



# Maldon Historic Central Area Precinct Review

## Stage 2—Detailed Assessment

July 2022

Prepared for  
Mount Alexander Shire Council

## **Acknowledgement of Country**

We respect and acknowledge the Dja Dja Wurrung Clans Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Dja Dja Wurrung Clans Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

# Report register

The following report register documents the development of this report, in accordance with GML's Quality Management System.

Project	Issue No.	Notes/Description	Issue Date
2892	1	Draft Report	1 July 2022
2892	2	Final Report	27 July 2022

## Quality assurance

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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## Cover image

Maldon, Victoria. (Source: State Library Victoria)

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# 1 Background

In March 2021 GML Heritage Pty Ltd (GML; then trading as Context) submitted the *Maldon Streetscape Project—Significance and Heritage Impact Assessment (Schematic Design)—Revised Report* ('Maldon Streetscape Project HIA') to the Mount Alexander Shire Council. One of the issues identified in that report was the lack of a heritage citation for HO445 Maldon Historic Central Area (HO445), including a statement of significance, that was compliant with current heritage practice.

In May 2021 GML was engaged to undertake a detailed review of the documentation associated with HO445 Maldon Historic Central Area for the Mount Alexander Shire Council. The review consists of two stages. The Stage 1—Preliminary Review involved a review of existing documentation, limited historical research, field survey, and documentation of the HO445 precinct and the individual heritage places within the commercial area. The results of Stage 1 informed the scoping of Stage 2—Detailed Assessment. The *Maldon Historic Central Area Review Stage 1—Preliminary Review* is attached to this report (Appendix A).

Commenced in September 2021, Stage 2 involved the preparation of an updated HO445 precinct citation and statement of significance that is compatible with *Planning Practice Note No 1—Applying the Heritage Overlay* (Department of Environment, Land, Water and Planning, 2018). In addition to this task, six individual citations for significant places within the HO445 precinct were prepared to inform the decision making for existing planning applications for these places.

## 1.1 Study area

HO445 Maldon Historic Central Area is included on the Schedule to the Heritage Overlay (HO) of the Mount Alexander Shire Planning Scheme. However, the mapped extent of HO445 covers only some sections of road and a number of individual buildings. The majority of buildings in the precinct are listed as Individually Significant places on the HO.

The extent of HO445 and the places in the immediate vicinity that are covered by an individual HO are informed largely by the physical parameters of the 'Historic Interest Zone' surveyed in the Maldon Conservation Study (1977). In addition, the bluestone gutters (HO981) and trees (various HOs) are separately mapped as part of the municipality's HO. The study area investigated for Stage 1 included the junction of High Street (generally between Hospital Street and Newstead Road) and Main Street (between Edwards Street and High Street). The properties and public realm elements within the

study area were considered within the broader context, along with the extent of the Historic interest Zone in the 1977 study (Figure 1).

