of the site now re-numbered as 118. They continued here up to the 1940s when the moved to Michael St. Brunswick.

Description: Group of buildings much altered in recent years, centred around a two storey brick building. This has square steel windows between pilasters with a projecting cornice above. The main entrance has a recessed, corbelled doorway. It appears that the façade has been stripped of ornamentation and rendered. More modern buildings are on either side.

Context: In a predominantly residential district of West Brunswick.
Condition and Integrity: Good condition although the façade has been substantially altered and the original finishes obscured by modern cement render.
Comparative analysis: Typical of brick factories of the period.

Significance: Of local interest only as a major early twentieth century engineering works in Brunswick.

Recommendations: References: Sands & McDougall Victorian Directory; Churchward & Milner.
Date of assessment: September 1991
Name: Jenkins' Boot Factory
Location: Victoria and Sedgeman Sts. Brunswick

Date of Construction: c1915
Original and Subsequent Owners: Charles Gadsby, Arthur S. Jenkins, A.K. McCracken
Present Owner/Occupant: 
Architect: 
Builder: 

History: In 1910 Charles Gadsby's dairy was located near the south west corner of Sedgeman and Victoria Sts. In 1920 Arthur S. Jenkins was operating a small boot factory from no.20 Sedgeman St., apparently the site of Gadsby's Dairy. A K. McCracken was occupant in 1930 but H. Jenkins was occupant of a boot factory at 188-192 Victoria St. This would have been just around the corner from Sedgeman St. and indicates that the factory was probably extended at this point to create the present "L" shaped building with frontages to two streets.

Description: Two connected buildings of brick and corrugated iron. The Victoria St. section has a sawtooth roof and brick section with a parapet to the street frontage. The Sedgeman St. section is a larger building with a hipped roof, pediment, timber sash windows and brick segmental arches. A number of chimney vents in the roof may reflect past uses of the building.

Context: Located near the Lygon St. Commercial strip.
Condition and Integrity: Good condition and substantially intact.
Comparative analysis: 
Significance: Of local interest only as an early twentieth century boot factory.
Recommendations: 
References: Sands & McDougall Victorian Directories
Date of assessment: September 1991
Date of Construction: 1922
Original and Subsequent Owners: Australian Licorice Co., Hoadley and MacRobertson
Present Owner/Occupant: Australian Licorice Co., Hoadley and MacRobertson
Architect: 
Builder: 

History: A licorice factory is believed to have existed on this site from about 1898. By 1922, a joint venture between rival confectionery manufacturers, Hoadley's and MacRobertson resulted in the formation of Australian Licorice Co. which operated the enlarged and rebuilt factory. The site included a boiler house and chimney, vat room, and a shop front on Victoria St. The Victoria St. frontage was rebuilt in the 1970s.

Description: The boiler house and chimney stack, vat room and machinery room survive. A faded, painted sign can still be discerned on the western wall of the factory advertising 'Nippy Nips Licorice Menthol' for 7p, 'Nips that cough in the bud'. This is on the brick saw tooth roof machinery building. The chimney is the most striking feature of the site with its octagonal shaft, iron reinforcing bands and flared top with a bracketed cornice. Two boilers remain in situ, one a cylindrical boiler made by A Roberts & Sons of Bendigo and the other a large water tube boiler of the Babcock and Wilcox type with oil firing equipment made by Trevor. The boiler house has a lantern roof with glass louvres and appears to have originally been a timber building which has had its walls rebuilt in concrete blocks. The roof and an adjoining lean-to have been stripped of their cladding.

Context: In the manufacturing zone between Sydney Rd and the Upfield Railway Line where small manufacturers were established in the late 19th and early 20th centuries.
**Condition and Integrity:** The boiler house is in poor condition although the chimney is intact and original. The brick sawtooth roof factory to the west, possibly contemporary with the chimney, is in good condition. An original painted sign survives on the wall facing the railway station.

**Comparative analysis:** While the sawtooth factory is typical of many factories of the period, the remarkable element of the site is the octagonal chimney. Only one other chimney in this form is known (that at the Melbourne City Baths). The cornice and bracket decoration give the Licorice factory chimney particular distinction.

