

**Former Maryborough Knitting Mills Site
Corner Tuaggra and Burke streets,
Maryborough**



1 June 2007

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Former Maryborough Knitting Mills
Tuaggra and Burke Streets, Maryborough.

Proposal

The proposal is to replace the existing Maryborough Knitting Mills Complex with a supermarket and speciality shops. The proposal includes the retention of the landmark interwar brick chimney as part of the entry to the complex.

1.0 Background

1.1 The Site

The existing site faces Tuaggra Street which is the main entry into Maryborough from Castlemaine. The complex takes up almost the entire block between Burns and Burke Streets. The site is basically flat and situated approximately two blocks away from the main commercial centre of Maryborough. To the south east of the site is a triangular block which houses the two storey house and produce store of the Crameri family. To the south across Burns Street there is a distant visual connection to the Maryborough Station. To the far south west is the former Technical School complex. Running along the south east boundary of the site is part of the extensive stone lined drainage system of Maryborough. Part of the buildings span the wide shallow stone lined drain.

Details of the buildings and structures on the site are provided in Section 2 of this report

1.2 Heritage Status

1.2.1 Victorian Heritage Register

The place is not included on the Victorian Heritage Register

1.2.2 Central Goldfields Planning Scheme

The site currently identified by the Heritage Overlay HO206 in the Central goldfields Planning Scheme as part of the Maryborough Heritage area. This is the general Heritage Overlay for the inner Maryborough area and no individual Heritage Overlay applies to the subject site. As identified in the Schedule to the Heritage Overlay, HO206 has no external paint controls, no internal alteration controls, no outbuilding or fence controls, there is no incorporated plan and no prohibited uses may be permitted. The area is not designated as an Aboriginal Heritage Place.

The Central Goldfields Heritage Review Stage 1, Rowe and Jacobs, August 2005 reviewed HO 206. The HO 206 area was the result of an amalgamation of 11 areas proposed in the Maryborough Heritage Study, Bick, Kellaway, Milner and Patrick, 1992. The review proposed that the large area was to be reduced to 8 smaller areas and the subject area was not covered by the proposed 8 areas. The subject site was also not proposed as an individual Heritage Overlay place.

As the site is within the HO206 on the Central Goldfields Planning Scheme a permit is required for demolition and new works.

1.2.3 Maryborough Heritage Study, Bick Kellaway, Milner and Patrick, 1992.

The place was not identified as a heritage site of significance in this study

1.2.4 National Trust of Australia(Victoria)

The place is not included on the National Trust of Australia (Victoria) register.

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1.4 History of Development of Knitting Mills and Site

(Extracted from Betty, Osborn, *Against the Odds, Maryborough 1905 -1961*, pp181-188)

Mr G. F. Cuttle and Miss Marta Tobler had set up a white wear (underwear) factory in Clunes in 1919 and by February 1920 were suggesting that a branch for sewing could be set up in Maryborough. By 1922, due to a lack of workers, a new site for the factory was being explored. The relocating of the factory to Maryborough was actively pursued by the Maryborough Progress Association as with the demise of the gold industry, new enterprises were required to energise the town. After personal negotiations with Mr Cuttle and his partner Mr Silbereisen and undertaking to build the mill and pay Mr Cuttle £30,000 in paid up shares, the Association President, Mr Richards, secured the mill for Maryborough.

A site of two and a half acres on the south east side of Tuaggra Street and Burke Street was selected. The site was formerly occupied by the skin store of Richard Duggan. Ted Peck, Architect, who was also a teacher at the Technical School and Mr. C.F. Schempp, works manager, organised the construction of the mill. All the outbuildings from the Clunes factory were removed to Maryborough and accommodated on the new mill grounds. The buildings were described as “with the exception of the brick bleach house, the walls were of corrugated iron with a finer corrugated iron inside, the cavity being filled with sawdust to equalise the temperatures. The offices, girls’ luncheon room, cloak and rest rooms were lined with fibro cement.”

“The chimney stack presented the biggest challenge. Because the old Blackman’s Lead passed through the property, the worked-over ground was an unsuitable base for such a heavy load. Sixteen feet square foundations 3 feet 6 inches concrete (reinforced with railway lines) were laid. The 32 feet deep hole was filled with “plums” (large rocks) for the monster which towered to a height of 82 feet. Ted Peck, architect, went up the chimney when it was half completed, it swayed (as it should have done) but he could not wait to put his feet on the ground again! It was designed to move 9 inches off centre.”

