Heritage Citation

W. Saunders & Son Factory/Warehouse Complex (later Esprit de Corps offices)

Address: **20-60 Trenerry Crescent, Abbotsford**

Prepared by: GJM Heritage

Survey Date: 25 July 2016

Place type: Factory/warehouse	**Architect:** No known (1911, 1920s), Daryl Jackson (1984 alterations)
Grading: Individually Significant	**Builder:** Not known
Integrity: Moderate-High (1911); Moderate (1920s); High (1984)	**Construction Date:** 1911, 1920s, 1984
Status: Included in the Heritage Overlay (HO337 - Victoria Park Precinct, Abbotsford) No external paint, internal alteration or tree controls apply to Precinct	**Extent of Overlay:** As existing, refer to plan

Preview

Figure 1. 20-60 Trenerry Crescent, Abbotsford: the facade of the 1911 building.

Figure 2. The north-west elevation of the 1911 building (right) with its gabled third-storey, the 1984 glazed walkway and the modified 1920s brick office building (left).

Figure 3. The 1920s factory building (right) and 1984 two-storey glazed structure that links the 1920s and 1911 buildings.

Figure 4. The subject site (red) and the existing boundary of HO337 Victoria Park Precinct (pink) (2016).

Historical Context

The following historical context is taken from the HO337 Victoria Park Precinct citation[6], unless otherwise cited.

The area surrounding Victoria Park to the Yarra River includes parts of Crown Portions 78, 79 and 88, which had been surveyed by Robert Hoddle and sold in 1839 to R Dacre, J D L Campbell (a pastoralist) and J Dight, respectively. John Dight built Yarra House (later the Shelmerdine residence) and a mill on his allotment, and

[6] Victorian Heritage Database (VHD), City of Yarra citation for 'Victoria Park Heritage Precinct', accessed July 2016.

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Campbell built his house, Campbellfield House (later owned by architect and MLA William Pitt as Mikado) on his land overlooking the Yarra River.

In 1878, Edwin Trenerry, a shareholder in a deep lead mining company, subdivided Crown Portions 78, 79 and 88 for residential development, creating the existing street pattern. The design recalled the earlier Darling Gardens development at Clifton Hill, with Victoria Park intended as an ornamental garden square, surrounded by residential properties with 33' frontages to the park. By 1879 much of the land had been sold to David Abbott, with some lots sold to James and John Kelly in the next year. By 1885, all the lots had been sold, and development of many of them had begun.

Trenerry Crescent followed the line of the Yarra River and separated the larger riverside allotments from the smaller residential subdivisions to the west. By the turn of the century, the river frontage allotments along Trenerry Crescent were undergoing a transformation from gentlemen's farms to industrial uses. The Melbourne Flour Milling Company operated at the old Dight's Mill site on the Yarra from 1891, at the north end of Trenerry Crescent, with the Shelmerdine's Yarra Hat Works and a quarry located further to the south, both since redeveloped.

Abbotsford emerged as a centre for the textile industry during the interwar period, with much of the vacant land between Johnson Street, Trenerry Crescent and the Yarra River developed with textile mills.[7] The massive Austral Silk and Cotton Mills complex was built at the north end of Trenerry Crescent in 1927 and the Yarra Falls Spinning Mills had also expanded in the area during the early 20th century. Their administrative complex was built in 1919 facing Johnston Street and the landmark 1930s Byfas building was built, facing Trenerry Crescent, to produce textiles during World War Two. The combination of these extensive industrial complexes has a strong built character that is evident from within the Heritage Overlay Area and from distant views down the Yarra River and the Eastern Freeway.

In the last two decades of the 20th century, these large industrial and mill buildings have gradually been decommissioned and recycled for light industrial, commercial or residential uses.

Place History

The complex at 20-60 Trenerry Crescent comprises four buildings (six structures in total) constructed between 1911 and the mid-1980s; the 1911 building, 1920s building, 1984 building towards the Yarra River, the extensively remodelled 1920s building to the north and the 1984 entrance and linking elements.

