

the smoking rooms?) demonstrates the desirable hillside terrain for goods handling throughout, the process and of course the nearby river for a water supply and drainage.

Further refinements to the residence included the cast-iron verandah balustrading (gone) and friezework, augmented by the gable set in the concave roof. This verandah has been recently recreated using timber. Internally there are some large receiving rooms, stone mantels and an impressive passage archway - most of the residence subdivision has been retained, although now linked with the former more austere finished curing rooms next door.

External Integrity

New sympathetic verandah to the front of the house and new openings (some intrusive) to the rear wall, resulting in the removal of some eaves brackets. Extensive areas of sawn basalt paving and landscaping which appears unrelated to the period or the etching, have been introduced in the place of the former ornamental garden on the east. A new basalt-paved car-park has been added on the west. Mock period iron fencing, treated pine railing and basalt pillars have been added in the latter area. Much of the complex's rear wings have gone, but some of the service yard's enclosure is maintained by the bland recent industrial structures adjoining.

Streetscape

Faces visually unrelated industrial buildings to the west, and the river on the east, thus maintaining its vital relationship with the Maribyrnong River. The altered stone house pair 10-12 Bunbury Street (q.v.) are contemporary and near, but visually separated.

Significance

Architecturally, demonstrates the traditional combination of factory owners' house and factory, here intimately integrated but incomplete. It also illustrates the city's other major industry (stone quarries) and its architectural application. Historically, it is among the oldest group of factory-owner residences in the State

which survive in an attached, visually integrated form to the factory they served. Most contemporary residences have been replaced because of expansion of the factory or the prospering of the owner or, those that have survived, have been always detached from the factory.

Barnet Glass Rubber Factory 91 Moreland Street

History

The Barnet Glass Rubber Co. arose after its Polish namesake arrived in Melbourne from Manchester in 1877. He claimed to have made the colony's first rubberized clothing in Lincoln Square. Carlton, moving to a three-storey factory at North Melbourne in 1882. Glass built 'vast' new premises at Kensington (Macaulay Road) in 1898, after an investigatory tour of Britain, acquisition of new plant and commencement of a new Adelaide branch.¹ Glass himself had built a comfortable riverside house at Alphington in 1890.²

At Footscray, an extensive brick two-storey works was pictured in 1909, set beside the Maribyrnong River. Reports in August 1906 cited the Glass purchase of the (wire-netting makers) Lysaght Bros. & Company's works, for £3000, as a portent of an approaching 'hive of industry.' A previous occupier of the site, prior to Lysaght, was the Thomas McPherson jute factory³ and a plan of 1897 shows its outline on a separate block, cut off from Moreland Street by Langwell Street⁴ which is indicated today by the diagonal entrance lane at the Parker and Moreland corner.

Machinery was then being installed, principally for manufacturing large motor car tyres, cycle tyres and the established rubberized clothing trade.⁵ The works were shown with a saw-tooth main roof profile and single storey buildings extending at the rear to grassy hills beyond. A tall chimney was at the western-most extent of the complex although the view's chimney siting was unrelated to that shown in the 1916 MMBW plans (artistic licence?). It spoke volumes for the

- 1 Sutherland V2,p.604; Smith V1,p.533
- 2 Butier, *Northcote Conservation Study* V1,p.92
- 3 Lack, site notes: M1877
- 4 MMBW RP 189~
- 5 *The Advertiser* 4 S.06

owners' 'patriotic feelings'. They were determined to have the best tools '...to turn out the best goods.'¹

Phillip Glass (son of Barnet) and manager, Frederick Ormiston, were those patriotic proprietors, increasing the site's rated value by over 40% in the first year² and doubling it subsequently in 1910, 1914, and 1916-17. A valuation rise was particularly noticeable after the realization of architect, Joseph Plottel's reconstruction design of 'factory block 1' in 1926-7, specifically 'erection and completion of factory buildings.'³ The tender price was a massive £53,399 but much of the outward face of the complex apparently did not change, the MMBW plans indicating new water closets in the old 'store' building profile.⁴