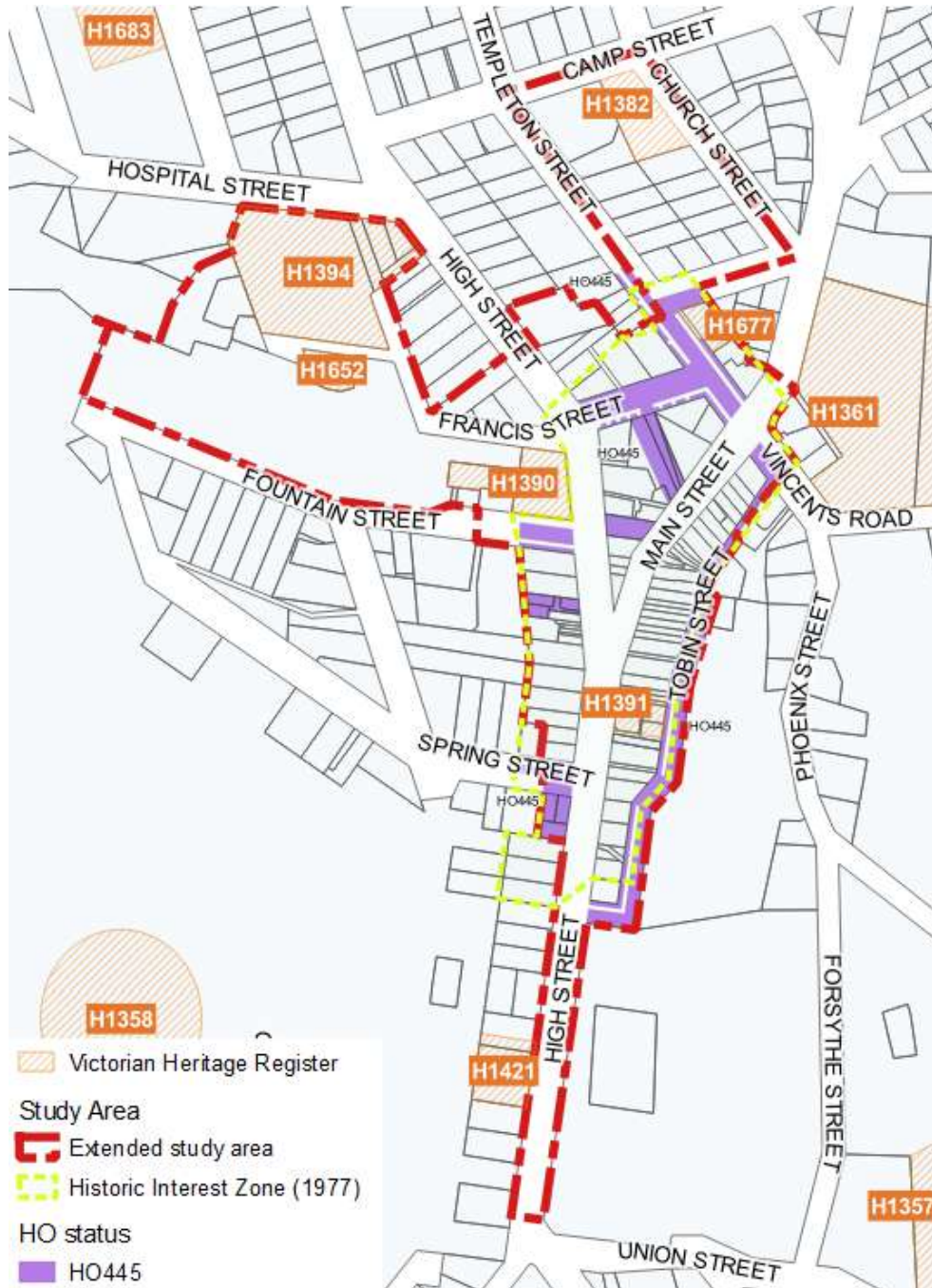


Figure 1. Study area shown in relation to the Historic Interest Zone, generally covering the central commercial area in Maldon and the High Street corridor; a main approach to the central area; the historical Church Hill area (between Templeton and Church Street and comprising churches and associated buildings); and the former Commissioner’s camp paddock (Government Reserve).

## 1.2 Acknowledgements

We are grateful to Mount Alexander Shire Council for guiding this project. We also wish to acknowledge the Maldon Museum and Archives Association for valued input, including the majority of the historical research.

## 1.3 Limitations

In the review process, the following limitations were identified.

- **Property addresses and mapping anomalies:** Discrepancies between the current parcel addresses and references in the *Maldon Conservation Study* (1977) became apparent during the course of the Stage 1 review. In addition to this, discrepancies were identified between the extent of HO polygons adopted on the Mount Alexander Planning Scheme and the Schedule to the Heritage Overlay (clause 43.01). We have cross-referenced our findings with Council's internal list of identified errors and anomalies in the current planning scheme map and schedule in the process of the Stage 1 review.

## 2 Methodology for detailed assessment

### 2.1 Fieldwork

In December 2021, two GML consultants drove and walked the area within and adjoining HO445, making photographic records and conducting on-site analyses. The survey was limited to the public realm and included streets and laneways where possible. The findings of the Stage 1 tasks informed this fieldwork. During and following fieldwork, data was systematically collated and filed using GIS software. Fieldwork records formed the basis for the preparation of place and precinct descriptions and the integrity sections of citations during the detailed assessment, as well as the precinct category schedule.

