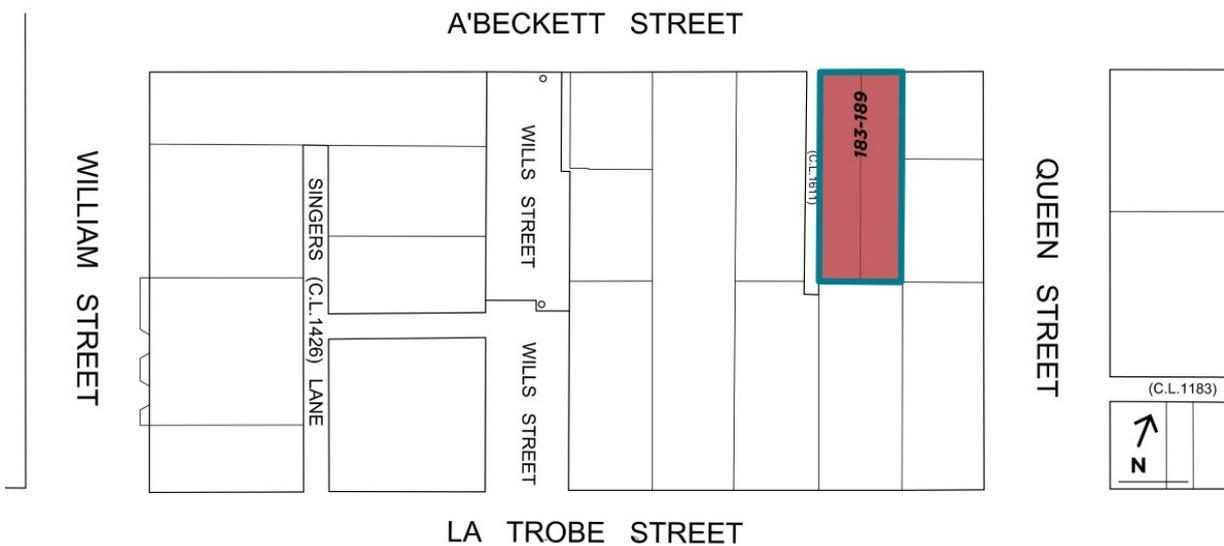


SITE NAME Grange Lynne Pty Ltd
STREET ADDRESS 183-189 A'Beckett Street Melbourne
PROPERTY ID 100157



SURVEY DATE: May 2017

SURVEY BY: Context Pty Ltd

HERITAGE INVENTORY H7822-2113 **EXISTING HERITAGE OVERLAY** Yes – interim controls HO995

PLACE TYPE Individual Heritage Place **PROPOSED CATEGORY** Significant

FORMER GRADE B

DESIGNER / ARCHITECT / ARTIST: Edward Fielder Billson **BUILDER:** Not known

DEVELOPMENT PERIOD: Interwar Period (c1919-c1940) **DATE OF CREATION / MAJOR CONSTRUCTION:** 1937, second floor added 1943

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
5 Building a Commercial City	5.5 Building a manufacturing capacity
	OTHER SUB-THEMES
9 Working in the city	9.3 Working in the post-war city

LAND USE

HISTORIC LAND USE	
Archaeological block no: 72	Inventory no: 2113
Character of Occupation: Commercial	
Land sale details not provided	
1866 Cox	Reserved for Presbyterian Church
1905/6 Mahlstedt	One- and two-storey buildings
THEMATIC MAPPING AND LAND USE	
1890s	Residential
1920s	Residential
1960s	Merchants

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Extent of overlay: Refer to map

SUMMARY

A three-storey factory and offices designed for Grange Lynne Pty Ltd by architect Edward Billson in 1937, and part of the printing and linotype companies located around the north-western edge of the city in the interwar period.

HISTORICAL CONTEXT

Building a commercial city

Building a manufacturing capacity

The land that factories were built on tended to be low-lying and undesirable for residential use; factories were most concentrated in West Melbourne, North Melbourne and Kensington. The higher ground of East Melbourne, by contrast, was almost free of industry, with the notable exception of the Victoria Brewery, an expansive red-brick castellated structure. Another important industrial area was on the south bank of the Yarra, where metal workshops and ship repair yards were located.

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later nineteenth and early twentieth century tended to be built outside the City of Melbourne, where land was more easily obtainable.

