



Department of Planning and Community Development

File No. 606809

20 Jul 2010

Mr Fergus Ramsay
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MYRRHEE
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COPY

Dear Mr Ramsay

FORMER CORDIAL FACTORY 8 - 12 SPRING STREET and 12-16 ARGYLE STREET FITZROY VICTORIAN HERITAGE REGISTER PROV H2257

My assessment of the cultural heritage significance of the above place or object has now been completed. As a result of the assessment, I will be recommending that the Heritage Council include **FORMER CORDIAL FACTORY** in the Heritage Register.

The attached document sets out reasons for my recommendation including an assessment of the cultural heritage significance of the place.

Notification of my recommendation will be published in the **Herald Sun** newspaper on **Friday 23 July 2010**. A final decision on my recommendation will not be made by the Heritage Council until after the expiration of a period of 60 days from that date.

You or any other interested party may make written submissions to the Heritage Council within 60 days of the notice being published. A registration submission template is available at <http://heritage.vic.gov.au/Forms-Guidelines/Hearings-protocols.aspx> Written submissions must reach the above address before 5pm, **Tuesday 21 September 2010**. Late submissions will not be accepted. Please note that all submissions will be treated as public documents.

You may also request a hearing before the Registrations Committee of the Heritage Council to present your views personally or to discuss matters further. You should realise that such a hearing would be open to all interested parties.

If submissions are received objecting to the recommendation, a hearing before the Registrations Committee of the Heritage Council will be held after a further 60 day notice period. The hearing will be open to all interested parties.

If no submissions are received by 5 pm, **Tuesday 21 September 2010**, the Heritage Council will consider the matter at its **7 October 2010** meeting.

To inform you of the rights and obligations of an owner of a registered place or object, I am attaching two Information Leaflets to explain these matters.

Section 36 of the Heritage Act 1995 places a number of obligations on the owner to ensure the protection of the place or object until the Heritage Council has made its determination. These include that the owner of the place or object must advise the Executive Director within 10 days if:

- any works are being carried out in relation to the place or object
- any other activities are being carried out or are proposed to be carried out in relation to the place or object
- any applications for planning permits or a building permit or for an amendment to a planning permit in relation to the place or object are made or granted.

I attach a copy of section 36 for your information.

You are also obliged to give a copy of this letter and attachments to any purchaser before entering into a contract of sale otherwise the contract may be void.

If you have any queries please contact Jan Warren, Registrations
Co-ordinator on 03 86448953 or email jan.warren@dpcd.vic.gov.au.

Yours sincerely,



Jim
Jim Gardner
Executive Director
HERITAGE VICTORIA

Enclosed: Section 36 of Heritage Act 1995
Registration by the Heritage Council - Brochure
Works and Alterations to Registered Heritage Places and Objects - Brochure

cc (National Trust, City of Yarra)

Victorian Heritage Register



VICTORIAN HERITAGE REGISTER NUMBER: PROV H2257

NAME: FORMER CORDIAL FACTORY

LOCATION: 8 - 12 SPRING STREET and 12-16 ARGYLE STREET FITZROY, YARRA CITY

LOCAL GOVERNMENT AREA: YARRA CITY

CATEGORY: Heritage place

DATE REGISTERED:

