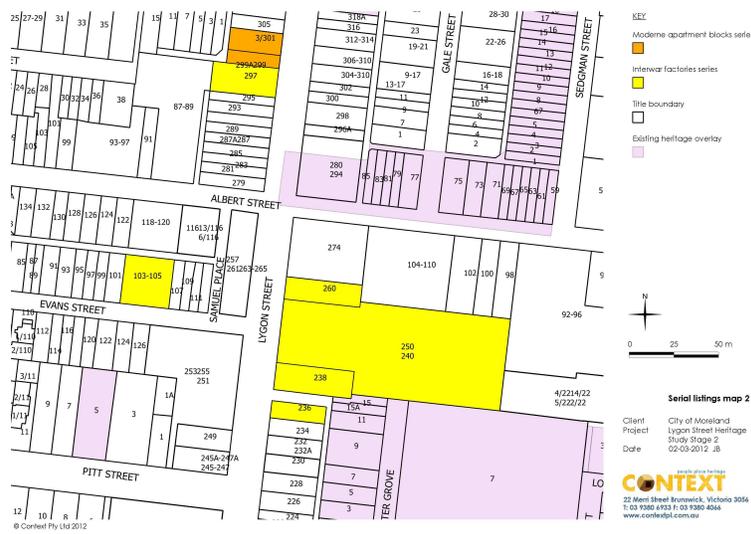


HERITAGE CITATION REPORT

Name Interwar Factories
Address 103-105 Evans Street & 236, 238, 240, 260 & 297 Lygon Street BRUNSWICK EAST **Significance Level** Local
Place Type Factory/ Plant
Citation Date 2012



Interwar factories serial listing

Recommended Heritage Protection VHR No HI No PS Yes

History and Historical Context

Locality history

The following locality history is from the Lygon Street Heritage Study Stage 1.

Lygon Street was originally known as Cameron Street and began as an extension of Weston Street up to Brunswick Road prior to the 1850s. The construction of the street between Brunswick Road and Glenlyon Street paved the way for the emergence of an independent village of East Brunswick. By 1870 Cameron Street had been renamed Lygon Street by the Melbourne City Council, after Lord Lygon, a renowned British statesman of the nineteenth century (Barnes 1987:74).

Lygon Street had been extended from its modest beginnings in the 1850s to reach all the way to Moreland Road by 1900. Extension of the street, as well as its development in general, occurred incrementally, progressing northwards from Brunswick Road. The stages of development of the street are in some ways indicated by the three hotels that were

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established there; the Quarry Hotel built prior to 1857, the Lyndhurst Hotel and Coffee Palace on the corner of Albion Street, opened in 1890, and the East Brunswick Club Hotel, constructed circa 1894 (Sands & McDougal Municipal Directories).

Early development of Lygon Street predominantly occurred at its southern end. The Quarry Hotel was established prior to 1857 and named presumably for the numerous quarries in the vicinity that provided much of its clientele. By the 1880s, the southern end of Lygon Street was marked by the construction of numerous small shops and residences, as well as the Lyndhurst Hotel and Coffee Palace. The neighbourhood at the southern end of Lygon Street, just north of Brunswick Road, was increasingly consolidated by the turn of the century. Alongside small residences were a diverse array of small shops that serviced the needs of local residents, including greengrocers, dressmakers, bootmakers, pastrycooks and manufacturers. A bank, a post office and a register of births and deaths were also there by the early 1900s.

In the meantime, development of the remainder of Lygon Street had been localised and sporadic. Large tracts of land remained vacant at its northern end, between Victoria and Edward Streets, and development was less concentrated than the southern end of the street. Pockets of development, however, echoed the neighbourhood that had emerged at the Brunswick Road end, most notably towards the middle of Lygon Street, between Victoria and Albert streets. Lygon Street was extended north of Albion Street around 1900, though concentrated development in this portion of the street was slow.

Further expansion occurred in the early years of the twentieth century prior to the First World War, and saw the establishment of numerous small shopping precincts at various points along the street. Stages of development were apparent in the streetscape, with late nineteenth century building neighbouring early twentieth century and inter-war constructions. Small factories began to appear on Lygon Street by the early twentieth century, though much construction remained focussed on the provision of local shops for local needs. Retail and shopping premises were marked by the frequent turnover of occupants, though there tended to be substantial continuity of use.