**Significance:** Of state significance as the only purpose built licorice factory known in Victoria. The survival of the ornate octagonal chimney and boilers as well as the painted sign, are important as functional reminders of the manufacturing process and products. The chimney itself is significant for its ornate design in a particularly rare shape and is a local landmark.

**Recommendations:** HBC NE PS

**References:** Keeping Brunswick's Heritage,

**Date of assessment:** September 1991
Name: Ingot Metals
Location: 430 Victoria St. Brunswick (rear)

Date of Construction: c1935-40
Original and Subsequent Owners:
Present Owner/Occupant: Ingot Metals
Builder:

History: One of a small number of metal foundries established in Brunswick, Ingot Metals reflects the local market of other industry in the area.

Description: Brick and galvanized iron gabled roof buildings. Three bays at the rear have distinctive louvered roof lanterns which have been partially removed. These ventilators are a common feature of the casting shops of foundries. The end walls follow the line of the roof. Projecting string courses are found on the end buildings while the central section has a galvanized iron end wall and what appears to be a water tank and cooling tower on the roof. Later additions have been constructed on the Victoria St. frontage, probably replacing earlier structures.

Context: Adjacent to the former brickworks clay pits and close to Gatic Industries foundry.
Condition and Integrity: Extensively altered structures possibly reflecting progressive changes in foundry technology.
Comparative analysis: Buildings are typical of the period
Significance: Of local interest as an example of the development of the metal industry in Brunswick in the twentieth century.
Recommendations:

References:

Date of assessment: September 1991
NORTHERN FACTORY STUDY 1992

Name: Olsen clothing factory
Location: 437 Victoria St. Brunswick.

Date of Construction: c1930
Original and Subsequent Owners: F.E. Olsen
Present Owner/Occupant: Elco Food Co. P/L
Architect: 
Builder: 

History: This site was vacant in 1920. In 1930 F.E. Olson, clothing manufacturer was located at 178-180 Victoria St. The street was later re-numbered.

Description: Saw tooth roof single storey factory with brick walls and a facade featuring pilasters and a tall parapet. Decoration includes raised bosses at the tops of pilasters and a scalloped pediment.

Context: In a predominantly residential district.

Condition and Integrity: Good condition and substantially intact.
Comparative analysis: 

Significance: Of local interest as an example of the clothing industry in Brunswick.

Recommendations: 
References: Sands & McDougall Victorian Directories
Date of assessment: September 1991
NORTHERN FACTORY STUDY 1992

Name: Williams Iron Works
Location: 7 Weston St. Brunswick.

Date of Construction: c1910
Original and Subsequent Owners: Williams Iron Works
Present Owner/Occupant: Burkett Industrial Equipment Pty Ltd
Architect: Builder:

History: In 1920 H. Williams & Co. conducted the business of a stamp forge works from 15 Weston St. On the opposite side of the road they occupied No 12 (now demolished for the Barkly Square shopping Centre) for their drop forge and engineering plant. In 1930 the firm was referred to as the Williams Iron Works Pty Ltd. still listed at 15 Weston Street.

Description: This brick building with segmented arch windows and high stepped parapet embellished by ornamental scrolls had the appearance of two storeys at the front, but is basically single storey with a loft space, probably designed to provide head room for cranes.

Context: Originally opposite the Barkly brickworks, and possibly a repairer and supplier of equipment for that works.

Condition and Integrity: A large vehicle entrance has been opened in the facade which has caused slumping and cracking of the brickwork. The walls have been painted.

Comparative analysis: Typical factory for the period comparable to 25 Wilson St.

Significance: Of local significance as a rare survivor of a small engineering works of the early twentieth century in Brunswick with its buildings remaining in substantially original condition.

Recommendations: PS

References: Sand & McDougall Melbourne Directories.