### 2.2 Collaboration with Maldon Museum and Archives Association

For the Stage 2 review, GML collaborated with the Maldon Museum and Archives Association (MMAA). This collaboration provided invaluable insights into Maldon's history as well as access to resources held by MMAA.

An inception meeting with MMAA was held on 25 October 2021 via videoconference, to explain the key findings of Stage 1 and the project scope and procedure for Stage 2.

On 29 October 2021 an in-person workshop was held at the MMAA hall to discuss the research process in detail.

MMAA provided key primary and secondary resources and other research materials that concerned the historical development pattern of study area and individual buildings within it. The information was fed into the precinct and individual place histories developed for this precinct review.

### 2.3 Benchmarking places in HO445

Each place listed on the local planning scheme is assigned with one of the three categories of heritage significance: Significant, Contributory or Non-contributory. The Mount Alexander Planning Scheme does not provide definitions of these terms, but within the context of this study, these levels of significance are defined as follows:

- **Significant** — Places of individual importance at local or State significance. If located within a precinct, they may also contribute to the precinct.
- **Contributory** — Places that contribute to the identified precinct values.
- **Non-contributory** — Places within a precinct that do not contribute to the identified precinct values.



Section 2.3 of *Maldon Historic Central Area Review Stage 1—Preliminary Review* (Appendix A) contains the key considerations for local benchmarking indicators, developed for places considered in this review.

## 2.4 Precinct and place citations

The precinct and individual place citations<sup>1</sup> are prepared in accordance with the Burra Charter and PPN01 and contemporary best practice approach to ensure that the Shire of Mount Alexander's heritage data and Statements of Significance are robust and up to date.

The following components are provided in each precinct or place citation prepared as part of Stage 2.

- **Historical context** is a summary contextual history included in each precinct and place citation. It discusses the background to the early development of Maldon's central area.
- Detailed histories for each individual places and precincts are presented under **Site history** or **Precinct history**. These tailored histories focus on the chronological physical development of the place or area and any relevant social history, and identify important historical associations that might contribute to its significance. Citation histories typically include information pertaining to the initial sale of land and Crown Allotment number/s; further subdivision/s of the site; and built development (including recent alterations). For places with notable historical associations or known architects a brief biography might be included. Documentary sources for researching place and precinct histories include a wide range of material, as specified in **References** for each citation.
- **Description** provides a physical description of each individually significant heritage place and precinct and was prepared based on documentation from the preliminary assessment. This sets out and describes the physical context (wider setting) and other important physical elements (eg fence, garden and trees). For significant places, building details including size and massing, materials, stylistic influence(s), features of note, and any alterations were summarised.
- A separate **integrity** statement was provided under the subheading Integrity to describe the intactness and legibility of each place and was used to inform the subsequent comparative analysis and assessment benchmarking. Considerations included each precinct and place's retention of overall built form and massing,

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<sup>1</sup> Six individual citations were prepared as part of this project to support Council's review of planning applications for each respective place. These citations are included in Section 5. Individual place citations for significant places were commissioned on a place-by-place basis as required, in view of budgetary considerations.

materiality, and architectural detailing and setting, as well as the extent of any visible alterations. The physical assessment was primarily based on the fieldwork records and Council's planning permit records (where available).

- PPN01 advises that thresholds to be applied in the assessment of significance are state significance and local significance. It states that, 'Local significance includes those places that are important to a particular community or locality'. In order to apply a threshold, a comparative analysis was undertaken to substantiate the significance and relative levels of integrity and intactness of each precinct and place. Each citation provides relevant discussion under the subheading **Comparative analysis**. For the analysis, the assessment team considered a selection of examples (on the HO or unprotected) that could be directly compared with the subject site in terms of their development period, architectural style or typology. A concluding discussion then considered how well the subject site compared to the comparative examples in order to benchmark its relative significance. Significance for places within the HO445 precinct coverage were also reviewed and adjusted as necessary based on a comparative exercise.
- Where the place or precinct is identified as meeting either the threshold of 'State Significance' or 'Local Significance', relevant heritage criteria are noted under the heading **Assessment against heritage criteria**. PPN01 advises that assessment of whether a place meets the local or State threshold should be determined in relation to the recognised heritage criteria which are as follows (DELWP 2018:1–2)<sup>2</sup>:
  - **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 in 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).