FILE NO: 606809



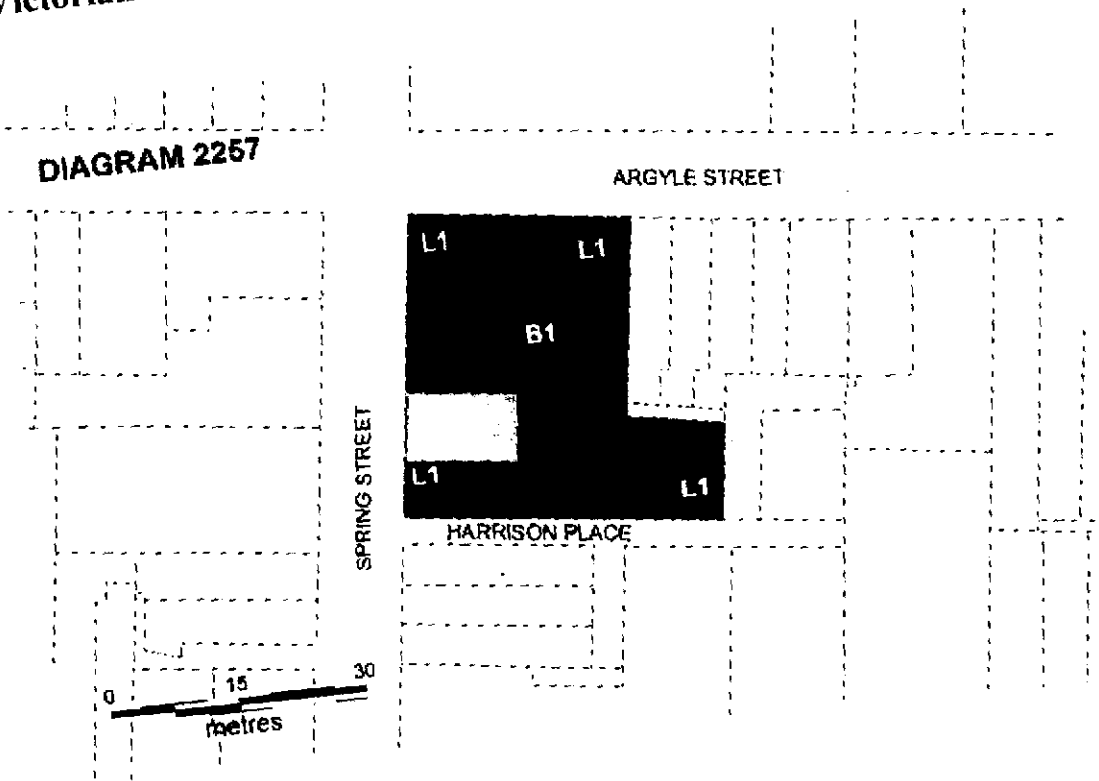
Victorian Heritage Register



EXTENT: DRAFT ONLY - NOT YET APPROVED BY THE HERITAGE COUNCIL

1. All the land marked L1 on Diagram 2257 held by the Executive Director, being all of the land described in Certificates of Title Volume 07935 Folio 095.
2. All the buildings and structures marked B1 on Diagram 2257 held by the Executive Director.

Victorian Heritage Register



HERMES ID: 4555
HERITAGE REGISTER NUMBER: PROV H2257
NAME: FORMER CORDIAL FACTORY

20-Jul-2010 8:24:10AM

STATEMENT OF CULTURAL HERITAGE SIGNIFICANCE:

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What is significant?

This former cordial factory was constructed in 1882 for Robert Harrison, and manufactured cordials and aerated waters until the 1950s.

The warm Australian climate and the advancement of the temperance movement gave rise to the popularity of 'soft' drinks in the late nineteenth century. By 1880, the *Argus* claimed the of consumption cordial, ginger beer and aerated waters had become 'seemingly enormous' in Victoria. A heatwave in the summer of 1889-90, which 'rendered the gasping inhabitants unfit for anything but drinking', saw shops and hotels run out of soft drink and cordial supplies. The industry mainly comprised of smaller factories distributing in their local area, with 167 factories in Victoria in 1893.

Robert Harrison began making cordial at 202 Nicholson Street in the mid 1860s, before moving to 10 Spring St, Fitzroy in 1880, where William Mercer had been operating a cordial factory since 1872. Initially operating from a weatherboard factory, the first brick section of the current building was constructed in 1882. The building was extended in the late 1890s to its present three gable arrangement. The company also owned the stables opposite the factory and from here delivered to shops across Melbourne.

Harrison's cordial factory employed forty to fifty hands and twelve wagons for the summer trade of 1888 and the growth of his business was attributed to 'strict perseverance'. By 1898, Harrison's factory was considered to be one of the three 'very important' of the 167 factories in Victoria. Harrison died later that year, and his business was continued by Vance Gregg and Charles Chapman. In 1948, a fire originating from the boiler-room caused extensive damage to the factory, and in 1953, the proprietors of R. Harrison Pty Ltd auctioned all the machinery and motor vehicles belonging to the cordial factory, and retired from business.

The closure of the factory signalled the end of more than seventy years of operation of R. Harrison's cordial factory, and nearly eighty years of continuous cordial and aerated waters production on the site. Following this, the building was used by Baron & Son Wool Waste Merchants.