The Mill began operating on 29 May 1923 with 100 employees but in a number of weeks the numbers doubled with 180 girls and 29 men employed. In two and a half years a total of £65,500 was to be paid in wages and further extensions made to the mill.”

The Maryborough Knitting Mill was a major employer in the town for the greater part of the twentieth century.

The generator from the mill is now housed in the museum at 79 High Street Maryborough.

(Note: No Conservation Management Plan or other site specific report on this place has been found during the preparation of this report)

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2.0 Existing Site and Buildings

The Tuaggra street frontage consists of a single storey building on the site boundary for the full length of the property (Photo 1). The building is clad in corrugated steel with timber windows, singularly and on pairs punctuating the façade. There is a straight window hood above the windows for much of the façade. The building has a square parapet. The southern most section is built over a wide stone lined drain.

The Burke Street frontage is also dominated by single storey, parapeted building but the boundary wall appears to have been reconstructed in the latter part of the twentieth century (Photo 2). The lower part of the wall is constructed of orange red bricks with the upper section extending to a straight parapet clad in ribbed metal wall cladding. The wall is punctuated with low height windows above the brick section and square openings in the upper section of the wall. At the west end of the main building is a smaller brick building with a stepped brick parapet and metal framed windows. This may have been the brick boiler room referred to above as it appears to be of an inter war style.

The Burns Street aspect indicates that the site appears to have developed over time with a variety of building types and ages. This aspect is the only location where the brick chimney impacts on the streetscape, although the chimney is a local landmark from more distant views across Maryborough (Photos 4 & 5). The buildings range from simple corrugated clad, gable roofed designs to more modern orange red brick additions. The simple sheds could be those relocated from Clunes when the mill was moved to Maryborough. This view also shows the saw toothed factory roofs which dominate the main section of the factory buildings.

Internally the majority of the site is covered by open areas of space spanned by large timber trusses which form the saw toothed roofs (photo 6). The underside of the roofs are generally lined in beaded edge lining boards. The trusses are supported on large square timber posts. The floors in the factory area are of concrete and some of the saw toothed openings are clad in wired glass and others in corrugated fibreglass. Some of the windows have louvers on the inside. The areas have been subdivided into work spaces. There is little remaining equipment or physical evidence of the various uses for the spaces. Along the Tuaggra Street frontage are what appear to be former offices which are in part on a raised timber floor accessed by timber steps. These areas have a flat ceilings and a variety of linings.

The building is now suffering from a lack of maintenance with a significant pigeon infestation. The building requires significant repairs and upgrading. The repairs, alterations and additions over time have reduced the integrity of the place.

(Note: not all areas were accessed on the day the site was visited. External inspection was limited to areas accessible from the street and internal inspection limited to the area currently occupied by the Salvation Army.)

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3.0 Significance of Site and Buildings

The site and buildings were not included in the Maryborough Heritage Study 1992.

It is my opinion that the Maryborough Knitting Mills have social significance due to the impact that the relocation of the factory to Maryborough had in the 1920s and as a long term employer during the twentieth century. This function has now ceased.

The site is of low architectural or aesthetic significance as the complex is not in a substantially intact condition nor does it demonstrate high architectural or aesthetic qualities. There are more intact interwar mills of State and local significance extant in other parts of Victoria including:

- Former Federal Woollen Mill, North Geelong – State Significance, Victorian heritage Register, H1938.
- Barwon woollen Mill Co. Works – Godfrey Hirst, South Geelong – Local significance, Greater Geelong Planning scheme HO914
- Former Returned Sailors' & Soldiers' Woollen Mill, Newtown – Local Significance, Greater Geelong Planning Scheme, HO1371
- Valley Worsted Mill, South Geelong – Local significance, Greater Geelong Planning Scheme HO1168

Two of the locally significant Mills in Geelong continue to function for their original purpose.

The brick chimney stack has landmark status in the nearby area and in distant views across Maryborough. The chimney is of interest for its association with local architect and teacher Ted Peck.

4.0 Contribution to the surrounding areas.

The building is sited along a main entry to Maryborough in a mixed use area close to the railway line and station and residential areas. Across Tuaggra Street to the east are modern warehousing and fast food outlets, to the south are the nineteenth century two storey brick Crameri House and adjacent brick produce store and timber produce store. To the south across Burns Street are the playing fields of the nearby school giving visual links to the Maryborough Station building. To the north across Burke Street is a residential area.