Date of assessment: September 1991
NORTHERN FACTORY STUDY 1992

Name: Albion Clothing Co.
Location: 29 Weston St. Brunswick

Date of Construction: c1910
Original and Subsequent Owners: Albion Clothing Co.
Present Owner/Occupant: Direct Factory Sales
Architect: Builders: cl910

History: In 1930 T.E. Banks, clothing manufacturer, occupied a factory on the corner of Weston and Charles Streets. The Albion Clothing Co. subsequently operated from this site and were still conducting their business here in about 1960.

Description: A single story brick factory with a tall scalloped, rendered parapet to the facade. The windows have segmented brick arches and timber frames. A later (c1925) two storey rear addition has concrete lintels over a vehicle entrance and 9 pane hopper sash windows.

Context: One of several small clothing factories in the Weston St and Edward St. area.

Condition and Integrity: Good condition. The facade has been painted and a canvas awning placed over the entrance door.

Comparative analysis: One of a number of simple brick factories used for the clothing trade in Brunswick, and typical of factory construction of the period in its use of red machine-made bricks and segmental brick arches over timber windows.

Significance: Of local significance as a well preserved example of the typical small clothing factory of the early 20th century. The long occupancy of the Albion Clothing Company is of interest.

Recommendations: References: PS
Keeping Brunswick's Heritage; Sands & McDougall Directories.
Date of assessment: September 1991

Northern Suburbs Factory Study 76 Gary Vines
**Date of Construction:** c.1890 & 1930

**Original and Subsequent Owners:** E. Oakley & Co

**Present Owner/Occupant:** Hancross Colours

**Builder:**

**History:** Oliver Oakley arrived in Australia in 1875 and established Brunswick's first iron foundry in 1878, with his father. They had large premises in St. Phillip St. in 1903 with 8 separate buildings including two foundries and a showroom. Joseph Oakley and Joseph Oakley Jnr. were residents of Weston St. in 1880 and by 1891 the business of E. Oakley & Co. iron founders was operating at 276 Weston St. In 1900 Oliver Oakley occupied two sites on the south of Weston St. nos. 276 and 304. These were later re-numbered, and in 1905 and 1910 E. Oakley & Co. iron founders, were listed at 128 Weston St. which was probably the original 276. They continued on the site until at least 1930. It is apparent from the directory entries that Oakley's Brunswick foundry was operating from Weston St. by 1880 and expanded over the next 15 years to extend back to St. Phillip St.

**Description:** This factory comprises two distinct sections. The eastern portion is earlier and has a two storey timber framed corrugated iron clad structure with gable roof and timber framed windows. This section is typical of a foundry patternmakers shop with the upper floor used as a pattern store. The western portion is of brick with a stepped parapet and steel hopper sash windows with concrete lintels. At the rear of this section is a tall timber and iron structure probably designed as the casting shop with head rooms to provide space for travelling overhead cranes. This section extends south the St. Phillip St.
Context: In a predominantly residential area until the early 20th century when Factories such as Tip Top Bread were established.

Condition and Integrity: In good condition. The timber and galvanized section appears to be a well preserved example of 1890s timber and iron industrial building.

Comparative analysis: The timber section of the works is of an uncommon form and compares with Hall Bros in Clifton Hill, and more particularly with the Yorkshire Textile Mill and Star Cinema in Brunswick. (q.v.)

Significance: Of regional significance as a typical and well preserved example of a small foundry. The timber framed corrugated iron clad building is a rare 19th century survivor of a once common form.

Recommendations: PS NE?


Date of assessment: September 1991
Date of Construction: c1920
Original and Subsequent Owners: A.L. Finchett
Present Owner/Occupant: Goju Ryu Australia Karate Centre
Architect: 
Builder: 

History: In 1930, A.L. Finchett, who had previously operated The Lane Shirt Factory from 1 Union St. (qv.) was proprietor of a shirt factory at 25 Wilson St.

Description: Complex of brick factory buildings with gable and saw tooth roofs. The facade has a narrow cornice above pilasters on the ground floor level and a tall stepped pediment. Concrete lintels are over timber framed multi-pane windows and a brick arch is over the recessed, paneled door. The entrance is flanked by two Doric columns.

