SITE NAME	Former Andrew Jack, Dyson & Co factory
STREET ADDRESS	594-610 Lonsdale Street Melbourne
PROPERTY ID	105720
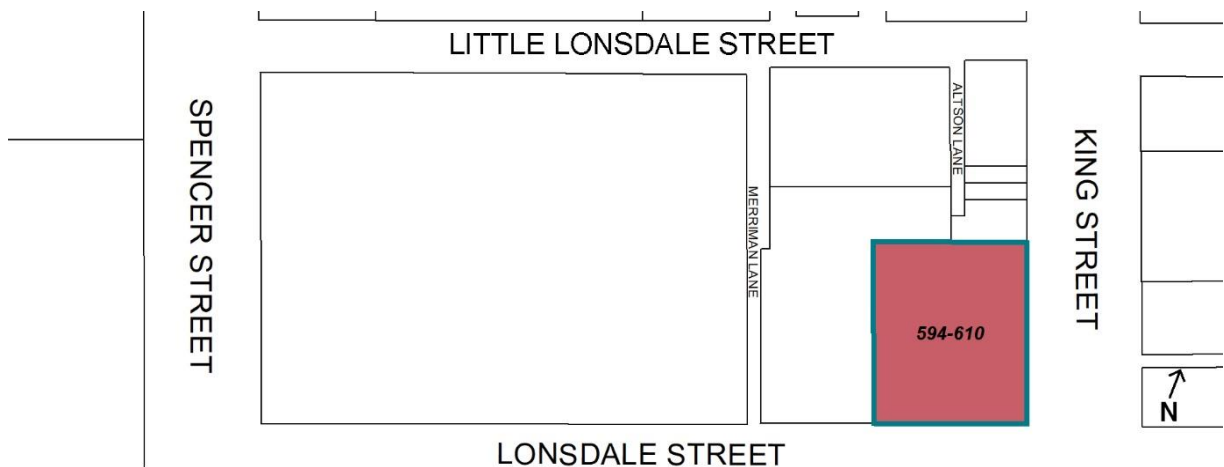
SURVEY DATE: October 2018		SURVEY BY: Context	
HERITAGE INVENTORY	H7822-1125	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
		FORMER GRADE	Ungraded
DESIGNER / ARCHITECT / ARTIST:	R M King	BUILDER:	Not known
DEVELOPMENT PERIOD:	Interwar Period (c.1919-c.1940)	DATE OF CREATION / MAJOR CONSTRUCTION:	1924

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, 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

LAND USE

HISTORIC LAND USE	
Archaeological block no: 1	**Inventory no:** 125
Character of Occupation: Commercial	
Land sale details not provided.	
1866 Cox	Building shown on corner King and Lonsdale Streets
1880 Panorama	Shows linked single-storey buildings (shops?) on this corner
1905/6 Mahlstedt	Series of buildings including two-storey wool store (J B Zander), condemned buildings, blacksmiths shop, other two-storey buildings and shed
THEMATIC MAPPING AND LAND USE	
1890s	Warehouses
1920s	Factories and Warehouses
1960s	Factories and Warehouses

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

594-610 Lonsdale Street was erected in 1924 for Andrew Jack, Dyson & Co Pty Ltd, stationery and printing merchants. Designed by architect R M King as an interwar industrial building with elements of the Chicagoesque style, the building was used as the business's offices, warehouse and factory for around 40 years. From 1965 to 1983 it was occupied by printer and publisher McCarron, Bird & Co. The building was one of many printing and linotype companies established in the northwest of the city in the interwar period and was associated with the printing industry for almost 60 years.