Electric tram lines, replacing horse-drawn buses, were installed on Lygon Street in 1916. By the 1920s, the vacant blocks of land that remained on Lygon Street began to be taken over by small and large factories, shops and semi-industrial enterprises. Textile and manufacturing factories dominated the previously undeveloped northern end of the street, taking advantage of the large blocks of land that had remained vacant until that time. By the 1930s, Lygon Street was a hive of manufacturing activity, boasting amongst others the Perfection Knitting Mills, J. S. Grey paper bag manufacturing and the Austral Wire Fence and Gate Co. Interestingly, apart from the early residences established at the Brunswick Road end of Lygon Street, it was not until the 1930s that further residential accommodation was built. Several blocks of flats, notably at 299 and 434 Lygon Street were constructed. The continued lack of residential accommodation on the street emphasised its function in the local community as a shopping and manufacturing precinct, where residents of the back and side streets were able to service their needs and socialise with their neighbours. The Lygon Picture Theatre was established in 1922, which, along with the three hotels, numerous coffee palaces and the established local-shopping precincts, consolidated the social role of Lygon Street.

Further development of Lygon Street occurred after the Second World War, consolidating its manufacturing and industrial focus. Textile and manufacturing industries established factories on Lygon Street, occupying land where it was available, including the Spicer Factory on Brunswick Road.

More recently, Lygon Street has undergone some redevelopment, but retains much of its eclectic character. The 1970s saw an exodus of many of the larger textile manufacturers that had occupied large premises on Lygon Street, and some of the buildings have found alternative uses. The smaller shopping precincts on Lygon Street continue to be used by local residents, and numerous cafes and bars have emerged in recent years.

Thematic Context

HERITAGE CITATION REPORT

This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

THEME 8: *Building Moreland's Industries and Workforce*

8.3 Expanding a Manufacturing Capacity

8.4 Textile Manufacturing

Manufacturing and textiles in Moreland

The following contextual material is drawn from the City of Moreland Thematic History:

During the 1920s and 1930s import duties placed on imported manufactured goods further stimulated the boom in the development of local manufacturing, and created employment. Confectionery firms such as the Licorice Factory in Victoria Street and Murray's (later Rowntree's) in de Carle Street also expanded during this period, as did the Taraxdale Brewing Company at 190 Union Street, Brunswick West, and engineering firms such as John Welsh in Miller Street, the Crucible Steel Works in Michael Street and Gordon Brothers in Union Street opposite the Union Hotel. Gordon Brothers, a refrigeration and airconditioning firm, moved from Port Melbourne to 110 Union Street in 1919 and gradually expanded over the block buying up nineteenth-century workers' cottages.

Robert Bugg on Sydney Road near Moreland Road operated one of the earliest rope factories in the district from 1875.³⁴² The Downs Cordage Works, which were established in 1888, occupied several premises in Brunswick and Coburg, including a site on Sydney Road until 1900. In 1903 the company took over the Sampson Rope Works in Tinning Street, Brunswick. The business expanded and replaced earlier timber structures with brick buildings and a new ropewalk. While its competitors including Kinnears, Millers and Donaghys have all closed, the Downs Works continue to operate from the same historic site (see citation for 64-72 Tinning Street, Brunswick). Millers had moved to Dawson Street from Yarraville in 1928 and by the mid-1930s was one of the largest rope and cordage manufacturers in Victoria, employing over 500 workers. By comparison, Downs employed ninety-six. The rope and textile industries were heavily protected by tariffs and weathered the effects of the 1929 economic depression without any severe decline, whereas the building and construction industries, brickworks and potteries suffered setbacks and job losses. That year the *Brunswick and Coburg Gazette* reported that:

Brunswick with a population of 56,490 and having brick, pottery and textiles as its major industries, is evidently bidding fair to occupy a position as the chief manufacturing suburb in the state.

In the latter half of the 1920s, 'the pride of the suburb's industry was to be in the burgeoning hosiery and textile sector', with thousands of local residents depending on it for their livelihood (*Brunswick and Coburg Gazette*, 25 January 1929). Textile industries were not new in the suburb; firms such as the Henderson Shirt Factory in Brunswick Road, the Lattner Hat Factory at 20 Dawson Street (now occupied by the Victoria Police Road Safety Task Force), Stephens & Co. clothing factory in Grey Street and Hodgson Street, H.H. Mann (Peerless) Silk Mills in Manallak Street, the Lane Shirt Factory in Union Street, and the Olsen Clothing Factory in Victoria Street were just some of the firms operating from the late nineteenth century and early years of the twentieth century (Vines & Churchward:128). The new mills and manufactories, however, were modern, employing both women and men, and they introduced work practices and management strategies that were designed to improve productivity and output, and some also provided welfare-capitalist conditions, offering workers a canteen, clinic and social activities. Miller's Rope Works were possibly the first firm to have a canteen for their workers. Former textile worker, Anne Shepherd, who contributed to the local history publication, *Brunswick: One History Many Voices*, recalled that 'good, hot meals were available at very reasonable prices [and] the canteen was used after working hours for badminton and dances'.