Context: One of a group of contemporary factories near the railway line. This area appears to have been substantially redeveloped between 1910 and 1930.

Condition and Integrity: In good condition, original apart from repainting of the facade. Typical small brick factory of the period.

Significance: Of local interest as an example of an early twentieth century clothing factory.

Recommendations: 
References: Sands & McDougall Victorian Directories
Date of assessment: September 1991
Date of Construction: c1920
Original and Subsequent Owners: Kaora Worsted Mills Co.
Present Owner/Occupant: ex United Carpet Mills
Architect:
Builder:

History: The Kaora Worsted Mills Co. was established during the early 1920s by a Mr. Cullen, with Fred Haley as Manager. The firm operated principally as a weaving mill, buying in woolen yarn from the Lincoln Mills and producing men’s suit fabrics. Later United Carpet Mills of Oakover Rd, Preston (q.v.) took over the site for their carpet manufacturing plant.

Description: Single storey brick factory of two main sections. The northernmost has a series of brick pilasters between windows which are now bricked up. These have concrete lintels and a stuccoed ‘triglyph’ at the top of the parapet above each window. This, the original part of the building, extends along the side of the railway line with a south facing saw tooth roof. The southern section is more recent and has steel framed hopper sash windows with steel lintels. A stuccoed panel is located on the parapet between two lozenge shaped rainwater heads. A recessed entrance is embellished by a band of cream bricks.

Context: Nearby the larger Lincoln Mills which was the principal source of spun yarn for the firm.

Condition and Integrity: Good condition, some modifications to the original building have been made such as blocked up windows and new doorways.
Comparative analysis: The pilastered ed brick walls and sawtooth roof are typical of 1920s and 30s textile mill construction, given some individuality by the stuccoed decoration, comparable with the older parts of the Lincoln and Hilton Mills.

Significance: Of local interest as an early part of the development of the Coburg textile industry.

Recommendations:


Date of assessment: September 1991
History: The Lincoln Knitting Company was founded by T.N. Rowlands in about 1912, and initially operated from premises in Lygon St. East Brunswick. In May 1916, the company bought twelve and a half acres of vacant land in Gaffney St. Coburg, on which to build a new mill, but construction did not begin until after the First World War. Immediately following the War, Rowlands made a trip to the U.K. to raise additional capital for the expansion, and succeeded in securing a substantial investment from leading British textile manufacturers, Vickers & Gooch. The British partners appointed ex-Yorkshireman, John Kellet, as manager, and also sent out a number of experience textile workers, who acted as foreman and leading hands training the other local recruits.

Construction of the new mill cost £250,000, and by the end of 1900 it was employing 500 (mostly women), making it by far the largest employer in Coburg. Expansion of the Lincoln Mills continued rapidly with the workforce doubling to over 1,000 during 1920. The plant comprised a fully-integrated textile mill with all operations from wool scouring through carding, combing, drawing, spinning and reeling, as well as a dye house, drying house, boiler house, engine room, yarn store, silk department and an extensive weaving and knitting mill. Products included machine and finger yarns, blankets, sports coats, sweaters, hosiery, vests and underwear, and later, silk stockings also. Among the firms better known products were the famous "Golden Wattle" and "White Heath" brands of wool, and ladies "Burson" full-fashion stockings.
In July 1923, a spectacular night fire destroyed the entire western half of the factory containing the knitting mills. It was alleged that the fire was deliberately lit with the intention of destroying out of date equipment in the knitting mill, which had for some time been operating at a loss. Whether this was the case or not, the £500,000 insurance payout enabled the company to completely rebuild and re-equip its knitting mills.

During the 1930s the blanket weaving section of the plant was sold to Laconia Blankets.

In 1941 plans were drawn up for extensive alterations to the factory, but completion of the work was delayed until 1948 when the factory took on its present appearance. The original office block in the centre of the Gaffney St. frontage was extended at this time with a new front section and facade in the "Dutch Moderne" style. In 1954, Neville Rowlands left the firm to go to the Port Phillip Mills in Williamstown, and John Kellet was replaced by Harold Adcock.