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<sup>2</sup> Where the criteria states, 'our cultural or natural history', this should be understood as that relating to Mount Alexander Shire.

- **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).
- A **Statement of significance** was prepared for each precinct or place found to meet the threshold of local significance for at least one criterion. Each statement was prepared in accordance with The Burra Charter and PPN01. Each statement of significance responds to and is structured in the format recommended by PPN01 (DELWP 2018:2), as follows:
  - What is significant? — This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.
  - How is it significant? — Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.
  - Why is it significant? — The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion should be inserted in brackets after each point or paragraph. Each point or paragraph, for example "(Criterion G)".
- Statutory **Recommendations** for each precinct and place assessed to be of local significance are made in accordance with relevant policies and guidelines set out in PPN01 (DELWP 2018:2).
- Proposed mapping curtilage for the individual place or precincts is indicated in curtilage maps provided, or under **Extent of overlay**. Maps are included at the start of each citation and there is a location map at the start of the Statement of Significance as per PPN01. Mapping extent of most individual places

recommended by this study is to the extent of the title boundaries as per PPN01 which states (DELWP 2018:5):

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

- Individual places that are located within proposed precinct coverage but are provided with individual statements of significance are considered significant to the precinct. They are to be retained within the proposed precinct maps to avoid 'double mapping' in the planning scheme maps.
- For the HO445 precinct, a map that shows the proposed extent and levels of significance is provided. Roads and laneways are generally included in the precinct curtilage to ensure that views, street furniture or other urban characteristics that contribute to the precinct are included in precinct coverage.

### 3 Key findings and recommendations

The following table presents the final recommendations of the Maldon Historic Central Area Review.

Table 1. Recommendations for HO445.

Issues relating to	Recommendations
HO445 Maldon Historic Central Area	<p>It is recommended that the existing HO445 Maldon Central Historic Area is amended to:</p> <ul style="list-style-type: none"> <li>• adopt precinct citation with statement of significance that is compatible with PPN01</li> <li>• reflect the revised precinct boundary</li> <li>• reflect the revised level of significance for each place within HO445 based on the citation included in Section 4.</li> </ul>
Significant places in HO445	<p>It is recommended that the place records for six places assessed in this precinct review are amended to:</p> <ul style="list-style-type: none"> <li>• adopt the individual place citations and statements of significance that have been prepared to be compatible with PPN01.</li> </ul> <p>The six places assessed are:</p> <ul style="list-style-type: none"> <li>• 22–26 High Street</li> <li>• 61–65 High Street</li> <li>• 95 High Street</li> <li>• 6 Main Street</li> <li>• 19 Main Street</li> <li>• 32 Main Street.</li> </ul> <p>Further, to provide clear planning guidance in the future, for the places that are confirmed to be Significant in HO445 in Stage 2, it is recommended that in the future, or as future planning applications are made:</p> <ul style="list-style-type: none"> <li>• an individual statement of significance is prepared, OR</li> <li>• the individual description provided in the HO445 citation and precinct statement of significance is considered.</li> </ul> <p>Preferably, statements of significance should be prepared for each place found to satisfy local threshold, as this will provide those responsible for statutory processes with more comprehensive information to make decisions about the place. It will also ensure that there is parity of information across all Significant places in HO445.</p>
Mapping of HO445	<p>It is recommended that the existing individual HOs are removed from:</p> <ul style="list-style-type: none"> <li>• all places confirmed included in HO445 and that these are incorporated into HO445 (unless specific controls are required on the planning scheme, or they are listed on the VHR), and</li> <li>• places that are confirmed to be excluded from HO445 and do not meet the local threshold as individual places.</li> </ul>
Other significant elements in HO445	<p>The gutters and street trees that are currently mapped with separate polygons are incorporated to the broader mapping extent of HO445.</p>

### **3.1 Adoption and implementation**

- We recommend that Mount Alexander Shire Council formally adopts the heritage citations prepared as part of the Maldon Historic Central Area Precinct Review.
- We recommend that Mount Alexander Shire Council implements the recommendations of this study by preparing a planning scheme amendment that will revise the listing of HO445 to the Heritage Overlay of the Mount Alexander Planning Scheme with the schedule entries as shown in the citation. Revised specific controls have been recommended for some individual places in accordance with PPN01.