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By the end of the 1930s Brunswick and Coburg had become the centre of the Australian hosiery industry and the district maintained this position for over thirty years.

Place history:

The manufacturing (particularly textile) industry in Australia provided particular employment for working class and migrant women in the 1930s and post-war period. The manufacturing industry in Brunswick generally was representative of the early to mid twentieth century attempt by the Australian government to build a local industrial base through tariff protection.

On a national level, trade protection through tariffs was a major 'pillar' of the 'Australian Settlement' of the first half of the twentieth century in Australia, by which the Commonwealth government subsidised the creation of a local manufacturing industry through offering tariff protection to industries who paid approved wages. In the early to mid twentieth century, welfare in Australia was effectively delivered through the guarantee of full employment and living wages, rather than through direct welfare payments (Kelly 1996).

The Vines & Churchward, Northern Suburbs Factory Study (1992:20) localises the effects of this national policy:

During the 1920s and 1930s, tariff protection again played a decisive role in manufacturing development of the northern suburbs, when increased Commonwealth tariffs on textiles and clothing saw significant concentrations of these industries develop in Brunswick and Coburg.

Thus on a state and local level as well, the industries of Brunswick contributed significantly to the state's industrial output. From the later 1920s 'the pride of [Brunswick's] industry was the burgeoning hosiery and textile sector', with the local *Gazette* proclaiming that 'the hosiery industry in Brunswick is a success [upon which] thousands of residents depend for their livelihood' (Penrose 1994:127; Thematic Environmental History 2009:91-2). The social significance of such industries was testified to by their prominence in community organisation and social functions, such as the annual Christmas breakup parties such as that reported in 1945 by Laidlaw and Sons, manufacturers of 'Yakka' overalls at 260 Lygon Street (Penrose 1994:129) where their 'spacious and well lit' factory 'with its modern machinery and unique facilities for employees had provided unsurpassed comforts and facilities'. Women in particular were often grateful that these 'large mills [were] a welcome relief [from the smaller sweatshops] and offered companionship with other women, and paid award wages' (Penrose 1994:130).

Besides textiles, the foundaries and engineering works were also significant local industries. Vines and Churchward (1995:74) point out, that 'after clothing, the engineering and metal products sector saw the most significant growth in Brunswick between 1900 and 1930 [and] the consolidation of the steel founding industry which saw Brunswick/Coburg become the most important centre for specialised steel casting in Victoria'.

Considering the importance of the industry to Brunswick, and more broadly, Moreland, little historical material has been collected on individual factories. The information below is a summary of historical information obtained about each of the factories in the serial listing. We were unable to discover any historical background to the factory at 238 Lygon Street, but its fabric, context and setting are likely to place it in the late interwar period (c. 1935).

The former Hillcrest Hosiery Mill (later the Sleeping Beauty Factory) at 103-105 Evans Street was built 1930-1931 for Henry Taft (Vine & Churchward 1992:36). The Hillcrest factory continued to operate as part of the Taft Co. until the 1970s, when it was used by Sleeping Beauty Products, manufacturers of textiles specialising in bed linen (Dempsey Group 2012). The assets of Taft Company, of which Hillcrest was a subsidiary, were liquidated on 11/10/1973

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(University of Melbourne Archives). Henry Taft (born Grisha Tafypolsky), emigrated to Australia from Russia in 1906 where he founded a stationery business in Collins Street and specialized as a fountain pen retailer and repairer. Taft was joined in partnership by his brother, Misha, who arrived in Australia from the United States three years later and eventually assisted the rest of his family of seventeen to come to Australia. The Taft family also established the Merino Knitting Mills as well as Hillcrest.

The two storey factory with Art Deco motifs at 236 Lygon Street dates from c. 1930-31, when municipal directories refer to it as the 'Norther Springworks Pty. Ltd.' In 1945, Hopley's advertised their business at 236 Lygon Street, which was to 'make anything sheetmetal' (*Argus*, 8 November 1945). By 1955, Metz & Co Pty Ltd occupied 236 Lygon street, supplying 'corrosion resistant flooring' (*Argus* 7 November 1955), with Hopley returning to the factory in the 1960s operating as a 'metal works'.