During the Late 1950s the Lincoln Mills were bought out by Cleckheaton, who owned textile mills in Kyneton, Woodend and Bendigo, and had also taken over Foy & Gibson's mills in Collingwood. Part of the Lincoln Mills buildings were sold off or leased, for a variety of other uses including carpet weaving and cigarette paper manufacture. Cleckheaton closed down the remainder of their operations on the site in 1980 and the buildings are now occupied by a number of small firms including several involved in the textile industry.
Description: The Gaffney Street facade is dominated by a two story 'Dutch Moderne/Inter War' style office building built in front of the 1920s factory. This facade features a three storey clock tower and a band of windows with a continuous concrete lintel above. Manganese bricks are below the ground floor sill level with cream bricks above. Behind this section the factory is predominantly single story saw tooth roof with red brick walls. The range of structures west of the office feature party walls extending through the roof, which is possibly designed to prevent the contamination of fibres between sections and to limit the spread of fire. The brick chimney with its cornice and white brickwork spelling out the word 'LINCOLN' is a spectacular feature of the site. The factory proper is divided according to the function of various sections. Separate buildings originally contained dyeworks, carding and spinning, and weaving sections.

On the east side of the central building a laneway extends back to the rear of the site. To the east of this is a large single-storied sawtooth-roofed building which originally housed the scouring works and spinning mills. This has 22 east west bays with plain brick side walls extending back alone Williams Road. Some bays have the date "1923" in low relief stucco on the western wall. The Gaffney St. facade is more modern with a two storey brick section extending back two bays.

To the north of the spinning mill is a fibo-cement sheet clad boiler house from post-WWII and a large free standing tapering brick chimney near the Charles St. boundary, with an ornate cornice and frieze executed in moulded bricks and the name "LINCOLN" spelt out vertically down one side in white brickwork.

Originally a railway siding (used primarily for delivering coal to the boilerhouse) from Batman station ran between Charles St. and Mantell St. entering the site south of the boiler house and then turning south to pass part way down the central laneway. A narrow strip of concrete defines its course in the pavement.

On the west side of the laneway, behind the office block and separated from it by a courtyard, is a group of single storeyed brick buildings which originally housed the dying and drying sections. West of these, the remainder of the site extending to Dawson St. was occupied by the knitting mills in several separate buildings. That on the Gaffney-Dawson St. corner is single storey brick with both sawtooth and gable roofs (dating from 1923), and a newer (1950s?) single storey building behind.

Context: When first built, the Lincoln Mills were on the outskirts of Melbourne's built-up area in an almost rural landscape. The industrial area either side of Gaffney St. developed following the opening of Lincoln Mills and as a declared industrial zone of the Coburg Council which promoted the establishment of industry in the area. Gaffney St. became the centre of Coburg's textile industry in the interwar years. Other major firms such as Anderson's Hosiery and Kaora Weaving Mills were located here and traded with Lincoln for supply of weaving yarn.

Condition and Integrity: Windows and doors in the western section have been reconstructed and additional signs have been painted on the office facade. One of the original two chimneys has been demolished.

Comparative analysis: One of a few large textile mills established in the early twentieth century (eg, Hilton, Yarra Falls, Tweedside) which in contrast in scale and function with the established mills of Geelong in their specialization of certain parts of the process, for example combing and spinning or production of hosiery. Compares in both scale and construction with the Yarra Falls Mills in Collingwood.

Significance: The Lincoln Mills are of state significance as demonstrative of the culmination of the development of the textile industry in Victoria in the early twentieth century. The mill is important both for its scale - it was possibly the largest textile complex in Melbourne - and for the development of specialized manufacturing. The 1940s additions by architect A. R. Butler are noteworthy as a major example of the "Dutch Modern" or "International" Style. The significance of the mill to the newly formed City of Coburg can be seen in the city crest, which featured the new town hall and a factory closely resembling the Lincoln Mill with its twin chimneys. The factory was
also featured in a chapter in the City's celebration Brochure and at one stage the Coburg Council unsuccessfully lobbied the State Government to have the name of Batman Station changed to Lincoln or Lincolnville in recognition of the firm's prominence.