HISTORICAL CONTEXT

Building a commercial city

Building a manufacturing capacity

Economic historian Tony Dingle states that, for much of its history, Melbourne has been Australia's largest single centre of manufacturing. In the nineteenth century the industry was based on the processing of primary products produced in rural Victoria, often for export, and the making of products for local consumer demand. Dingle continues:

> *After the gold rushes of the 1850s increased Melbourne's population more than fourfold in a decade and a policy of import protection was implemented in the 1860s, manufacturing became the biggest sector of the Melbourne economy and the main source of employment. By 1871 more than 30 out of every hundred male and female wage-earners in Melbourne worked in manufacturing, by far the largest single category. By 1881 two-thirds of Victoria's 2500 factories were in Melbourne. On the eve of the depression of the 1890s a quarter of the Victorian manufacturing workforce was in the categories of metals, machinery and carriages, another 23% were in building materials and furniture, 19% in clothing and textiles, 15% in food, drink and tobacco, 9% in books, paper and printing, and 4% in leather products and tanning* (Dingle 2008).

Manufacturing was relatively inefficient and labour-intensive, providing large numbers of jobs. The economic depression of the 1890s slowed production, but in the first decade of the twentieth century, economic growth resumed.

Although affected by World War One in the period 1914-1918, by 1921, 38 per cent of Melbourne's workers were employed in industry with almost all new factory jobs in Australia between 1921 and 1947 created in Sydney and Melbourne. The growth of manufacturing, assisted by a new federal tariff in 1921, stimulated urban growth and by the end of the 1920s, Melbourne's population had reached one million people. The expansion of new sectors in the manufacturing industry was maintained by buoyant levels of domestic demand (Marsden 2000:29; Dingle 2008).

Workshops and small factories increasingly took over the northwest area of the city. By the first decades of the twentieth century, for example, settlement around Little Lonsdale Street comprised small houses with rear yards and outhouses facing laneways, but other entire allotments were taken up by multi-storey industrial and warehouse buildings, some designed by architects. Printing and linotype companies were established in the area in the inter-war period, particularly after the construction of the Argus Building, home of the *Argus* newspaper, at the Elizabeth and Latrobe streets corner in 1926.

Development in the city slowed with the Great Depression that commenced in October 1929 and continued through the early 1930s. Because of a lack of finance over this period, instead of new construction, some city buildings were substantially remodelled to create new office, commercial and industrial spaces.

After being the centre of manufacturing in Australia in the 1920s, Melbourne's importance in this regard began to decline. During the 1940s some city factories and warehouses were left empty or converted for other uses (Context 2012:35).

From the end of World War Two to the beginning of the 1970s, Melbourne underwent the most sustained growth in its history, mostly based on the manufacturing industry. At the peak of industrialisation in 1966, 37 per cent of total employment in Melbourne was dedicated to manufacturing, compared to the national average of 27 per cent (Maher cited in Tsutsumi and O'Connor 2006:8.3). Australia's manufacturing output increased 6 per cent per year between 1949 and 1967, and between 1947 and 1966, 155,221 new manufacturing jobs were created in Melbourne alone, roughly one-third of which went to women (Dingle 2008).

However, by the mid-1960s,

> [the] postwar expansion of manufacturing could no longer be contained within the old ring of inner industrial suburbs. They had become crowded and congested. New methods of production required more space and single-storey buildings to accommodate assembly-line techniques. The fork-lift truck led to new kinds of factory buildings. An increasing use of electricity for power and road transport rather than rail to move goods, opened up new locational possibilities...During the 1960s manufacturing expanded most rapidly in Moorabbin and the Oakleigh-Clayton area. When the available sites were taken up the area of fastest growth then transferred to Broadmeadows and Waverley (Dingle 2008).

City centres retained some manufacturing until the late 1970s, mostly in the areas of clothing, printing and food processing, sectors that increasingly employed women workers. By the 1990s manufacturing had declined to 16 per cent of total employment in Melbourne, and 77 per cent of the workforce were working in the tertiary sector (Marsden 2000:99-100).

SITE HISTORY

The land at 594-610 Lonsdale Street, Melbourne is part of Crown Allotment 8, Block 32, first purchased by Henry J White from Melbourne ('Plan of Town of Melbourne 1837', 1892). Located at the corner of King and Lonsdale streets, the extent of the original area of Crown Allotment 8 appears to have been retained (CoMMaps).