The large Egyptian revival factory at 240 Lygon Street dates from c. 1935, and was also used for the construction of wire, fences and gates from 1935, when it was listed in the municipal directory as the 'Austral Wire Fence & Gate Co. Pty', being 240-250 Lygon Street, Brunswick. Throughout 1945-1960, advertisements in the *Argus* newspaper confirm that all of the structures at 240-250 Lygon Street were part of the Austral Wire Fence and Gate Co. Pty. Ltd. At 240-250 Lygon Street, Brunswick.

The former Burgin factory, located at 260 Lygon was constructed c. 1930-1937. It was occupied by Kent, J. R. in 1931 (Directories), but the factory was most likely constructed in 1937, when Graham Burgin Pty Ltd purchased the land and commenced operation of the 'Linona' shirt and pyjama factory. The company appears to have relocated to other premises nearby in the early 1940s, and by 1945, the factory was recorded as the location for Laidlaw and Sons "Yakka" overalls factory, where they remained until 1957 (Penrose 1994:130). The Yakka overalls factory employed high numbers of Italian immigrants in the immediate Post-war period and was an important source of employment and income for new migrants to the area.

297 Lygon Street - now Carbone - was the former Perfection Knitting Mills. The factory is believed to have been constructed c. 1930, and in 1930 - 1935, the Municipal Directories listed the address as the site of the Perfection Knitting Mills Pty Ltd. From 1949 - 1970, it was the location of Dorrens, J. - shirt manufacturer.

Sources:

The *Argus* newspaper (see dates in text above)

Barnes, Les, 1987, *The Street Names of Brunswick*, Brunswick Public Library.

Demspey Group, Personal communication, January 2012.

Kelly, Paul, 1996, *The End of Certainty*, Allen & Unwin, Sydney.

Penrose, Helen (ed.), 1994, *Brunswick: one history, many voices*, Victoria Press, South Melbourne.

Reeves, Simon, 2011, 'Dictionary of Unsung Architects', Built Heritage Pty Ltd, Melbourne.

Sands & McDougal Municipal Directories, various dates

Summerton, Michelle, 2010, *City of Moreland Thematic History*, Moreland City Council.

University of Melbourne Archives, Taft Collection.

HERITAGE CITATION REPORT

Vines, Gary, & Churchward, Matthew, 1992, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne.

Description

Physical Description

Location

The individual places which make up the Interwar Factories serial listing are located on Lygon Street, Brunswick East, between Pitt Street and Ann Street, and on Evans Street just west of Lygon Street. Three of the buildings are contiguous in location, while the remaining three are non-contiguous. They are believed to all date from the 1930s or the late 1920s.

Setbacks and allotments

All six of the interwar factories are built to the front and side boundaries, with no setbacks.

The allotments are of varying sizes, with 103-105 Evans St spread across three small residential-scale allotments, 236 Lygon St on a small commercial allotments, and 238, 240 & 297 Lygon Street on substantial commercial allotments.

Materials and design

All six factories are built of brick, either face brick with rendered dressings or rendered brick. 260 Lygon St and 236 Lygon St are two-storey buildings, while the rest are single storey.

All six buildings have parapets to their facades which hide the roof forms to a greater or lesser degree. The stylistic details of the parapets (and the rest of the building) and some of the roof forms illustrate a progression over time. The earliest factories, at 103-105 Evans St and 297 Lygon Street have simple gable roofs (transverse gable and gable fronted, respectively). 238 Lygon St has a rather traditional hip roof, while 240 Lygon St has a gable-fronted roof set back behind a flat roof (which could indicate the facade is a later addition). The most modern roof types are seen at 260 Lygon St, with a sawtooth roof, and 236 Lygon St, with a nearly flat roof.

Stylistically, there are three eclectic factories (generally the earlier ones) and another three with a strong Moderne influence. The earliest of the eclectic group is the former Sleeping Beauty Factory at 103-105 Evans St. While a simple building, it shows the influence of the Free Classical style, with red brick walls and smooth render dressings, a facade divided by simple engaged piers, a simple triangular pediment atop the parapet, and very distinctive arched opening to the recessed entry set to one side. This round-headed arch has above it an arched hood mould which extends out to the sides, intersecting two piers, and supported on simple render brackets. The former Perfection Knitting Mills at 297 Lygon St, is a handsome stripped Greek Revival building, which is an excellent representative example of this style which was popular for commercial buildings in the 1920s. The design is symmetrical and muscular, with giant pilasters to either end of the facade, and a matching, but smaller scale aedicule to the central entrance. There is a raised parapet at the centre of the facade with a heavy cornice and triangular pediment. The third one is the stripped Egyptian Revival building at 240 Lygon St; the former Austral Wire & Fence Company. Its austere facade is articulated by pilasters with papyrus-leave capitals and there is an unusual surround to the central entry, below a flat hood, with four concentric rectangles stepping inward. The parapet is not visible.