After being the centre of manufacturing in Australia in the 1920s, Melbourne's importance in this regard began to decline. In the post-war period, many city factories and warehouses were left empty or converted for other uses. The industrial area of Southbank has been virtually obliterated by the new developments of the 1990s.

Working in the city

Working in the post-war city

The number of factories operating in central Melbourne had declined by the middle of the twentieth century. Flinders Lane remained an important wholesale area for fashion and textiles into the second part of the twentieth century, but clothing manufacturing had declined. The north-west area of the city, for example along Elizabeth Street and in Dudley Street, remained areas of light industrial and mechanical workshops. There was small-scale manufacturing north and west of Lonsdale Street.

SITE HISTORY

The site on which the Grange Lynne factory stands was reserved for the Presbyterian Church in 1855 and later comprised one and two storey buildings (Fels, Lavelle & Mider 1993, Inventory no 2113).

Former Burley Griffin associate, Edgar Fielder Billson, designed a factory and offices for this site in 1937. Replacing two residences on the site, it was built as ground and first floor accommodation for Grange Lynne Pty Ltd. Another firm, White & Gillespie Pty Ltd commissioned the addition of a matching second floor in 1943 under the supervision of the Moderne style design specialists, R M & M H King. Hawkes Brothers Pty Ltd wholesale homeware merchants and White & Gillespie (Melb) Pty Ltd electrotypers occupied the building over a long period, the latter being part of a concentration of printing and linotype companies around the north-western edge of the city, in

areas such as Lonsdale Street, in the inter-war period. This was particularly so after the construction of The Argus building at the Elizabeth and Latrobe Streets corner in the mid -1920s.

Edward Fielder Billson

Edward Fielder Billson (1892-1986), the first student to enrol and graduate in Architecture at the University of Melbourne, had worked in the office of Walter Burley Griffin as a student and graduate, and established his own practice in the 1920s. By the mid-1930s he was acknowledged as a leading architect in Melbourne and a noted exponent of modern idioms emanating from Europe and America and of refined decorative brick detailing. His work in the 1930s was strongly influenced by European modernism, particularly the Dutch designs of Willem Dudok and the Amsterdam School which he had experienced firsthand in 1930. Billson had also designed a block of flats called Grange Lynne (corner Grange Road & Lascelles Avenue) by 1936 for this same company (Central City Heritage Study Review 1993).

SITE DESCRIPTION

183-189 A'Beckett Street is an example of European Modernism.

The factory's long horizontal windows and window ledges of the ground and first floors, influenced by contemporary International modernism, are juxtaposed against porthole stairwell windows and a rounded vertical element. Such elements bear a resemblance to the work of the Amsterdam School, that was promoted in the Dutch architecture and arts publication *Wendingen*, published between 1918 and 1932 (Welch 2015).

The use of dark brown textured brick reinforces the Dutch association.

Beyond these elements, the distinctive tapestry pattern and heeler (long narrow) brickwork gives way to standard face red brickwork and a saw-tooth roof profile facing south at the rear. Concrete sun control hoods are set above the band of windows, A curved vertical brick element separates the stair from the remainder of the building and reflects another vertical brick fin. Six port holes light the stair between the upper window hood and entrance. Set under the semi-circular concrete hood at the stair entry are the street address numbers set on three steel bars behind. Inside, the metal stair handrail has a similar curved form.

The building is visually unrelated to the adjoining streetscape, except for the face brickwork used in nearby buildings.

INTEGRITY

When viewed from the street and laneway 183-189 A'Beckett Street is of high integrity.

COMPARATIVE ANALYSIS

The building compares well with the following examples, drawn chiefly from the Central Activities District Conservation Study 1985 database, being of a similar use, scale, location and creation date. The previously identified heritage values for this building have been maintained and the stylistic expression of this factory warehouse remains important.

Selected late inter-war factory warehouses or commercial buildings have been demolished since the assessment of this place in 2011. These include the Former Taubman Pty Ltd, 18-30 Lonsdale Street, and 10-16 Lonsdale Street which have been demolished and incorporated into a 47-storey development at 2-30 Lonsdale Street. No. 276-282 Little Collins Street, the G J Coles Building,(1939)also appears to have been demolished.