On a regional level, the Lincoln Mills are of immense significance for their contribution to employment and development in Coburg, having been the largest single employer in the municipality for decades, and for their role as the cradle of Coburg's extensive clothing and textile industry; both as a supplier of raw material and skilled labour, the Lincoln Mills had direct associations with almost every other textile manufacturer in the northern suburbs.

**Recommendations:**

HBC NE PS

**References:**


**Date of assessment:**

September 1991
NORTHERN FACTORY STUDY 1992

Name: Sandstone factory
Location: 6 Lens St. Coburg

Date of Construction: c1910

Original and Subsequent Owners: Present Owner/Occupant: Petroleum Equipment Supplies
Architect: Builder:

History: Lens St. was not listed in the directories in 1930 but it is likely that this factory already stood in isolation on this site, some distance from Gaffney St. and since the area was sparsely settled at the time, the Directories failed to record the site.

Description: Brick and stone single storey building with corrugated iron clad timber trussed gambrel roof. The distinctive feature of this building is the facade built of axe-cut sandstone blocks in irregular courses. Concrete lintels have been used over the doors and windows, including the large and apparently original vehicle entrance. The stone appears to be sandstone of the same type as that in the Magistrates Court Russell St. The remaining walls are of brick, apparently second hand.

Context: In a purely industrial district of Coburg close to Gaffney St.

Condition and Integrity: In fair condition, stone is flaking and paint is only poorly adhering.

Comparative analysis: A unique factory in Melbourne, not for its form or function, but purely because of the material used for its front wall. Particularly considering this is in a bluestone quarrying district.

Significance: Of regional significance as a unique application of sandstone in what appears an improvised, but professionally constructed factory using recycled materials.

Recommendations: PS

References:

Date of assessment: October 1991
Name: Spicer Paper Mills  
Location: 1-9 Moreland Rd. Coburg.

Date of Construction: 1920/1940
Original and Subsequent Owners: James Spicer & Sons  
Spicer's Paper Ltd  
Oakley & Parkes (1940 Addition)  
Carleton & Carleton (1940 Addition)

Present Owner/Occupant: Spicer Paper Mills
Architect: Oakley & Parkes (1940 Addition)
Builder: Carleton & Carleton (1940 Addition)

History: James Spicer & Sons were established in Melbourne in the late nineteenth century. By 1900 the firm was operating a substantial paper manufacturing and wholesaling business from premises 313-5 Flinders Lane Melbourne. The company was one of the major agents for printers, paper, inks and machinery and had agencies in Sydney and Wellington, New Zealand. The Coburg factory, built in the 1920s, provided finished products such as stationery, writing pads, envelopes, etc. rather than paper.

Description: Range of brick factory buildings including 2-3 storey office, 2 story processing building and single storey saw tooth roof factory. The facade curves around from Murray Rd. to present a Southern and Western aspect. This is constructed in the Dutch Modernist style in cream brick with a white string course above the first floor windows and white rendered framing around the ground floor windows. The entrance is on a curved corner with a glazed tile surround and deeply recessed door surmounted by a verandah. The building sits on an elevated platform with a brick retaining wall along the street edge. The fall in the land from west to east provides for a basement floor on the east side. Windows are metal glazed with hopper sash openings. A four storey tower behind the entrance is in the form of an airport control tower and is surmounted by a flagpole. Behind this facade the remainder of the factory is in an unexceptional red brick saw tooth roof building.
Additions to the factory such as the loading bay and canopy have been executed in a sympathetic style although they obscure part of the original 1940s facade.

Context: Adjacent to the Merri Creek which may have been a water supply to the factory or more likely a drain, considering the polluted state of the creek at that time. Also nearby is the large Hilton textile mill.

Condition and Integrity: In good condition, but extensively altered with the addition of new structures along the western side.

Comparative analysis: A few large industrial complexes have employed the Dutch Modernist style. Local examples include the additions to Lincoln Mills in Coburg and the Tip Top factory in Brunswick.