## **4 Revised citation for HO445 Maldon Historic Central Area**

# HO445 Maldon Historical Central Area

10 Camp Street, 1-3 Church Street, 3 and 8 Edwards Street, 1A Fountain Street, 2-18 Francis Street, 2-50 and 31-97 High Street, 1-63 Main Street, 2-72 Main Street, 1A Reef Street and 3 and 4-14 Templeton Street, Maldon

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Precinct

**Architect:** Multiple

**Significance level:** Significant

**Builder:** Multiple

**Extent of overlay:** Refer to map

**Major construction:** 1850s-1960s





## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and comprising churches and associated buildings; and the former Commissioner's camp

paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s–1870s, 1880s–c1900, and 1900s–1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

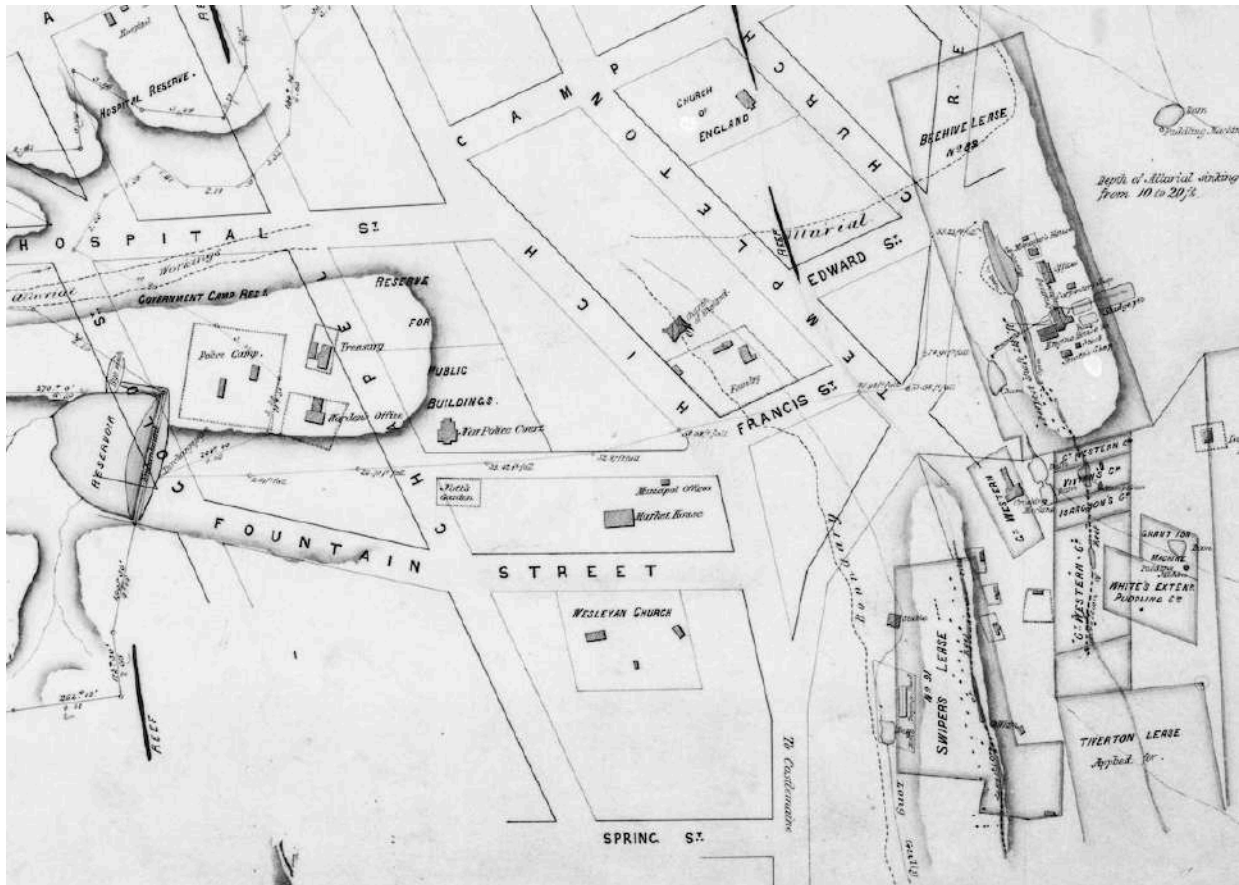


Figure 1. Extract from an 1861 map showing the central area of Maldon in proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner’s) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