Other commercial buildings of similar period and style include:

Manton's Store, 209-225 Little Bourke Street (rear of 222-244 Bourke Street), c1937 (Contributory in HO507 Little Bourke Street Precinct)

222-244 Bourke Street is an amalgamation of two buildings 222-236 Bourke Street, a purpose-built department store built in 1935, and 238-244 Bourke Street, formerly a cinema. The two buildings were incorporated in 1978 and extensively refurbished in 1995. To the rear, the Little Bourke Street frontage at 209-225 Little Bourke Street retains part of a c1937 building.



Figure 1. Rear of Target Centre at 222-244 Bourke Street, 209-225 Little Bourke Street, constructed 1937. (Source: CoMMaps)

Palmer's Emporium, 220 Bourke Street, 1937 (Recommended as significant in the Hoddle Grid Heritage Review)

220 Bourke Street, a four-storey commercial building, was designed by architect Harry A Norris in 1937. Built to accommodate a multilevel department store, the design embraces modern construction technology (reinforced concrete construction) and Moderne styling to express a progressive and modern aesthetic.



Figure 2. 220 Bourke Street constructed in 1937. (Source: Context 2017)

Yule House, 309-311 Little Collins Street, 1932 (HO703)

A five-storey commercial building designed in the Moderne style with steel framed windows and horizontal banding.



Figure 3. 309-311 Little Collins Street constructed in 1932. (Source: CoMMAps)

Mitchell House, 352-362 Lonsdale Street, 1937 (VHR H2232; HO715)

This seven-storey rendered brick office building with ground level retail was also designed by architect Harry A Norris in the Moderne style. The ground level was originally a motorcar showroom.



Figure 4. 352-362 Lonsdale Street constructed in 1937. (Source: CoMMAps)

Presgrave Building, 273-279 Little Collins Street, 1938 (Significant in HO502 The Block Precinct)

A six-storey cement rendered office building with shops at street level and foyer. Designed by Marcus Barlow in the Moderne style and built in 1938. The upper floors were refurbished and converted to hotel accommodation in 2000.



Figure 5. 352-362 Lonsdale Street constructed 1937. (Source: CoMMAps)

McPherson's Building, 546-566 Collins Street, 1935 (VHR H0942; HO614)

A five-storey reinforced concrete office building with basement parking and ground level retail. Designed by Stewart Calder in association with Reid & Pearson in the International style and built as offices and showrooms for McPherson's Proprietary Limited in 1935.



Figure 6. 546-566 Collins Street constructed 1935. (Source: CoMMAs)

As an example of 1930s, modern architecture 183-189 A'Beckett Street is a notable example of European modernism, sharing some stylistic qualities with the examples above. It has a higher degree of integrity and is a more sophisticated work than the example at 209-225 Little Bourke Street. The face brickwork is an unusual design feature of this period, and 183-189 A'Beckett Street demonstrates a particularly fine use of this material.

ASSESSMENT AGAINST CRITERIA

- | | |
|---|--|
| ✓ | <p>CRITERION A
Importance to the course or pattern of our cultural or natural history (historical significance).</p> |
| | <p>CRITERION B
Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p> |
| | <p>CRITERION C
Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p> |
| ✓ | <p>CRITERION D
Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p> |
| ✓ | <p>CRITERION E
Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p> |
| | <p>CRITERION F
Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p> |
| | <p>CRITERION G
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p> |
| | <p>CRITERION H
Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p> |
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RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

MELBOURNE PLANNING SCHEME

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3)	No
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

OTHER

N/A

REFERENCES

Fels, M, Lavelle S, and Mider, D 1993, 'Archaeological Management Plan', prepared for the City of Melbourne.

Google Street View 2017, 183-189 A'Beckett Street, Google Maps, accessed online 27 June 2017.

Welch, Anna 2015, 'Wendingen: Designing modernity' *State Library of Victoria*, <http://blogs.slv.vic.gov.au/>, accessed online 26 April 2019.

Central City Heritage Review in 2011

The references below were part of the Central City Heritage Review in 2011. No in text references were provided for the citations.

General sources

Historic Buildings Preservation Council reports on the Melbourne Central Business District from the 1970s;

Melbourne City Council on-line i-Heritage database;

Mahlstedt fire insurance map series held in the State Library of Victoria collection and Melbourne University Archives;

Daily newspaper reports such as 'The Argus';

Australian Architecture Index (AAI), prepared by Professor Miles Lewis and others;

Melbourne City Council building application drawings and files held at Melbourne City Council and the Victorian Public Records Office.