Significance: Spicer's Paper is of state significant as an example of the work of Oakley & Parks in an industrial context and an interesting example of the Dutch Modernist style as applied to a large industrial complex.

Recommendations: HBC NE PS

References: Sands & McDougall Melbourne Directories; City of Coburg Heritage Conservation & Streetscape Study; City of Coburg; Royal Victorian Institute of Architects Journal, Dec. 1939-Jan 1940, p.243.

Date of assessment: September 1991
Union Knitting Mills
37-43 Munro St, Coburg

Date of Construction: 1936

Original and Subsequent Owners: Union Knitting Mills Pty Ltd
Present Owner/Occupant: McNuts

Architect:
Builder:

History: The Union Knitting Mills were built in 1936 during a period of industrial growth in the northern suburbs which saw a great many textile mills established in Brunswick and Coburg. The Art Deco/Streamlined Moderne Style chosen for the factory was more typical of many of the new textile factories in Brunswick of the period. Like other small Coburg textile mills, the Union Mills obtained spun yarn from Lincoln Mills. The Union Knitting Mills were of medium size for the district and one of the most long lived, closing down in the late 1980s.

Description: Red brick, cement render and the ubiquitous steel hopper sash windows are combined to effect in this corner site. A rendered, streamlined parapet curves into the asymmetrical located entrance which is crowned by Art Deco detailing. Raised cement lettering identifies the company name on the parapet while rusticated brickwork and a string course below the windows accentuate the streamlined effect.

Context: Erected when Coburg was a developing suburb, adjacent to the railway line and not far from the large Lincoln Mills.

Condition and Integrity: In good original condition. The recent signs attached to the parapet obscure some of the stuccoed details.
Comparative analysis: One of a number of knitting mills erected in the 1920s and 30s employing the Streamlined Moderne Style, closely comparable with the Burgin and Buckstien Mills in Lygon St. Brunswick.

Significance: Of regional significance as a well preserved and interesting example of a streamlined modern style applied to an industrial building on a prominent corner site. Also of interest in that the building reflects the character of the early twentieth century textile industry in Brunswick and Coburg.

Recommendations: PS


Date of assessment: September 1991
Date of Construction: c1920
Original and Subsequent Owners: J.J. Smith & Sons, Moreland Knitting Mills, Hilton Hosiery Co.
Present Owner/Occupant: Kayser Lingerie and various textile firms.

History: John Kelt, the manager of the Lincoln Mills, was involved in the establishment of the Hilton Hosiery Co. although he may possibly have only had the role of a sleeping partner. Hilton operated from several sites in Brunswick and Coburg including 480 Albion St. The Coburg works was their major plant and was originally constructed in 1920 as the Moreland Mills of John J. Sims & Son. The works was a specialized mill which unlike the Lincoln Mills, did not spin yarn, concentrating instead on knitted goods, in particular mens socks and womens fashion stockings.

Description: Single Storey red brick saw tooth factory. The chimney with its bracketed cornice and reinforcing bands is the major focus of the site while the facade is formed from several bays at different depths from the street. Brick pilasters define bays of steel framed windows with an undecorated parapet to the front. The east and west walls follow the form of the saw tooth roof.

Context: A large complex in a heavily industrialized part of Coburg.

Condition and Integrity: In good condition, the survival of the chimney adds greatly to the integrity of the site.
Comparative analysis: Similar in scale and plan to the Lincoln Mills but without a clear focus to the facade.

Significance: Of regional significance as a large textile mill demonstrative of the expansion of this industry in Brunswick and Coburg in the early twentieth century.

Recommendations: NEPS


Date of assessment: September 1991
Date of Construction: 1918
Original and Subsequent Owners: Dawn Manufacturing Co. Pty Ltd.
Present Owner/Occupant: Dawn Manufacturing Co. Pty Ltd.
Architect: 
Builder: 

History: The Dawn Manufacturing Co. started in 1918 in the wash house of E. and H. Blake of Sutherland Street and expanded to a large factory behind which faced Service St. by 1930. In 1940 they were listed at Sheppard St. They operated here until their move to Norris St. Coburg where they continue to operate as Dawn Tools and Vices. The company specialised in vices but also carried out engineering and foundry work. The firm advertised under the mischievous slogan "Coburg, the City of Vices", and manufactured vices, fans, axles and engineering equipment.