Of the three Moderne factories, 236 and 260 Lygon Street are the most similar in form. They are both two-storey

HERITAGE CITATION REPORT

buildings with flat parapets unadorned by any decorative apart from Art Deco fins which extend from the bottom of the first floor to above the parapet. While the fins to No 236 are created of delicate raised lines, the fins are quite substantial to No 260 (the former G Burgin Factory). In both cases the fins mark and are set directly above the main entry. At No 236 the entry is covered by a concrete hood, which would have been very fashionable at the time. No 260 has a more elaborate entry with curved walls and glass block windows to the stairwell. Glass blocks were in use only from the mid-1930s, so would also have been a very up-to-date detail. No 260 is further distinguished by the interplay of red brick walls and parapet, tapestry bricks between the windows, and the smooth render of the fins and a band dividing the windows from the parapet. 238 Lygon St is a very simple and streamlined building with subtle details. It has a raised curved wall element at the north end of the facade (also seen at No 260), and a concrete hood across most of the rest of the facade, with a small concrete hood above the wide entry (like No 236).

Integrity

Overall, the series has a high degree of integrity, with limited alterations , including:

- face brick has been overpainted on the facades of 103-105 Evans St, 238 Lygon St and 260 Lygon St (ground floor only). Modern render has been applied to the facades of 236 & 240 Lygon Street.
- the ground-floor windows and doors to 236 and 297 Lygon Street have been replaced with modern examples. The steel windows to 103-105 Evans Street may also be an alteration.
- the parapet of 240 Lygon St has been covered by modern metal cladding. It is not known if it survives unaltered beneath.

Condition

All of the factories are in good to very good condition.

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Statement of Significance

What is significant?

The buildings which make up the Interwar Factories series as described are located in Lygon Street and Evans Street Brunswick. The factories are on a variety of single or multiple allotments of varying size, which are non-contiguous, with the exception of those located at 236, 238, 240 & 260 Lygon Street. The factories are all constructed of brick, either face brick with rendered dressings or rendered brick. Numbers 236 and 260 Lygon Street are two storey factories (incorporating office facilities on the upper floor?) while the remainder are single storey. Rooflines are generally concealed behind parapets, but where visible from the public realm, they illustrate a progression over time. Generally, all of the buildings are in good to very good condition and although there have been minor alterations, retain a high degree of integrity externally

HERITAGE CITATION REPORT

The buildings generally date from the 1930s or very late 1920s, and can be divided into two distinctive styles; Eclectic and Moderne. The Eclectic style buildings (103-105 Evans Street, 240 Lygon Street and 297 Lygon Street) exhibit elements of the Free Classical, stripped Greek Revival and stripped Egyptian Revival respectively. The Moderne style factories have flat unadorned parapets, with Art Deco fins, curved walls and decoration provided by contrasting bands of smooth render and red brick.

Included in this series are the following places::

Former Sleeping Beauty Factory - 103 -105 Evans Street, Brunswick
Former Hopely's Factory - 236 Lygon Street, Brunswick
Former Factory - 238 Lygon Street, Brunswick
Former Austral Wire and Fence Company - 240 Lygon Street, Brunswick
Former G. Burgin Factory - 260 Lygon Street, Brunswick
Former Perfection Knitting Mills - 297 Lygon Street, Brunswick

How is it Significant?

The Interwar Factories series is of historical and aesthetic (architectural) significance to the City of Moreland.

Why is it Significant?

Historically, the series of six interwar factories are the best representative examples of the numerous small factories constructed in the Lygon Street North area in the period between 1920 and 1940, made possible by the trade protection of the textile industry in Australia in the early twentieth century. The factories in this series are able to demonstrate a high degree of integrity externally and provide evidence of the important manufacturing (and particularly, textile manufacturing) industry which employed large numbers of local men and women before 1945, and an increasingly large migrant workforce post 1945. The factories are of further historical significance as they represent the strong industrial focus and mixed use of Brunswick, which mixed working class housing with the places of work of its residents. (Criterion A)

Architecturally, the six factories are significant as examples of interwar styles applied to an industrial building and are notable for the detailing to their facades. The three earliest factories demonstrate the eclecticism seen in the first half of this period, ranging from Free Classical (103-105 Evans St), to stripped Greek Revival (297 Lygon St), and the rare Egyptian Revival (240 Lygon St). The other three demonstrate the dominance of the Moderne style in the later interwar years, as well as its evolution from the more decorative and polychromed factory at 260 Lygon St, with its decorative fins, also seen in a more delicate form at 236 Lygon St, to the stripped back and austere factory at 238 Lygon St which relies on the juxtaposition of horizontal concrete hoods and a curved wall. (Criteria D & E)

Assessment Against Criteria

This series was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

HERITAGE CITATION REPORT

Recommendations 2012

External Paint Controls	No
Internal Alteration Controls	-
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

This Interwar Factories series is recommended for inclusion in the Heritage Overlay.