The mill complex does not form architectural or streetscape links to these places.

5.0 Comments on the Proposed Redevelopment

These comments are based on drawings prepared by Buckerfield Architects labelled TP01, TP03 Revision A, TP07, TP08 Revision A, TP09 Revision A, TP11, generally prepared in July 2006 and revised in September 2006.

The proposed development is set back from Tuaggra Street behind an ample car park. The main building is a long low flat roofed structure which in type differs little in appearance from the existing massive squat square profiled existing buildings as seen from Tuaggra and Burke Streets. The proposal retains the landmark brick chimney and features it in the entry area of the building. I have also been informed that an internal area adjacent to the chimney is planned to be set aside with a display to interpret the origins of the chimney and workings of the mill.

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The siting of the new building will make the adjacent nineteenth century Crameri Produce stores and house complex more prominent in the landscape.

6.0 Conclusion

The Maryborough Knitting Mills complex dates from 1923 and is a collection of utilitarian predominantly saw tooth roofed factory buildings which present as a low squat rectangular parapeted building from both the Tuaggra and Burke Street frontages. The Burns Street aspect is more varied and demonstrates that the complex has developed over time. The landmark brick chimney can be viewed from a distance in Tuaggra Street and Burke Streets and is more dominant when viewed from the Burns Street.

The retention of the chimney keeps a link with the former use of the site and the proposed siting at the entry and the location of the new building to the west of the site will make this a more prominent feature in the nearby streetscapes. The white tile lettering on the face of the chimney should be retained.

Given that the original mill function has been lost, the historical and social significance of the place has been greatly diminished as a result. Furthermore, the existing site has no individual or contributory heritage status to the Maryborough Heritage Area HO206. The proposal is not considered to have any substantial impact on the significance, character or appearance of the Maryborough Heritage Area HO206 and is therefore considered to be in accordance with the relevant Decision Guidelines in Clause 43.01-4 of the central Goldfields Planning Scheme.

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Photo 1 Tuaggra Street Frontage



Photo 2 Burke Street Frontage

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Photo 3 Possible early Boiler House



Photo 4 View of Site from Burns Street

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Photo 5 View from Burns Street

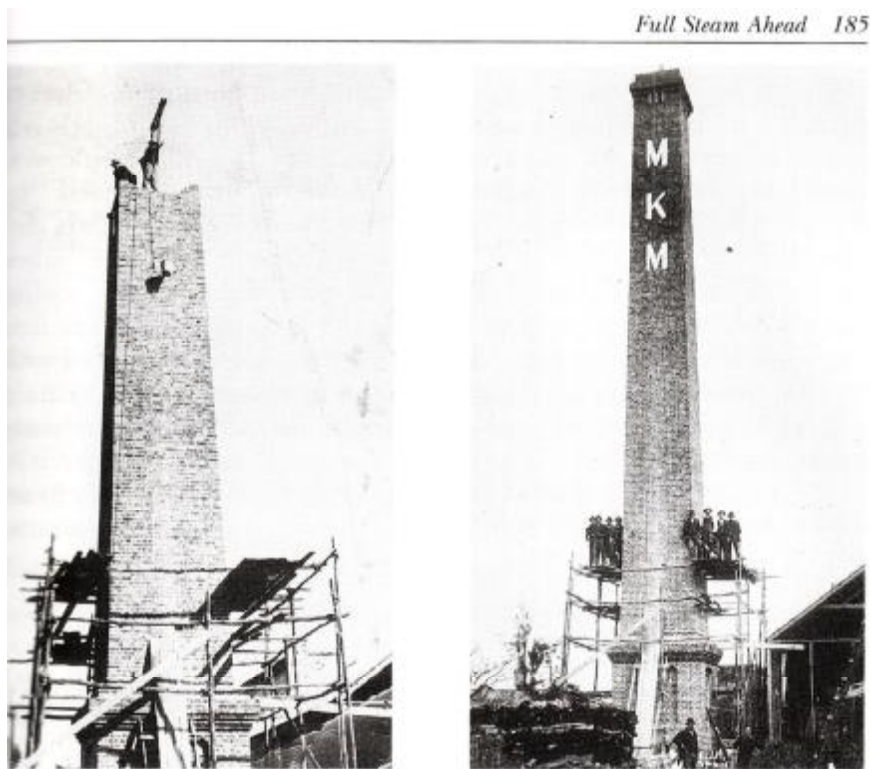


Photo 6 View of interior showing saw toothed roof and trusses.