Description: Group of timber and corrugated iron gable roof sheds and skillion lean-tos.

Context: In an area which gained substantial industrial development in the early twentieth century including the Lincoln and Kaora textile mills.

Condition and Integrity: In fair condition and substantially altered over time.

Comparative analysis: Typical of the undercapitalized type of factory which grew from a back yard business.

Significance: Locally significant as an early specialized engineering works, Also of wider interest as possibly Victoria's only specialized vice manufacturer.

Recommendations: PS


Date of assessment: September 1991
Name: W.E. Cash metal works
Location: 200-216 Sydney Rd.

Date of Construction: 1898-1915

Original and Subsequent Owners: W.E. Cash, Unites States of Australasia Manufacturing Works
Present Owner/Occupant: W.E. Cash

Architect: 
Builder: 

History: In 1895 W.E. Cash of Sydney Rd. Coburg was described as a sanitary plumber and by 1922 Cash was operating his own manufacturing works at 152-55 Sydney Rd. under the name "United States of Australasia Manufacturing Works", producing galvanized sewerage vents, flush pipes, cowls, steel irrigation pipes, bends, spouting, ridging and other sheet metal products. In 1930 the firm was listed as "sewerage pipe manufacturers", at 204-216 Sydney Rd. They had considerable business in the northern suburbs as the sewerage system expanded between the 1890s and 1950s and have continued to operate from their original site for over 90 years.

Description: A small brick and corrugated iron factory adjacent to Sydney Rd with gable roof clad in corrugated iron and with timber framing. One two storey section appears to be the oldest part of the building. The site extends to Cash St. at the rear. An unusual feature of the buildings are the triangular windows in the corrugated iron clad building on the northern boundary of the site.

Context: A commercial district of Coburg developed early following the arrival of the railway in the late 1880s. Cash's location in the northern suburbs may have been influenced by the priorities of the MMBW in Sewering Melbourne.

Condition and Integrity: In good condition and substantially intact.
Comparative analysis:

Significance: Regionally significant as one of the earliest established ironworks in Coburg and the longest occupied of such works, also of significance as an early plumbing and pipe manufacturing establishment associated with the development of Melbourne's sewerage system from its inception.

Recommendations: PS

References: City of Coburg Heritage Conservation & Streetscape Study; Richard Broome, Coburg, Between two creeks, Melbourne, 1987. p.203; Coburg Historical Society Newsletter no 21, June 1990; The Inception of a City 1850-1922, City of Coburg, 1922.

Date of assessment: September 1991
Date of Construction: c1935
Original and Subsequent Owners: Commonwealth Dyers Association
Present Owner/Occupier: C.D.A./Veloura Pty Ltd.
Architect:
Builder:

History: In 1930 this site was occupied by F. J. Humfries, Confectioner. The present factory was erected shortly after for the Commonwealth Dyers Association, a textile and fabric dyeing business founded by Dave Heslops, former head dyer at the Lincoln Mills. The establishment of this firm reflected the rapidly expanding and increasingly specialized textile trade of Coburg & Brunswick during the interwar years. C.D.A. also had another plant on the west side of Dawson St. adjacent to the Lincoln Mills.

Description: Two storey brick building with steel hopper sash windows, and concrete lintels. The typical 1930s vertical motif over the entrance with its slab porch places the building in the Moderne style, although not a particularly accomplished example. Cast iron rainwater heads with prominent horizontal lines may also be influenced by the contemporary style. A brick parapet rises in single course steps to the vertical fins.

Context: On the northern end of the Sydney Rd. commercial strip and nearby the Lincoln and Kaora Textile Mills.

Condition and Integrity: In good condition and substantially intact although recently painted.

Comparative analysis:
Significance: Of local interest only as an example of the later expansion and specialization of the textile industry in the northern suburbs.

Recommendations:


Date of assessment: October 1991