HERITAGE CITATION REPORT

Name	Factory	
Address	103-105 Evans Street BRUNSWICK	Significance Level Local
Place Type	Factory/ Plant	
Citation Date	2012	



103-105 Evans Street Brunswick

Recommended Heritage Protection **VHR No HI No PS Yes**

Integrity

Minor Modifications

History and Historical Context

Place history

Vines and Churchward (1992:36) state that the factory was built shortly after 1930, when a row of houses was demolished to allow its construction. In 1931 the MMBW drainage plan shows that the site was owned by H. Taft (M.M.B.W. drainage plan, 2 March 1933) who is believed to have purpose built the factory as the Hillcrest Hosiery Mill, a part of the Hillcrest Trading Co. which he owned in partnership with his brother Misha in 1909. (University of Melbourne Archives, Taft Collection).

HERITAGE CITATION REPORT

"Henry Taft was born Grisha Tafypolsky in 1879 in Russia. He emigrated to Australia in 1906 where he founded a stationery business in Collins Street and specialized as a fountain pen retailer and repairer. Taft was joined in partnership by his brother, Misha, who arrived in Australia from the United States three years later and eventually assisted the rest of his family of seventeen to come to Australia. The Taft family also established Merino Knitting Mills and Hillcrest Trading Co. The stationery business continues at the same address, though under different ownership. Harry, as he was soon known, was an active man in the community. The collection indicates the breadth of his interests ranging from his religious involvement in various Jewish organizations, sporting clubs (bowls in particular), the Masonic Lodge, charities and of course his business affairs." (Historical Note, Taft Collection, University of Melbourne Archives).

The assets of Taft Company, of which Hillcrest was a subsidiary, were liquidated on 11/10/1973 (University of Melbourne Archives). The factory was at one point used by Sleeping Beauty Products, manufacturers of textiles specialising in bed linen (Dempsey Group 2012), perhaps after the Taft Company was liquidated, although this has not been confirmed.

Sources

Argus (05/09/1945, 08/12/1955)

Kelly, Paul, 1996, *The End of Certainty*, Allen & Unwin, Sydney.

Sands & McDougal Municipal Directories

Summerton, Michelle, *City of Moreland Thematic History*, Moreland City Council, 2009.

University of Melbourne Archives, Taft Collection

Vines, Gary, & Churchward, Matthew, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne, 1992.

MMBW Drainage Plan, Evans Street, Brunswick, 1931

Description

Physical Description

A typical 1930s facade to a sawtooth roof brick factory (former hosiery mill). Brick structure with render dressings, decorative arch to entrance, attractive design, 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. The brick has been overpainted in sections.

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

Physical Condition

Fair

HERITAGE CITATION REPORT

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Physical Description

1990:

Edwardian factory.

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 Street, 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.

Statement of Significance

This place is included in the Interwar Factories Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184690.

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2012

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

This place is recommended for inclusion in the Heritage Overlay as part of the Interwar Factories serial listing.

HERITAGE CITATION REPORT

Name	Factory - Former metal works	
Address	236 Lygon Street East Brunswick	Significance Level Local
Place Type	Factory/ Plant	
Citation Date	2012	



236 Lygon Street Brunswick East

Recommended Heritage Protection **VHR No HI No PS Yes**

Integrity

Minor Modifications

History and Historical Context

Place history

This factory was noted as significant in the Vines & Churchward (1992) Northern Factory Study (as #240), c1930; rendered asymmetrical Art Deco detail above entry. Vines and Churchward (1992) list it as a textile factory, however this is incorrect. In 1945, Hopley's advertised their business, which was to 'make anything sheetmetal', out of 236 Lygon Street (*Argus*, 8 November 1945). By 1955, Metz & Co Pty Ltd occupied 236 Lygon street, supplying 'corrosion resistant flooring' (*Argus* 7 November 1955).

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The municipal directories note at this location:

. 1931: *Northern Spring Works Pty Ltd*

. 1935: *Hopley & Spry - sht metal wkrs*

. 1949: *Davis, Max, & Co - oxywelders*

. 1960: 236 - 38 - *Hopley's P___ - metal works*

The factory is significant for its association with the development of manufacturing and industry in Brunswick and Theme 8.3 Expanding a Manufacturing Capacity in Moreland.