The MMBW property drainage file commences in 1899 with H.R. Lysaght as the owner showing the (single

storey?) brick 'store' at the north-east corner of the site (since replaced). By the next (1906) plan the owner is 'E.J. Glass'. In 1913 more of the complex is shown with the eastern Parker Street frontage as timber construction. Three years later this adjoins a brick wing which extends to the corner as the gateway and along Moreland Street, to the south. The 'store' is shown with a similar pired outline and area from 1899 to 1927 when Plottel's major works were proposed. However, by 1935 a site plan shows a much larger building at the north-east corner of the site, replacing the original one as portrayed in 1909⁵. By that date most of the 1909 complex had been rebuilt, except perhaps for the chimney and boiler house. What had been vacant land to the south of the site was filled in with brick structures and what had been shown as timber construction was brick in the 1934-5 plans, indicating simultaneous reconstruction with the north-east corner⁶.



4-76 91 Moreland Street, Edwardian character of north elevation and gateway is reflected in the later 3-storey wing to the east but not in the connecting wing on the west elevation.

- 1 FFFY p.76
- 2 RB1907-8,4898
- 3 'Argus' 27/11/26
- 4 MUA File 2115; MMBW CF13067
- 5 MMBW CF13067
- 6 MMBW CF 13067

Another phase began when the New South Wales firm, Bradford Cotton Mills Ltd., purchased the Glass works in 1939, using it for spinning, weaving, dyeing and (as a continuation of the Glass phase) waterproofing. Its operation was seen as a major employer and a force in the 'war effort,' bringing new equipment and a manager from Britain during the War (T.V. Ashton). The firm grew to become 'one of Australia's biggest companies' by 1959.

The plant was modernized in 1945 and 1956 but, by the 1970s, it was Bradmill Industries Ltd., (trade names Exacto, Sterling, King Gee, Efco), and in a few years confined to a new complex off Francis Street and one in New South Wales for their activities. In 1974, the firm's nominal capital was 40 million dollars.¹

Description

Viewed externally, the complex appears as three broad periods of expansion. The earliest (c1906?) faces the

Parker and Moreland Streets' corner, presenting a splayed entrance gateway at their intersection. Proceeding east along Parker Street is what appears to be a two-storey Edwardian brick factory (which is apparently c1912-17 at the earliest or 1934-5 at the latest), composed around a central segment-arched raised entablature at the parapet. Atop piers at the parapet ends and either side of this central element, are pyramidal pinnacles which punctuate the four pilaster bays as well as drawing attention to the entrance. The roof gable which rises behind this elevation takes on a semi-independent form, angling back into the service yard on its western end and indicating the line of earlier building behind². Timber-framed windows are used in this wing (contrasting with the steel of the north-east corner), although much alteration to openings has occurred. The chimney (and associated corrugated sheet iron boiler house) with its brick corbel-table and ribbing is also assumed to be part of this first stage: it is first shown in the 1909 view but is not on the 1897 plan.



4-77 91 Moreland Street, 3-storey c1934-5 wing, shows steel window and rectilinear forms of the 1930s but with the added Edwardian character of the raised parapet entablature

1 BWWA p.145; FFOY p.129f
2 see MMBW CF 13067

Adjoining to the east is the major c1934-5 three-storey corner 'store' block which also shows Edwardian stylistic traits, but has steel-framed hopper windows. In the same manner as this wing but not as prominent or as architecturally self-contained, other one, two and three-storey blocks extend to the south along Moreland Street and within the complex. These appear to date from the c1928-40 and form, in part, a walled perimeter to the site rather than being individually composed designs.

The closest to its original form and the most architecturally pretentious today is the three-storey north-east wing. Its segment-arched parapet still bears the name, 'Bradford Cotton...' and no indication of the earlier two-storey Glass complex is evident. Its windows are multi-paned steel-framed hoppers with a relatively larger glass area than its near contemporary on the west. Reinforced concrete lintels were used as in most of the complex. Although the main north elevation is symmetrical about the central raised entablature, (three bays either side), the emphasis is achieved by the device is lost at ground level, where the openings resemble those on either side. The building entry is on

the much plainer east elevation where a plain parapet is used and roof gable-ends protrude over the top. The internal framing consists of riveted box-section steel columns supporting rolled steel joists and beams and finally a board-formed reinforced concrete slab.