From July 1890 Arthur and Isabella Hope owned eight lots on the north side of Trenerry Crescent, which comprised what became Turner Street, and lots to the west. Following the death of both, the lots were transferred to George Hope and William MacLennan in 1900, who on-sold the lots individually from 1906.[8]

The 1901 Melbourne Metropolitan Board of Works Detail Plan (No.1230) indicates that the subject site was vacant at this date. In September 1909, the Abbotsford Manufacturing Company Pty Ltd purchased the lot on the north-west corner of Trenerry Crescent and Turner Street, with a frontage of 20.1 metres (60ft) to Trenerry Crescent.[9] In July 1911, William Stone, clerk, and William Saunders the Younger, malt extract manufacturer of Vaucluse Street, Richmond, purchased the lot.[10]

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[7] Gary Vines & Matthew Churchward (1992) 'Northern Suburbs Factory Study', Part One: 63.
[8] Land Victoria (LV), Certificate of Title V:2279/F669.
[9] LV, Certificate of Title, V:3384/F680.
[10] LV, Certificate of Title, V:3384/F680.

The factory building located on the front title boundary was built in 1911 for W. Saunders & Son, manufacturers of malt extract and cod liver oil. The industrial building to the rear, adjoining Turner Street, is believed to have been built in the 1920s for an engineering works.[11]

On 24 May 1919, William Stone became the surviving proprietor, however, on the same date the property was transferred to W. Saunders & Son Pty Ltd, of Trenerry Crescent, Abbotsford.[12] From the 1910s, the lot to the west was also under the same ownership, on separate titles.[13] W. Saunders & Son Pty Ltd was described as 'Pure Malt extract and cod liver oil and Maltocrete manufacturers, agents for Zeestos' in 1920, while billboards advertised 'Saunders' Malt Extract in 1930 (Figure 5).[14]

Aerial photos dating to 1966 show the saw-tooth roof of the 1911 building on the corner of Turner Street, and the parallel gabled-roofs of the 1920s building adjacent to the river. Other buildings are visible on the site at this date, including a tower adjacent to the 1920s building (since removed) (Figures 6 & 7).

In October 1966, Mauri Brothers and Thomson (Aust.) Pty Ltd became joint proprietors of the site, before it was sold to Anco Plastics Pty Ltd, of 18 Trenerry Crescent, in August 1970. The property was subsequently owned by Trenjohn Pty Ltd from 1972, and Bracebridge Pty Ltd from 1981.[15] In May 1982, Bracebridge Pty Ltd consolidated the lots to form a 41.45 metre frontage to Trenerry Crescent (the current 20-60 Trenerry Crescent).[16]

In 1984, architect Daryl Jackson AO designed works to accommodate the reuse of the place by the Esprit de Corps clothing company. The development adapted the three early twentieth century buildings (the 1920s building on the corner of Trenerry Crescent and Turner Street, the 1911 building on Turner Street and the 1920s building to the north) which underwent some alterations, while the new structures comprised glazed links and a new warehouse/workroom building on the north-east corner of the site. Jackson's design integrated a stylised industrial theme appropriate to the site's history and received a citation as a finalist in the Royal Australian Institute of Architects Presidents Award in 1985.[17] In January 1988 the portion of land next to the river was subdivided off. The property was owned by various companies after this date, and is currently under a 30 year lease to Citipower Pty (from 1999).[18]

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[11] Heritage Victoria (HV) assessment of 'Esprit De Corps Complex, 40 Turner Street & 40-60 Trenerry Crescent, Abbotsford', accessed via Hermes 13 Jul 2016.
[12] LV, Certificate of Title, V:3384/F680.
[13] LV, Certificates of Title, V:3694/F664.
[14] Vines & Churchward (1992) 'Northern Suburbs Factory Study', Part Two: 246.
[15] LV, Certificate of Title, V:3384/F680.
[16] LV, Certificate of Title, V:9464/F422.
[17] HV assessment of 'Esprit De Corps Complex, 40 Turner Street & 40-60 Trenerry Crescent, Abbotsford', accessed via Hermes 13 Jul 2016.
[18] LV, Certificate of Title, V:9464/F422.