The Former Cordial Factory comprises three two-storey gables fronting Spring Street with a central loading yard and a brick chimney at the rear. The building is of bichrome brick, with the walls dark brown, with cream brick detailing on the window surrounds and lower stringcourse. The business name of R. Harrison Cordial & Aerated Waters is faintly visible on the cornice on the Argyle Street elevation, and circular vents are located in the upper section of each gable on the street elevation. The building is occupied in the individual gables by two offices and a foundry. Internally, few features remain following the damage of the 1948 fire. However, timber roof trusses are extant in each section of the building, as is the original opening to the lift.

How is it significant?

Victorian Heritage Register



The former cordial factory is of historic and architectural significance to the state of Victoria.

Why is it significant?

The former cordial factory is of historic significance for its association with the Victorian cordial industry from the 1880s until the 1950s. It is illustrative of the many localised cordial manufacturers who supplied Melbourne in the late nineteenth century as the demand for non-alcoholic refreshment grew. Harrison's factory itself is historically significant as the aerated waters manufacturer was considered to be one of the most important in Melbourne at the height of local cordial production in the late nineteenth century.

The former cordial factory is historically significant for the continuous manufacturing of cordial and aerated waters on the site for eighty years.

The former cordial factory is of architectural significance as a substantial nineteenth century brick factory building.

PERMIT POLICY:

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The purpose of the Permit Policy is to assist when considering or making decisions regarding works to the place. It is recommended that any proposed works be discussed with an officer of Heritage Victoria prior to a permit application. Discussing any proposed works will assist in answering any questions the owner may have and aid any decisions regarding works to the place. It is recommended that a Conservation Management Plan is undertaken to assist with the future management of the cultural significance of the place.

The extent of registration protects the whole site. The addition of new buildings to the site may impact upon the cultural heritage significance of the place and requires a permit. The purpose of this requirement is not to prevent any further development on this site, but to enable control of possible adverse impacts on heritage significance during that process.

The cultural heritage significance of the place is as a nineteenth century cordial factory, illustrative of the more localised cordial industry of the late nineteenth and twentieth century in Melbourne and Victoria. All of the registered building is integral to the significance of the place and any external or internal alterations are subject to permit application. Though little internal fabric remains from the building's use as a factory, the internal layout of the building, including high ceilings and window and door openings, are demonstrative of its former usage. The brick chimney located at the rear of 8 Spring Street, the loading yard dates from the cordial factory, and the reconstructed lift with original upper level wall opening, demonstrates the manufacturing and distribution purpose of the former factory.

PERMIT EXEMPTIONS:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Conditions: 2. Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible. Note: All archaeological places have the potential to contain significant sub-surface artefacts and other remains. In most cases it will be necessary to obtain approval from the Executive Director, Heritage Victoria before the undertaking any works that have a significant sub-surface component.

General Conditions: 3. If there is a conservation policy and plan endorsed by the Executive Director, all works shall be in accordance with it. Note: The existence of a Conservation Management Plan or a Heritage Action Plan endorsed by the Executive Director, Heritage Victoria provides guidance for the management of the heritage values associated with the site. It may not be necessary to obtain a heritage permit for certain works specified in the

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management plan.

General Conditions: 4. Nothing in this determination prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

General Conditions: 5. Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authorities where applicable.

Minor Works : Note: Any Minor Works that in the opinion of the Executive Director will not adversely affect the heritage significance of the place may be exempt from the permit requirements of the Heritage Act. A person proposing to undertake minor works may submit a proposal to the Executive Director. If the Executive Director is satisfied that the proposed works will not adversely affect the heritage values of the site, the applicant may be exempted from the requirement to obtain a heritage permit. If an applicant is uncertain whether a heritage permit is required, it is recommended that the permits co-ordinator be contacted.

Interior:

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of any original paint or other decorative scheme.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of hooks, nails and other devices for the hanging of mirrors, paintings and other wall mounted art or religious works or icons.

Demolition or removal of non-original stud/partition walls, suspended ceilings or non-original wall linings (including plasterboard, laminate and Masonite), bathroom partitions and tiling, sanitary fixtures and fittings, kitchen wall tiling and equipment, lights, built-in cupboards, cubicle partitions, computer and office fitout and the like.

Removal or replacement of non-original door and window furniture including, hinges, locks, knobsets and sash lifts.

Refurbishment of existing bathrooms, toilets and kitchens including removal, installation or replacement of sanitary fixtures and associated piping, mirrors, wall and floor coverings.