Historic Buildings Preservation Council

Yuncken Freeman Architects Pty. Ltd. 1976. Historic Buildings Preservation Council Melbourne CBD Study Area 5 (82), p1

Building Permit Application

MCC Building Permit Applications (BA): 18986, 22745

National Trust of Australia (Vic)

Grange Lynne Pty Ltd

Location: 185 A'Beckett Street, MELBOURNE,

Melbourne City

File Number: B6568

Level: Regional

Group: Manufacturing and Processing

Category: Factory/ Plant'

Sands & McDougall Melbourne or Victorian Directories

Where required directory extracts were obtained chiefly from Sands & McDougall Melbourne or Victorian Directories dating from the 1850s to 1974.

(D1935 185" -Jas. Trainor 187"-Miss Ida Mack)

D1939 Hawkes Brothers Pty Ltd homeware merchants wholesale

White & Gillespie (Melb) Pty Ltd electrotypers

D1944 - 45 Hawkes Brothers Pty Ltd homeware merchants wholesale

White & Gillespie (Melb) Pty Ltd electrotypers

D1950 Hawkes Brothers Pty Ltd homeware merchants wholesale

White & Gillespie (Melb) Pty Ltd electrotypers

D1955 White & Gillespie (Melb.) Pty Ltd electrotypers

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985** B

**Central City Heritage
Study 1993** B

**Review of Heritage
overlay listings in the
CBD 2002** B

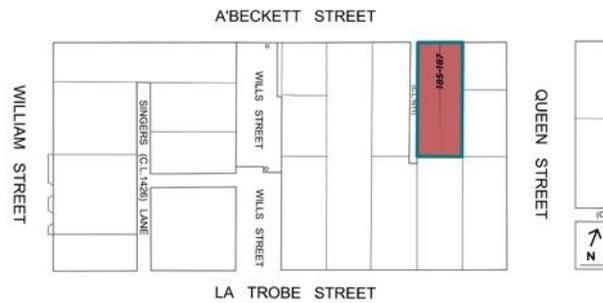
**Central City Heritage
Review 2011** B

STATEMENT OF SIGNIFICANCE

Heritage Place: Grange Lynne Pty Ltd



PS ref no: Interim HO1258



What is significant?

The building at 183-189 A'Beckett Street Melbourne, built in 1937 for Grange Lynne Pty Ltd by architect Edward Billson.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing;
- The building's high level of integrity to its original design;
- Long horizontal windows with ledges of the ground and first floors, and concrete sun control hoods above the band of windows;
- Dark brown textured face brick façade in tapestry pattern and heeler (long narrow) brickwork;
- Red face brickwork and the vertical brick fin on the west elevation, as well as the saw-tooth roof profile facing south at the rear;
- Curved vertical brick bay with six port holes above the entrance;
- Semi-circular concrete hood at the stair entry and the street address numbers set on three steel bars behind; and
- Curved metal stair handrail in the foyer.

Later alterations to the building are not significant.

How it is significant?

The Grange Lynne Pty Ltd is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

The building at 183-189 A'Beckett Street is historically significant as a well-preserved interwar city workshop and warehouse and one of a small number of surviving designs by the noted architect, Edward Fielder Billson, a former pupil and associate of Walter Burley Griffin. The building is also a reflection of long-term industry and warehouse concentration in this part of the city, in particular the printing industry that developed in proximity to the new Argus newspaper building at the corner of Latrobe and Elizabeth streets. This demonstrates the evolution of buildings of similar uses that have been assessed as significant elements of the city's development. (Criterion A)

The Grange Lynne Pty Ltd building is a successfully designed and highly representative example of the Moderne style, as applied to a city commercial building, which juxtaposes curved verticals with horizontal elements. The decorative aspects of the dark brown brick façade, such as the vertical fin and round windows of the stairwell, are particularly noteworthy. While the skilful addition of a similarly detailed third storey by the firm of R M & M H King has changed the proportions of the façade, this has detracted little from the integrity of the initial concept. (Criterion D)

The factory at 183-189 A'Beckett Street is a fine and distinctive example of an inter-war factory and office building in the City of Melbourne. Built in 1937-38 to designs prepared by architect Edward F Billson, a former pupil and associate of Walter Burley Griffin, this building exhibits an unusual blending of International modernism with the Arts and Crafts-based aesthetic of the Amsterdam School. (Criterion E)

Primary source

Hoddle Grid Heritage Review (Context & GJM Heritage, 2020)