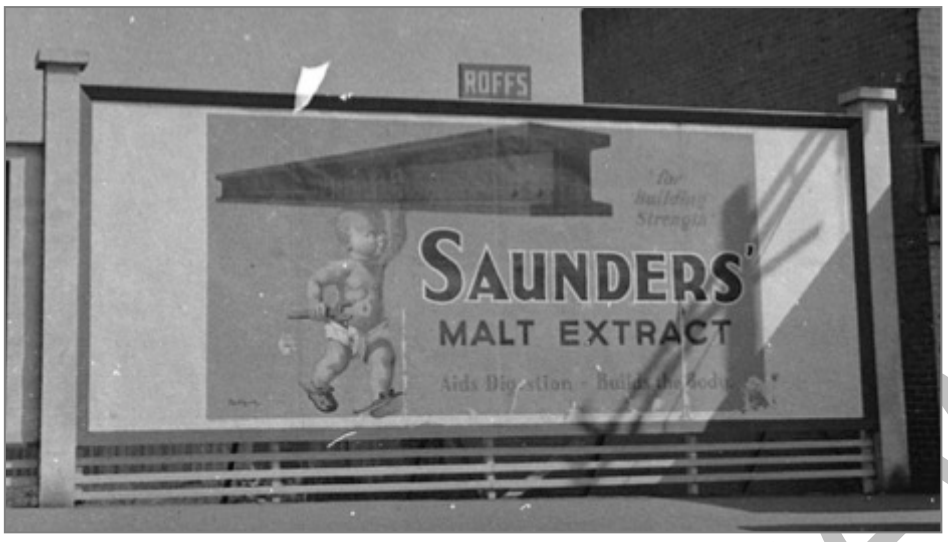

Figure 5. A c1930s billboard in Sydney for 'Saunders Malt Extract'
(Source: State Library of NSW, 'Billboard advertising Saunders', No. 29837).

Figure 6. A detail of a 1966 aerial of Trenerry Crescent, showing the subject site (Source: COYL, ID. CL PIC 105).

Figure 7. Detail of a second 1966 aerial of Trenerry Crescent and Yarra Falls (Source: COYL, ID. YL CL Pic 104).

This place is associated with the following themes from the *City of Yarra Heritage Review Thematic History* (July 1998):

4.0	Developing Local Economies
4.2	Secondary Industry

Description

The site is occupied by a complex of industrial and office buildings dating from 1911 and the 1920s. In 1984 architect Darryl Jackson AO designed additions and made alterations to the existing buildings to accommodate the site's re-use by the Esprit de Corps clothing company.

The 1911 building presents as a single-storey building fronting Trenerry Street (located on the Trenerry Crescent and Turner Street title boundaries), but extends to three-storeys in height at the rear as the building responds to the topography of the site as it slopes down towards the Yarra River. The brick building retains a saw-tooth roof which is hidden behind parapets on the three main elevations. The façade and parapet is rendered and overpainted. The parapet is defined by string moulds at its top and base. Subtle Classical details are expressed in engaged pilasters that break the façade into five bays and extend above the parapet at the entrance and corners. The central entrance (with a modern aluminum framed door) has a later cantilevered steel porch. Either side of the entrance are pairs of timber-framed casement windows of various sizes. The side elevations are face-brick with rows of single timber-framed casement windows with segmental-arches. Some sills have been replaced (probably during the 1984 development). Vents at ground level on the Turner Street elevation are also later additions dating from the 1980s. The building terminates at the rear with a third-storey with a gabled roof and circular vents to the gabled-ends.

To the rear of the site the original 1920s red-brick engineering works survives as a fragment now largely overbuilt in the 1984 works. This building approximates its original form and scale (see Figures 6 & 7) but the brickwork shows multiple stages of alterations, particularly fronting Turner Street. The windows and sills, the entrance off Turner Street and a large second-storey glazed addition to the rear of the building date from the 1984 development of the site.

The 1984 works include the adapted 1920s building on northern boundary of the site, the glazed walkway between this building and the 1911 building, a two-storey glazed link between the 1911 and 1920s buildings to the east and a glazed warehouse/workroom building to the rear of the site constructed on an exposed off-form reinforced concrete base.