External Integrity

Most openings have been refitted (aluminium) on the earliest block while only those on the uppermost level and some on the lower-level openings have been changed on the north-east corner block. The earliest block has been finished with an intrusive painted textured render. A Modern brick extension has been made to the south of the north-eastern corner block and, like most of the additions inside the complex, is of load-bearing red brick, thus supporting a visually cohesive external character if not one development period. The many signs and painted brickwork intrude on this cohesion.



4-78 98-100 Moreland Street, shop and residence at front, store and bakery at rear facing a carriage yard.

Streetscape

Identifiable with CSR and ICI as one of the large industrial complexes fronting the Maribyrnong, centred on sites going back to the 1860-70s. It presents a visually cohesive front to the street frontages and relates to the partially demolished gas works site and smaller industrial sites opposite in Moreland Street.

Significance

Architecturally the complex is large, visually interesting and cohesive comprising an internal informal court (entered through a more formal corner portal) and possessing a cohesive architectural treatment on the north and east sides of the complex with a visually related perimeter to the west. Historically it possibly possesses remnants from 19th century industrial complexes (boiler, chimney) but is substantially related to the well-known Barnet Glass company of which little else remains in the way of large factory complexes in the State also, to a lesser extent, the site reflects occupation by the Bradford mills and perpetuates the long history of industrial development along the river in this locality.

Baker's Shop, former Bakery and Residence 98-100 Moreland Street

History

This lot started as part of Henry Hillier's £22 Crown grant in 1850, being sold to David Mitchell¹ in mid 1854 for £400. As a 40 feet frontage, this site went to William Mitchell in 1857 for £680 (indicating improvements) while William Mitchell Jnr. took over the title on assignment in favour of his father's creditors in 1866. By 1870, William passed the site back to David for a substantial £1000, about the time extra items were listed in the rate description of the property² Meanwhile, the Bank of Victoria had purchased the corner block (now a service station) for £7000 in 1875, presumably with

the intention to erect a branch in what was then Footscray's civic and commercial centre.³

The shop and residence were designed by Wilson & Corben of Elizabeth Street, in 1883⁴. As for the bakery, rate descriptions of the site varied a little over the years being '...house and land, Moreland Street..' in 1870 and '...wood and stone house, bakehouse etc...' in 1871, indicating that this could have been the year when improvements were carried out on the site. In the same year David owned a 'sawmill and land' on Whitehall Street, presumably on the same block⁵. By 1875 there are 'wood shop and house, brick store, stone bakehouse etc. and 'wood yard' on the site⁶. The two-storey brick building is likely to have been that store and built in the early 1870s; the stables could be older. Once the shop and residence were built the description is '...Brick house, shop and bakehouse..⁷

Footscray's First Fifty Years has brothers, William) and David Mitchell, opening their Moreland Street bakery in 1854 (claimed as Footscray's earliest). They had arrived in the colony just before the gold rush, in 1849, William becoming an apprentice to a Melbourne baker. Like many other tradesmen, William had absconded to the goldfields in the early 1850s, winning sufficient capital to open his own business in Flemington.⁸ His brother, David, was eventually given control of the business in the 1860s, and presided over a 'secret recipe' for bread-making which proved quite successful. In hand with his success, came the development of a benevolent owner-employee relationship which, it was claimed, brought about the first application of the 'eight hours' system⁹.

Mitchell's shop, bakery, cart-yard and residence are pictured in the same publication (c1909), complete with cast-iron verandah to the house but no street verandah to the shop. The bakehouse, single-storey stables and cart-yard are viewed from the north, the now blank entablature reading 'D. Mitchell, Baker.'¹⁰

Description

Two-storey and cemented (unpainted) brick, conservative Italianate shop and residence with face-brick

- 1 William's father?
- 2 RGO SN16140,15621
- 3 *ibid.*
- 4 MUAJ- *Argus* 26.09.83; RB1885, 1407
- 5 RB1870, 653; RB1871, 759-760
- 6 RB1875,983
- 7 RB1885,1407
- 8 Lack, W Mitchell *ADB* entry VS, p.262
- 9 FFFY p85
- 10 FFFY p.85