By 1866, a building was in existence at the corner of King and Lonsdale streets, and by 1880, linked single storey buildings were on site (Fels, Lavelle & Mider 1993, Inventory no 125). By c1905, the land was occupied by a number of buildings: J B Zander's two-storey wool store (labelled as a 'condemned building' on a 1905 map); a two-storey store on the southwest corner of the land; two single-storey stores, including a blacksmith shop; an open shed; and multiple toilets and a manure pit. The King Street side boundary was fenced with palings (Mahlstedt Map section 2, no 1a, 1905).

By 1920, Zander's had relocated to 297-205 King Street and the subject land was cleared of buildings. Between 1920 and c1923, the land remained vacant (S&Mc 1920-1923; Mahlstedt Map section 2, no 1a, 1923).

In 1924, the building at 594-610 Lonsdale Street was erected for Andrew Jack, Dyson & Co Pty Ltd, stationery and printing merchants. Andrew Jack, Dyson & Co Pty Ltd was a wholesale paper and printing firm established by Scottish businessman Andrew Jack in 1865. Andrew Jack was the sole director until 1885 when John Francis Dyson, English businessman, was taken into partnership. The business was once at the corner of Elizabeth and Lonsdale streets before relocating to Flinders Lane by 1874, and later to Collins Street (*Brighton Southern Cross* 2 March 1912:8). In 1892, the business was run by J F Dyson, John Blyth and his brother Richard Jack (*Argus* 27 June 1896:7). In 1912, Andrew Jack died at the age of 80, and the business was carried on by Dyson and Jack's son,

Andrew Winton Jack, who was the president of the Commercial Traveller's Association (*Australasian* 11 April 1896:32; *Brighton Southern Cross* 2 March 1912:8). In 1928, the company expanded, purchasing a Victorian and Tasmanian business, P J Firth Pty Ltd (*Age* 10 January 1928:10). A W Jack died in 1929 and J F Dyson retired around the same time and died in 1931 (*Argus* 1 July 1929:7; *Herald* 28 July 1931:7). Andrew Jack, Dyson & Co Pty Ltd continued its operation at the subject site through to the 1960s.

Designed by architect R M King, the new building was used as the business's offices, warehouse and factory. The original architect's impression published in the Argus shows a substantial three-storey building with two street frontages (Figure 1). Constructed of reinforced concrete, the building was said to embody the latest features of factory construction, including luncheon rooms on the flat roof. The office entrance was finished with Harcourt granite (Argus 7 June 1924:19). Constructed at a cost of £33,000, the finished building differed from the original plan. It comprised two- and three-storey sections rather than a consistent three-storeys. with the section at the corner of Lonsdale and King streets being two-storey (see Figure 1 and Figure 2) (MBAI 33000).
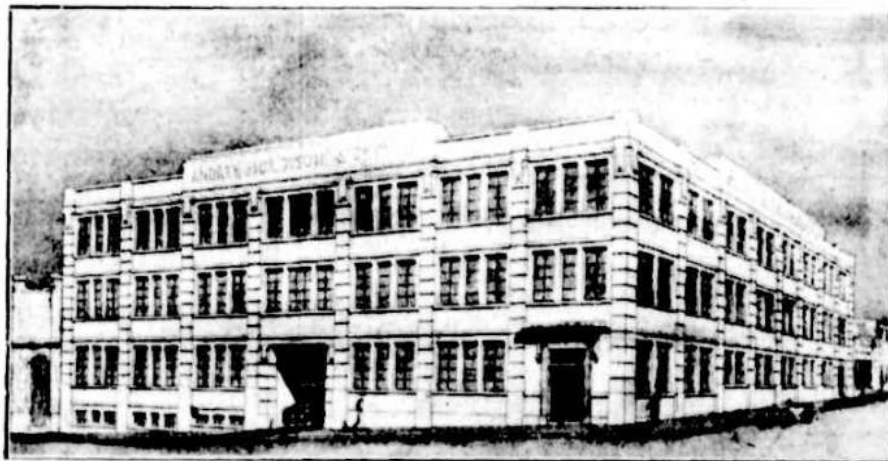

Figure 1. An illustration of the subject building prepared by architect R M King and published in 1924. The finished building differed to the above illustration of three-storeys as it consisted of both two- and three-storey sections. (Source: *Argus* 7 June 1924:19)

The building at 594-610 Lonsdale Street comprised a square-shaped footprint, enclosing a courtyard/open space accessed from the archway midway along the Lonsdale Street elevation. As the only access point for vehicles, the 20-foot wide courtyard functioned as a service and loading zone for the factory. This use of an inner court as a loading zone is uncommon in the context of the city centre, where its laneway network characteristically provided rear and side access. .