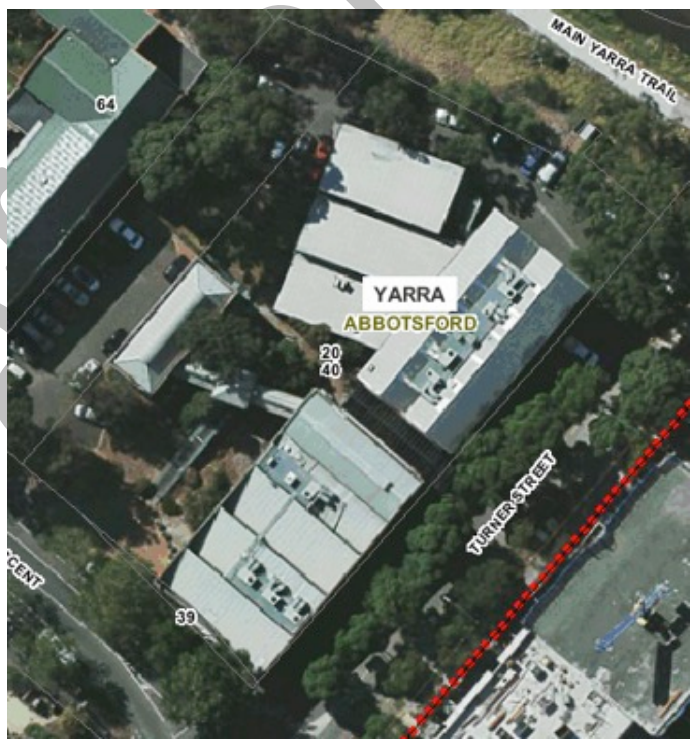

Figure 8. An aerial of the site dating to 2010 (Source: Planning Maps Online, 2016)

Condition and Integrity

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The 1911, 1920s and 1984 buildings have been well maintained and are all in good condition.

The 1911 building retains a moderate to high level of integrity. The 1920s building has a lower level of integrity due to various stages of alterations, most probably dating to the 1980s redevelopment of the site. The 1984 structures retain a high level of integrity.

Comparative Analysis

This comparative analysis focuses on the 1911 building fronting Trenerry Street which is the earliest and most intact pre- World War II building on the site. The analysis has been informed by a search of the Hermes database and includes places that are individually significant within a precinct-based Heritage Overlay within the City of Yarra.

The following places are comparable in historic use, construction date or architectural style or form:

Braun, C J & Co, Shoe Manufactures Factory/Warehouse (former), later Blue Laser Jean Company, 92-94 Easey Street, Collingwood (Individually Significant within HO321)

This brick and render factory was built in 1933 in the Moderne style, with distinctive details such as the sunburst 'keystone', stepped parapet and string mould. The former factory has now undergone a conversion to flats but the façade remains predominantly intact.

Although the W. Saunders & Son Factory/Warehouse Complex was constructed during an earlier period, the 1911 building is comparable to the Easey Street factory in construction materials, the form and scale of the symmetrical façade, both with stepped parapets defined by string moulds and central entrances with flanking windows. The subject site is much grander in scale with a more dominant presence along two streets, in comparison to the more modest Easey Street factory.

Figure 9. 92-94 Easey Street, Collingwood following the conversion to flats © realestate.com

Former Factory at 40 Reid Street, Fitzroy North (Individually Significant within Precinct HO327)

Constructed between 1900 and 1915, the former factory is a single-storey red-brick construction with a parapet, distinctive parapeted gable and single windows. Pilasters define entrances on the façade. The factory has now been converted to apartments, with additions constructed above the saw-tooth roof level and windows on the side elevations altered. With additions and alterations, the Edwardian fabric retains a moderate level of integrity.

The W. Saunders & Son Factory/Warehouse Complex is a similar red-brick construction and has a comparable application of architectural treatment, albeit in a slightly different expression. The subject site retains a higher degree of integrity as it retains its original profile and roof form.

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Figure 10. 40 Reid Street, Fitzroy North (©Google)

Former factory at the rear of 16 Arnold Street, Princes Hill (Individually significant within Precinct HO329)

This former factory, constructed between 1900 and 1915, is a two-storey, face-brick construction with a hipped roof, addressing two streets. It retains a high level of integrity. The factory occupies a similar footprint to the 1911 building at the W. Saunders & Son Factory/Warehouse Complex. While their roof forms differ, they are comparable in terms of the unadorned red-brick elevations with repetitive rows of single window placement. The W. Saunders & Son Factory/Warehouse Complex building has more elaborate architectural treatment and detail to the façade in comparison, but is less intact due to alterations to the windows and sills.

Figure 11. Rear of 16 Arnold Street, Princes Hill (©Google)

Conclusion

The W. Saunders & Son Factory/Warehouse Complex has a modestly-scaled façade fronting Trenerry Crescent but a dominant and increasing presence along Turner Street as the buildings respond to the topography as it slopes down towards the Yarra River. Architecturally, the 1911 former factory is typical of factories constructed during the Edwardian period with subtle Classical expression to the Trenerry Crescent façade. The 1984 additions to the complex by Daryl Jackson AO for the Esprit de Corps company are a well resolved contextual design response to the 1911 and 1920s buildings. This design still provides an effective integration of the various buildings on the site and is a successful example of adaptive reuse of former industrial buildings.

Assessment Against Criteria

Following is an assessment of the place against the heritage criteria set out in *Planning Practice Note 1: Applying the Heritage Overlay* (July 2015).