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Photo 7 View of Crameri family, brick produce store, two storey home and timber produce store, south of Maryborough Knitting Mills building



After about 25 feet, the MKM chimney was built from scaffolding on the inside. A bicycle wheel was used as a pulley for the bucket of bricks and mortar ascending the stack. Rueben Rogers, Vern Rogers, Clarence Young and a laborer worked on the chimney which is 82 feet high and contains 55 000 bricks. MKM is written in white tiles. Ted Peck was the architect.

Photograph from Betty, Osborn, *Against the Odds, Maryborough 1905 -1961*,p.185

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CURRICULUM VITAE

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Bachelor of Architecture, University of Melbourne
Registered as an Architect in the State of Victoria 14th June, 1977 (Registration Number 3067)
Member, Royal Australian Institute of Architects 16th May 1978
Member Australia I.C.O.M.O.S
Member Society of Architectural Historians of Australia and New Zealand
Member Royal Historical Society of Victoria

EXPERIENCE

1988 - 2007

Private practice in Ballarat specialising in municipal conservation studies, conservation management plans, restoration and alteration of buildings and new domestic buildings.

Heritage Studies – including:

- Central Goldfields Shire Heritage Review Stage 1, commissioned by the Central Goldfields Shire, with Dr. David Rowe.
- Northern Grampians, Part 1 and Part 2 Study with Dr David Rowe, Vicki Taylor, Phil Taylor, Michael Taylor and Chris Walker, 1998/2003
- Newstead Heritage Study, Part 2 with Phillip Taylor and Vicki Johnson, for Shire of Mount Alexander,
- Ballarat Heritage Study Stage as subconsultant to Hansen Partners Pty Ltd for City of Ballarat. 2001/2003
- Avoca Heritage Study with Karen Twigg, sub-consultants Nigel Lewis and Richard Aitken,
- Creswick Heritage Study with Lester Tropman & Associates, Richard Aitken & Dr. C. McConville,
- Shire of Daylesford Heritage Study – rural area with Mary Grant, Historian.

Conservation Management Plans and Conservation Analyses – including:

- Moranghurk Homestead Conservation Management Plan, commissioned privately, with Dr. David Rowe and Pamela Jellie;
- St. Paul's Anglican Church, East Ballarat, Conservation Management Plan (2005) with Dr. David Rowe, commissioned by St. Paul's Anglican Church,
- Mount Egerton Mechanics Institute Conservation Management Plan (2004), with Dr. David Rowe
- Ballarat Mining Exchange Conservation Management Plan. Commissioned by the City of Ballarat, (March 2004), with Dr. David Rowe;
- Holy Trinity Anglican Church, Buninyong: Conservation Management Plan. Commissioned by the Holy Trinity Anglican Church (August – December 2003), with Dr. David Rowe;
- Loreto College (Ballarat) Conservation Management Plan. Commissioned by the Loreto College December 2002 – June 2003, with Dr. David Rowe;

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- Cavendish Cemetery Conservation Management Plan, Commissioned by the Cavendish Townscape Association, (2003), with Dr. David Rowe;
- St. John's Lutheran Church (Geelong) Conservation Management Plan, Commissioned by St. John's Lutheran Church, (2003), with Dr. David Rowe;
- Ballarat Waterboard Conservation Management Plan, Commissioned by David Senior, February 2003, with Dr. David Rowe; Reviewed 2005
- Rochford (Geelong) Conservation Management Plan, Commissioned by Jane & Maris Boze, August 2002, with Dr. David Rowe;
- Ararat Town Hall and Art Gallery Conservation Management Plan, Commissioned by the Rural City of Ararat, (2001), with Dr. David Rowe;
- Ballan Mechanics Institute & Free Library Conservation Management Plan, Commissioned by the Ballan Mechanics Institute, (2001), with Dr. David Rowe;
- Ballarat Mechanics Institute Conservation Management Plan, commissioned by the Ballarat Mechanics Institute & Heritage Victoria, (2001), with Dr. David Rowe;
- Smythesdale Court House and police stables for the Historic Buildings Management Committee, Department of Conservation and Natural Resources,
- Castlemaine Market building, Castlemaine for the National Trust of Australia (Victoria),
- "Belmont", Raglan for Heritage Victoria,