Andrew Jack, Dyson & Co Pty Ltd occupied the subject building through to the early 1960s. In 1960, the Sands & McDougall postal directory listed the business as 'wholesale stationery, paper bag and toilet rolls manufacturers and printers' (S&Mc 1960).

In 1962, a substantial alteration to the building was made at the cost of £55,000, including re-partitioning of the interior, likely for new tenants (MBAI 35741). By 1965, McCarron Bird Pty Ltd, printers, occupied the premises. John Francis McCarron established McCarron, Bird & Co in Flinders Street in Melbourne in April 1872 with Hermann Püttmann and Andrew Stewart as partners. The

printing and publishing business grew rapidly. In 1877 the firm founded the monthly *Australasian Insurance and Banking Record* and in 1887 Bird retired and the firm moved to Collins Street, enlarging its business to include sections on lithography, engraving, bookbinding and stationery. In 1888 the firm published *Victoria and its Metropolis* and in 1891 the *Australasian Pastoralists' Review*. McCarron died in 1900 (Close 1974) In 1967, a loading dock was installed for $15,000 (MBAI 38915).

The subject building in the 1960s can be seen in Figure 3 and Figure 4.

In 1983, the factory was modified as an office, and was sold in 1984 for $1.1 million to K Blake and Partners, who planned to redevelop the building into 20 strata title office suites (*Age* 8 August 1984:30) (see Figure 5). Multiple building works were subsequently carried out between 1983 and 1987 (MBAI). Major alterations occurred in 1985, which included the refurbishment and subdivision of the building into 17 office units. In addition, a terrace, gym and sauna were installed. The building, now named Lonsdale Court, currently contains 19 businesses (CoMMaps).
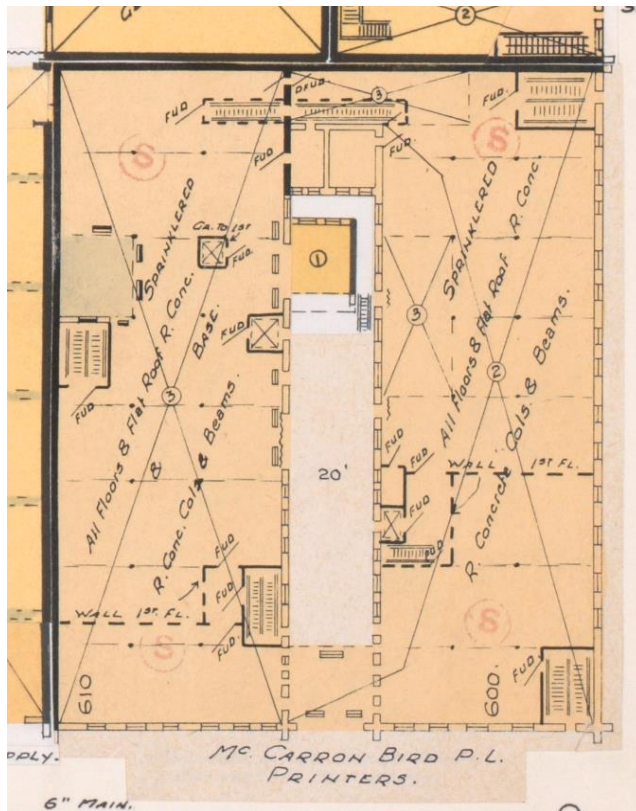

Figure 2. Section of a Mahlstedt plan, amended post-1962, showing the subject building. (Source: Mahlstedt Map section 2, no 1a, 1962)

Figure 3. Extract of a photograph showing the subject building (McCarron Bird Pty Ltd) c1960s, looking southwest from King Street. (Source: K J Halla c1960s, SLV copyright)