Criterion A: *Importance to the course or pattern of our cultural or natural history (historical significance).*

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The place is one of the remaining examples of industrial development in Abbotsford, and particularly on Trenerry Crescent along the Yarra River, where industrial development began from the turn of the century. The 1911 building is of historical value as an example of an Edwardian-era factory, built for W. Saunders & Son, who were manufacturers of malt extract and cod liver oil. The place is of historical significance as evidencing subsequent stages of development on an industrial site, including the 1920s building which is believed to have been built for an engineering works and the 1984 additions designed by architect Daryl Jackson for the Esprit de Corps company.

Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The Edwardian building is of aesthetic significance for its architectural presence within the early twentieth century industrial streetscape of Trenerry Crescent and within the riverscape of the Yarra River. The building has subtle Classical details to the façade and responds to the topography of the site by increasing in height and presence as the land slopes towards the Yarra River.

The new structures designed by architect Daryl Jackson AO in 1984 are of architectural significance, as an example of the innovative adaptive re-use of a set of former factory buildings that respected the forms, materials and architectural language of the early twentieth century industrial context.

Statement of Significance

What is significant?

The W. Saunders & Son Factory/Warehouse Complex at 20-60 Trenerry Crescent, Abbotsford.

The Edwardian building is of primary significance to the site. The new 1984 structures and the 1984 adaption of the 1920s buildings designed by architect Darryl Jackson AO are of contributory significance to the site. Alterations and additions that have occurred since 1984 are not significant.

How is it significant?

The W. Saunders & Son Factory/Warehouse Complex is of local historical and aesthetic significance to the City of Yarra.

Why is it significant?

The W. Saunders & Son Factory/Warehouse Complex is of historical significance as one of the remaining examples of the industrial development in Abbotsford, and particularly on Trenerry Crescent along the Yarra River, where industrial development began from the turn of the century. The 1911 building is of historical significance as an externally intact example of an Edwardian-era food processing factory, built for W. Saunders & Son, who were manufacturers of malt extract and cod liver oil. The place is of historical significance for its ability to demonstrate subsequent stages of development on an industrial site, including the 1920s building which is believed to have been built for an engineering works and the 1984 additions designed by architect Daryl Jackson for the Esprit de Corps company. (Criterion A)

The Edwardian building is of aesthetic significance for its architectural presence within the early twentieth century industrial streetscape of Trenerry Crescent and within the riverscape of the Yarra River. The 1911 building has subtle Classical details to the façade and responds to the topography of the site by increasing in height and presence as the land slopes towards the Yarra River. (Criterion E)

The alterations and additions designed by architect Darryl Jackson in 1984 are of aesthetic significance, as an example of an innovative adaptive re-use of former factory buildings that respects the forms, materials and architectural language of the early twentieth century industrial context. These include the adapted red-brick building on the northern boundary of the site, the glazed walkway between this and the 1911 building, the two-storey glazed link between the 1911 and 1920s buildings and a glazed warehouse building to the rear of the site. The design integrated a stylised industrial theme in consideration of the site's Edwardian and Interwar buildings. (Criterion E)

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Grading and Recommendations

It is recommended that the place continue to be included in the Heritage Overlay of the Yarra Planning Scheme as an individually significant place within the Victoria Park Precinct, Abbotsford (HO337).

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

External Paint Controls?	No
Internal Alteration Controls?	No
Tree Controls?	No
Outbuildings or Fences not exempt under Clause 43.01-3?	No
Prohibited Uses Permitted?	No
Incorporated Plan?	HO337 Precinct: Yes
Aboriginal Heritage Place?	Not assessed

Identified by:

Andrew C. Ward & Associates (May 1995), 'Collingwood Conservation Study Review'.

References:

Andrew Ward C. & Associates (May 1995), 'Collingwood Conservation Study Review'.

City of Yarra Library (COYL) Catalogue, <http://www.yarracity.vic.gov.au/Libraries/Search-the-catalogue/>, accessed July 2016.

Graeme Butler and Associates (2007), 'City of Yarra Review of Heritage Overlay Areas, Appendix 8'.

Land Victoria, Certificates of Title.

Melbourne Metropolitan Board of Works Detail Plans

State Library of NSW, online Manuscripts, oral history & pictures collection, <http://archival-classic.sl.nsw.gov.au/>, accessed July 2016.

Victorian Heritage Database (VHD), City of Yarra citation for 'Victoria Park Heritage Precinct', accessed July 2016.

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Vines, Gary & Matthew Churchward (1992) 'Northern Suburbs Factory Study'.

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