Sources

Argus

Kelly, Paul, 1996, *The End of Certainty*, Allen & Unwin, Sydney.

Sands & McDougal Municipal Directory

Summerton, Michelle, *City of Moreland Thematic History*, Moreland City Council, 2009.

Vines, Gary, & Churchward, Matthew, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne, 1992.

Relevant Historical Australian Themes

Historical associations: Textile Industry

Description

Physical Description

1992:

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 Street.

Condition and integrity: Fair

HERITAGE CITATION REPORT

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

Context (2003): The projecting concrete sills have been removed from above the first storey windows.
2012:

2-storey interwar (or early post-war) factory with Art Deco motif to upper floor and steel windows, original door with concrete hood

Modern render, new ground floor windows and doors

Physical Condition

Fair

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Statement of Significance

This place is included in the Interwar Factories Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184690.

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2012

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

No

Other Recommendations

HERITAGE CITATION REPORT

This place is recommended for inclusion in the Heritage Overlay as part of the Interwar Factories serial listing.

HERITAGE CITATION REPORT

Name	Factory	
Address	238 Lygon Street BRUNSWICK EAST	Significance Level Local
Place Type	Shop	
Citation Date	2012	



238 Lygon Street and laneway Brunswick East

Recommended Heritage Protection **VHR** No **HI** No **PS** Yes

Description

Physical Description

1-storey c1940s brick factory, curved wall by entrance, concrete window and door hoods

Brick overpainted

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Statement of Significance

This place is included in the Interwar Factories Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184690.

HERITAGE CITATION REPORT

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2012

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

This place is recommended for inclusion in the Heritage Overlay as part of the Interwar Factories serial listing.

HERITAGE CITATION REPORT

Name Factory - Former Austral Wire and Fence Manufacturers

Address 240 Lygon Street East Brunswick **Significance Level** Local

Place Type Factory/ Plant

Citation Date 2012



240 Lygon Street Brunswick East

Recommended Heritage Protection VHR No HI No PS Yes

Integrity

Minor Modifications

History and Historical Context

Place history

Vines and Churchward (1996) noted this building as Contributory, in the Northern Factory Study (as #236), dating it as c1935 and noting its 'front office section has Egyptian influence, large plain factory behind'. Vines and Churchward

HERITAGE CITATION REPORT

(1996) list it as a textile factory, however this is incorrect.

The municipal directories note at this location:

. 1935: unnumbered - Austral Wire Fence & Gate Co. Pty Ltd.

. 1945: 240 - 50 - Austral Wire Fence & Gate. Manufacturers; Ornamental gates and fences.

. 1960: 240 - 50 - Austral Wire and Fence Co.

Advertisements in the *Argus* newspaper from 1943 and 1956 confirm the address of Austral Wire Fence and Gate Co. Pty. Ltc. At 240-250 Lygon Street, Brunswick.

The factory is significant for its association with the development of manufacturing and industry in Brunswick and Theme 8.3 Expanding a Manufacturing Capacity in Moreland.

Sources

Argus

Kelly, Paul, 1996, *The End of Certainty*, Allen & Unwin, Sydney.

Penrose, Helen (ed.), *Brunswick: one history, many voices*, Victoria Press, South Melbourne, 1994.

Sands & McDougal Municipal Directory.

Vines, Gary, & Churchward, Matthew, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne, 1992.

Relevant Historical Australian Themes

Historical associations: Textile Industry

Description

Physical Description

1992:

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 Street.

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 Street comparable with the nearby Burgin

HERITAGE CITATION REPORT

and Buckstein Mills.
2012:

1-storey Egyptian Revival factory, with papyrus leave capitals to pilasters and stepped opening around entrance

Modern render

Physical Condition

Good

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Statement of Significance

This place is included in the Interwar Factories Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184690.

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2012

External Paint Controls

No

Internal Alteration Controls

No

Tree Controls

No

Fences & Outbuildings

No

Prohibited Uses May Be Permitted

No

Incorporated Plan

-

Aboriginal Heritage Place

-

Other Recommendations

This place is recommended for inclusion in the Heritage Overlay as part of the Interwar Factories serial listing.