Figure 4. Extract of a photograph showing the subject building c1960s, then occupied by McCarron Bird Pty Ltd printers. (Source: K J Halla c1960s, SLV copyright)

Figure 5. Photo of the subject building when it was sold in 1984. (Source: *Age* 8 August 1984:30)

R M King, architect

The website of the Kurrajong House, 175 Collins Street contains the following biography of the architect Ray Maurice King:

The architects of Kurrajong House, R M & M H King, had Adelaide origins, where Ray Maurice King began practicing as an architect in 1891. The following year he moved to Melbourne and over the next sixty years he and his son, Maurice Harrington King, who he went into partnership with in 1926, designed many industrial and residential buildings in Victoria. Maurice, who was trained as an engineer, is regarded as having transformed the fledgling practice established by his father into one of Melbourne's most prolific architectural firms of the mid-twentieth century.

Kurrajong House is one of the few buildings in central Melbourne designed by the Kings. Other commercial work undertaken by the firm includes the showroom for the Colonial Gas Company at Box Hill and the Hopkins Odlum Apex Belting factory at Footscray... Many of the firm's clients were high profile Victorians including, in addition to the Taits, Arthur Rylah, lawyer and later Chief Secretary and Deputy Premier of Victoria; the Myttons and the Beaurepaires. Ray King died in the early 1950s. Maurice King died prematurely in 1956 and the practice was closed shortly afterwards.

SITE DESCRIPTION

594-610 Lonsdale Street, Melbourne, is an interwar industrial building with some characteristics of the Chicagoesque style. Located on a substantial corner site at the northwest corner of Lonsdale and King streets, the building is predominantly two-storey, with a three-storey section at the western end of the Lonsdale Street elevation.

Although the interwar Chicagoesque style was more commonly used for medium rise buildings, 594-610 Lonsdale Street exhibits many of its main characteristics. This includes a regular rhythm resulting from projecting pilasters and recessed articulated spandrels at each floor with large horizontally proportioned window openings. It is constructed using a reinforced concrete frame. The facades are

CONTEXT

of painted course render, probably over non-loadbearing brickwork and have a gravely finish that is similar to the exposed aggregate finish of Shanghai plaster. Shanghai plaster is a dull grey render finish that is recognisable throughout south-east Asia and was commonly used by major British corporations during the interwar period.

Built in 1924 as a printing factory, the building has modest and simplified decorative details inspired from classical architecture, represented in elements such as stylised rustication and modillion-like brackets on the tip of each pilaster.

At the ground level, on Lonsdale Street elevation, there is a large opening (labelled as 'archway' in the 1925 survey plan), which provided entry for vehicles. The main doorway in Lonsdale Street is surrounded by granite architrave and an awning over the top of the stylised brackets.

The original opening patterns are reasonably intact, except for the larger openings on the eastern elevation near the Lonsdale Street entrance. On the Lonsdale Street elevation, the windows are grouped in threes and there are paired windows on the King Street elevation.

Now converted into strata offices and residences, the exteriors including the physical fabric of the enclosed courtyard appear to be reasonably intact, with some changes visible from the public domain. While the decorative details are intact, most changes were made to the openings, possibly due to the installation of the air conditioning units or central heating systems. All of the original multi-pane industrial windows have been removed and replaced either with a single pane glazing or a multi-pane window with opaque glass.

On the King Street elevation, the lower-level openings have been extended vertically, stopping above the moulded stringcourse work. The Lonsdale Street elevation is more intact, with almost all opening patterns retained, except for the shortened windows with multi-pane glazing on the ground floor of the three-storey section. The doorway and roller gate under the shortened windows are also recent additions. The doors on the Lonsdale Street and King Street elevations are also new. Other notable changes include the removal of highlight above the Lonsdale Street entrance and a new steel gate inserted to the former vehicle entrance.

INTEGRITY

594-610 Lonsdale Street, Melbourne is relatively intact with some changes visible to original or early fabric. The building retains its original footprint with internal courtyard, and its original scale and form as a low rise but large-scale printing factory have been maintained, with no upper floor additions. Much of the original pattern of fenestration and window openings has been retained, especially on the Lonsdale Street elevation, although all of the original multi-pane industrial windows had been replaced. The external wall surfaces of course render are also intact.