Maintenance and restoration advice - including:

- Ballarat Mining Exchange, Lydiard Street North, Ballarat
- Ballarat Mechanic's Institute, Sturt Street, Ballarat
- Her Majesty's Theatre, Lydiard Street South, Ballarat
- St Andrew's Kirk, Ballarat

Heritage Adviser to:

The Shire of Talbot & Clunes, 1988 - 1989, 1992 - 1995,
The Borough of Queenscliffe, 1990 & 1992,
The City of Ballarat, 1992 and 1995,
The City of Greater Geelong, 1998
Shire of Northern Grampians 2004 - 2007

Other projects

Numerous restoration, building recording and renovation projects

1985 – 1987

- Heritage Planner, Heritage Branch of the Ministry for Planning and Environment. Duties included assisting local councils to prepare planning schemes with heritage provisions, advising statutory planners on heritage matters, provision of advice on heritage planning matters to the staff of the Historic Buildings Council.
- Member of Technical Bulletins Committee, National Trust of Australia (Victoria)
- Member of Committee to advise Council of Footscray Institute of Technology on the accreditation of the Graduate Diploma in Heritage Planning and Management.

1984 -1985

- Heritage Planner, Melbourne Metropolitan Board of Works. Employed as a specialist conservation planner to assist with the introduction of conservation planning into the Melbourne and Metropolitan Planning Scheme. The position included membership of steering committees for municipal heritage studies, preparing planning schemes in conjunction with local government, community education and heritage publications,

1981 to 1983

- Tutor, University of Melbourne, Faculty of Architecture and Planning - Building Technology 1 (Building Structures) and Building Technology 4 (Restoration Technology).

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- Private practice involved mainly with domestic alteration and additions.

1977 to 1981

- Partner, Jacobs Lewis Vines, Architects and Conservation Planners.
Projects undertaken include:
Maldon Conservation Study,
Ballarat Conservation Study Parts 1 and 2,
North Fitzroy Conservation Study,
Port Melbourne Conservation Study,
Historic Sites Survey North Central Study Area for the Land Conservation
Council,

WRITINGS AND PUBLICATIONS

Maldon Conservation Study, Jacobs Lewis Vines in conjunction with Dr. Miles Lewis, 1977, Melbourne.

Ballarat, A Guide to Buildings and Areas, 1851-1940, Wendy Jacobs, Nigel Lewis, Elizabeth Vines and Richard Aitken, 1981, Melbourne.

Walking Melbourne, Wendy Jacobs, published by National Trust of Australia (Victoria) 1991

Conserving the Past, Sustaining the Future, paper published in *Building Community, Sustaining Heritage*, Conference Proceedings edited by Kate Darian-Smith, The Australian Studies Project, Ballarat University College, 1991

A Heritage Plan for Victoria, paper published in *Cultural conservation: Towards a national approach*, ed Sharon Sullivan, Special Australian Heritage Publication Series No. 9, Canberra 1995

Federation Architecture: A Stylistic discussion, 1890 – 1914 in Becoming Australians edited by Kevin T. Livingston, Richard Jordan & Gay Sweely, 2001

Pamphlets

A Painting Guide for Victorian Era Houses, in conjunction with Peter Lovell, MMBW 1985.

Municipal Works in Urban Conservation Areas,
MMBW Planning Guideline No. 6, 1985.

Urban Conservation Areas, Ministry for Planning and Environment 1986.

AWARDS

1979 In conjunction with the Shire of Maldon, the Town and Country Planning Board and the Ministry for Planning, Jacobs Lewis Vines awarded the Robin Boyd Environmental Award by the Royal Australian Institute of Architects.

A citation for Urban and Community Design awarded for the South Fitzroy Conservation Programme by the Royal Australian Institute of Architects.

1982 The inaugural Walter Burleigh Griffin Award for an outstanding contribution to the built environment, assessed from projects presented over the preceding three years. Awarded by the Royal Australian Institute of Architects for the Maldon Project to the Shire of Maldon and the Town and Country Planning Board in conjunction with the Ministry for Planning and Jacobs Lewis Vines.

Merit Award for outstanding Urban and Community Design for the Ballarat Conservation Programme.