HERITAGE CITATION REPORT

Name	G. Burgin factory	
Address	260 Lygon Street BRUNSWICK EAST	Significance Level Local
Place Type	Textile Mill	
Citation Date	2012	



260 Lygon Street Brunswick East

Recommended Heritage Protection **VHR No HI No PS Yes**

Integrity

Minor Modifications

History and Historical Context

Place history

The former G Burgin Factory is noted in the Northern Factory Study as 'a/c1930; Modern 2-storey office section in manganese & cream brick, plainer factory section to north' (Vines & Churchward 1992). This address was also recorded in the local *Gazette* in 1945 as the location of Laidlaw and Sons 'Yakka' overalls factory (Penrose

HERITAGE CITATION REPORT

1994:130). Photographs held by the Italian Historical Society show 'a staff Christmas party at Yakka Overalls Pty Ltd, clothing factory, at 260 Lygon Street, East Brunswick' including a number of Italian born immigrants. In 1957, Yakka moved to premises at Ballarat Street, Brunswick and then in 1965 to 31 Tinning Street, Brunswick. (Italian Historical Society).

In 1931, 260 Lygon was occupied by Kent, J. R. (Municipal Directories) However the factory was most likely constructed in 1937, when Graham Burgin Pty Ltd moved there. Graham Burgin Pty Ltd operated the 'Linona' shirt and pyjama factory, advertising in the Argus, 4 September 1937. Graham Burgin were located at 151 Glenlyon Road in 1937, when their premises was advertised for sale. By 1943, the company had moved to 274-8 Lygon Street (Argus, 18 November 1943).

Sources

Argus

Kelly, Paul, 1996, *The End of Certainty*, Allen & Unwin, Sydney.

Penrose, Helen (ed.), 1994, *Brunswick: one history, many voices*, Victoria Press, South Melbourne.

Sands & McDougal Municipal Directories.

Vines, Gary, & Churchward, Matthew, 1992, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne.

Relevant Historical Australian Themes

Historical associations: Textile Industry

Description

Physical Description

2004:

1940s factory.

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 Street.

Condition and integrity: Good

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

HERITAGE CITATION REPORT

2012:

2-storey Art Deco factory with dark red and tapestry bricks and render fins above entrance, curved entry walls, glass block windows to stairwell, steel windows (1940s-50s)

Ground floor overpainted

Physical Condition

Good

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy Cl.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Previous Statement Significance

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

Context (2003): Of local significance as a well-preserved example of one of a number of small brick moderne textile factories erected along the predominantly commercial section of Lygon Street.

Statement of Significance

This place is included in the Interwar Factories Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184690.

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

HERITAGE CITATION REPORT

Recommendations 2012

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

This place is recommended for inclusion in the Heritage Overlay.

HERITAGE CITATION REPORT

Name	Factory	
Address	297 Lygon Street BRUNSWICK EAST	Significance Level Local
Place Type	Factory/ Plant	
Citation Date	2012	



297 Lygon Street Brunswick East

Recommended Heritage Protection **VHR No HI No PS Yes**

History and Historical Context

Place history

297 Lygon Street, now Carbone , was the former Perfection Knitting Mills. It was not in the directories in 1894 & 1905. In 1915, an unnumbered building listed after 295 Lygon Street was occupied by Scott, Mrs Margaret M., a confectioner. Through 1930 - 1935, however, the site was listed as Perfection Knitting Mills Pty Ltd. The *Argus* advertised Dorrens shirt manufacturer as the occupant on 24 May 1946, and through 1949 - 1970, Dorrens, J., shirt manufacturer continues as occupant at 297 Lygon Street.

Sources

HERITAGE CITATION REPORT

Argus

Kelly, Paul, 1996, *The End of Certainty*, Allen & Unwin, Sydney.

Penrose, Helen (ed.), 1994, *Brunswick: one history, many voices*, Victoria Press, South Melbourne.

Sands & McDougal Municipal Directory

Vines, Gary, & Churchward, Matthew, 1992, *Northern Suburbs Factory Study*, Historic Buildings Council, Melbourne.

Description

Physical Description

1-storey interwar Greek Revival building (former factory), strong design and good details (pilasters around entrance and at ends, high parapet)

Windows and doors altered but architectural quality high

Recommended Management

Conservation Guidelines (General):

Please refer to Local Heritage Policy C1.22.13 in the Moreland City Council Planning Scheme for the heritage management guidelines for this place.

Statement of Significance

This place is included in the Interwar Factories Series. Please refer to the Series citation for a more detailed description, history and statement of significance. The Series citation is Hermes no.184690.

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

HERITAGE CITATION REPORT

Recommendations 2012

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Fences & Outbuildings	No
Prohibited Uses May Be Permitted	No
Incorporated Plan	-
Aboriginal Heritage Place	-

Other Recommendations

This place is recommended for inclusion in the Heritage Overlay as part of the Interwar Factories serial listing.