Overall the building is of high integrity.

COMPARATIVE ANALYSIS

Structural steel and reinforced concrete framing became popular building materials in interwar Melbourne, inspired by Chicagoan architecture in the late nineteenth and early twentieth centuries. Departing from load-bearing brick walls, many 1920s examples employed these new building methods that allowed windows to become larger and more prominent on facades, whilst also allowing for increased building heights. Most of the buildings during the early interwar period were designed in

the Inter-War Commercial Palazzo or Chicagoesque styles, both of which derived from the rebuilding of the core area of Chicago.

Although they were characterised by an expressed structural system of concrete columns and floor plates, these examples typically retained elements of classical detailing (albeit restrained). Classical details include a solid horizontal base, expressed rusticated pilasters, projecting cornices (not evident in this case) and decorative mouldings.

The following examples are comparable with 594-610 Lonsdale Street, being of a similar use, scale, location and/or creation date. The images and descriptions are provided by CoM Maps unless stated otherwise, with images dating from c2000 or later.

215-233 Franklin Street (rear of 186-190 A'Beckett Street), 1923 (HO1157)

A large, three-storey and face red brick and rendered warehouse building built in 1923, with a symmetrical stripped classical style façade. It was designed by Walter & Richard Butler. The original multi-paned windows were removed from the façade (RBA 2013:D41).

Figure 6. 215-233 Franklin Street, built in 1923.

Former Myer despatch buildings, 258-274 Queensberry Street, Carlton, 1928 & 1934 (HO17)

A three to four-storey red brick building with three street frontages to Berkeley, Queensberry and Barry Streets, built in 1928 as a Myer Emporium despatch building to a design by H W & F W Tompkins. Also designed by Tompkins, the fourth storey was added in 1934 (RBA 2013:C4).

Figure 7. 258-274 Queensberry Street, Carlton, built in 1928.

411-423 Swanston Street, 1925 (HO1084)

411-423 Swanston Street, Melbourne is a five-storey reinforced concrete former warehouse that was designed by Francis J Davies in a conservative Free Edwardian style and built by Walter E Cooper for the tobacco company W D and H O Wills in 1925. It was refurbished for educational usage in 1978.

CONTEXT

Figure 8. 411-423 Swanston Street, built in 1925.

Former Koorie Heritage Trust building and Zander's Warehouse, 295-305 King Street, 1919 (Recommended as significant in the Hoddle Grid Heritage Review)

A three-storey brick former factory Designed by Christopher Cowper and built for the eldest son of John Charles and Cecilia Zander, John Bernard Zander in 1919. Extensively refurbished and converted to a museum and cultural centre in 2003.

Figure 9. 295-305 King Street, constructed in 1919.

594-610 Lonsdale Street, Melbourne is a restrained example of a low-rise industrial building on a substantial corner site. It exhibits some elements of Chicagoesque style such as the vertical bays divided by pilasters, albeit of a lower height than is commonly the case for buildings in this style in central Melbourne. Although there have been alterations to the building, including the removal of the original multi-pane industrial windows, which is commonly observed in other similar HO-listed places in the City of Melbourne (see above examples), most of the original pattern of fenestration and window openings has been retained, especially on the Lonsdale Street elevation.

The building functioned as the offices, warehouse, and factory for two successive printing companies for almost 60 years, and its prior use remains legible in the building form and the original footprint with central courtyard which have also been retained. The original storey height and legible form make it a representative example of a low-rise industrial building, which forms part of a group of now-rare historic buildings associated with low-rise but large-scale manufacturing premises that once prospered in the northern part of Hoddle Grid and in the northwest part of the central Melbourne where, from the interwar period, many industrial companies were established.

CONTEXT

The subject site is especially comparable to the warehouse building at 295-305 King Street, constructed slightly earlier in 1919, as the buildings are of a similar scale and exhibit many of the characteristics of the Chicagoesque style, albeit in the restrained fashion as commensurate with a horizontally proportioned low rise industrial building. Built in 1923, 215-233 Franklin Street (HO1157) is also comparable in terms of its relatively formal treatment of the façade for a utilitarian building type.

The subject building is distinguished from other examples of similar low-rise warehouse type buildings for its use of reinforced concrete construction in 1924, when brick was still preferred building materials for low-rise utilitarian buildings. 411-423 Swanston Street (HO1084), a five-storey warehouse, is another example of a reinforced concrete warehouse with restrained detailing.

CONTEXT

ASSESSMENT AGAINST CRITERIA

✔	**CRITERION A** Importance to the course or pattern of our cultural or natural history (historical significance).
	CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
	CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
✔	**CRITERION D** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
	CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
	CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)
	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).
	CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

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

CONTEXT

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CONTEXT

PREVIOUS STUDIES

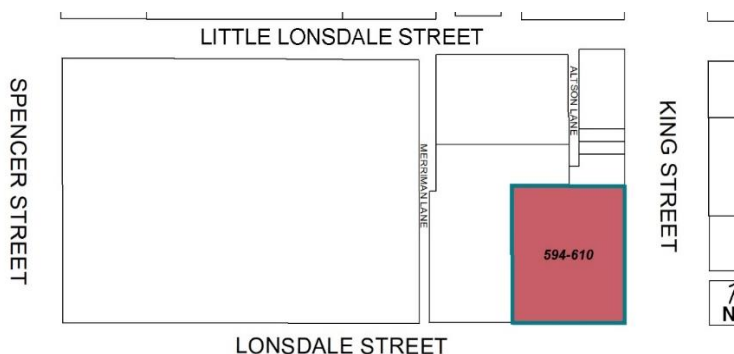|	
Central Activities District Conservation Study 1985	Ungraded
Central City Heritage Study 1993	Ungraded
Review of Heritage overlay listings in the CBD 2002	Ungraded
Central City Heritage Review 2011	Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Andrew Jack, Dyson & Co factory	**PS ref no:** HOXXXX

What is significant?

The former Andrew Jack, Dyson & Co factory at 594-610 Lonsdale Street, Melbourne, constructed in 1924.

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

- The original building layout, form and scale, including the courtyard
- The original pattern of window openings, fenestration and decoration, such as the projecting pilasters and recessed articulated spandrels; and
- The external wall surface finish of course render similar to Shanghai plaster.

Later alterations made to the ground level facades, and windows replaced with modern glazing, are not significant.

How it is significant?

The former Andrew Jack, Dyson & Co factory at 594-610 Lonsdale Street, Melbourne, is of local historic and representative significance to the City of Melbourne.

Why it is significant?

The building at 594-610 Lonsdale Street, Melbourne, constructed in 1924 for Andrew Jack, Dyson & Co Pty Ltd, stationery and printing merchants, to a design by architect R M King, is historically significant for the evidence it provides of the rise in manufacturing in the city from the 1920s, of the long-term industry and warehouse concentration in this part of the city, and of the many printing and linotype companies established from the interwar period in this northwest part of the city, including in 1926 the Argus Building. It is historically significant for its long association with printers and stationary merchants, initially with Andrew Jack, Dyson & Co Pty Ltd who occupied the building as their business offices, warehouse and factory for around 40 years, from 1924 to the early 1960s. By 1965, printers McCarron Bird Pty Ltd had purchased the premises and operated from there until the early 1980s, at a time when most city manufacturers had moved to the suburbs or closed. (Criterion A)

CONTEXT

594-610 Lonsdale Street is significant as a relatively intact example of the wave of development in central Melbourne during the early interwar period that replaced the low rise masonry buildings dating from the late nineteenth and early twentieth century. This early wave of building most commonly utilised the interwar Chicagoesque styles. The building exhibits many of the main characteristics of this style. This includes a regular rhythm resulting from projecting pilasters and recessed articulated spandrels at each floor with large horizontally proportioned window openings. More unusually the wall surfaces are treated with a course render similar to Shanghai plaster. (Criterion D)

Primary source

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