## PRECINCT HISTORY

### Development: 1850s–1870s

Gold was discovered close to Mount Tarrengower in 1853 and triggered a rush of prospective diggers. The Tarrengower diggings, as the area was known, attracted thousands of miners and their families, as well as business operators.

In January 1854 a Commissioner's camp was established at the Tarrengower diggings. By February the same year a site for the township of Maldon was fixed 'about one mile from the hill commonly known by the name of Tarrengower' and a Court of Petty Sessions opened (Jacobs Lewis Vines 1977:3; VGG 7 February 1854:290). In March 1854, the colonial government called for tenders for the conveyance of mail between Castlemaine and Maldon (VGG 28 March 1854:811).

The great influx of people to goldfield resulted in the hasty establishment of a burial ground in 1854 near the Wesleyan Methodist Church site. A formal 20-acre cemetery near the corner of Back Cemetery Road and Maldon–Shelborne Road was gazetted in 1861 (Laidler & Delahenty 1948; Rhule 2019:129).

The alluvial field of the Tarrengower Mining Division declined, but by the early 1860s Maldon had become a pioneering centre for quartz reef mining, with poppet heads, engine houses, chimneys and crushing batteries (numbering 26 by 1865) constructed across the landscape (Williams 2003:36; MM&AA). Quartz reef mining, established by unions or companies to raise funds for the required extensive machinery, provided ongoing work and resulted in a permanent population settling in the Maldon area (Jacobs Lewis Vines 1977:3).

In addition, a farming population was established in the area in the 1860s when a number of land Acts introduced from 1862 opened up pastoral runs to selectors. This legislation saw the commencement of the district's agricultural industry. By 1873–74 approximately 10,000 acres in the Maldon agricultural district had been planted with wheat (Rhule 2019:124).

By 1861 the population of Maldon was 3,341, including Chinese who had established a large camp in Eagle Hawk. In 1871 the number of Chinese people in the Shire of Maldon totaled 275. Chinese stores were operated by Ah Sing, Ah Mi and Ah Looie (Williams 2003:56).

Progress in mining and agriculture in the 1860s facilitated further development in Maldon. In 1864 Maldon's population was estimated at between 6,000 and 7,000, with the township comprising about 70 stone and brick buildings, 370 wooden buildings and 400 tents (Moon 1864:15). The population of the Maldon district was recorded as 5,432

in 1865, and the number of dwellings was recorded as 1,184 (*Victorian Gazetteer* 1865 cited in Jacobs Vines and Lewis 1977:3).

The mining industry in Maldon experienced a decline in the 1870s. By 1875, Maldon township's population totalled 3,856, while the population of Maldon Shire was 7,146 (*Victorian Places* 2015).

### **Town survey**

Surveys of the area followed soon after the goldrushes of the early 1850s, with the irregular form of Maldon's street layout today the result of three separate surveys. Government surveyor John Templeton surveyed the first township site of Maldon, an area bounded by the south side of Franklin Street, Chapel Street, Camp Street and Church Street, in May 1854 with the first sale of land held in June of that year (Rhule 2019:28).

Templeton's township site was not immediately developed as it was located away from a reliable water supply and the main tracks leading to the goldfields of Forest Creek (Castlemaine) and Bendigo (Jacobs Lewis Vines 1977:3). Moreover, mining activity had moved further south to an area known as Long Gully on the Tarrengower Creek. Consequently, another survey of allotments was undertaken by government surveyors, Thomas Adair, in March 1856 (suburban allotments in an area south of the intersection of the Castlemaine and Newstead roads), and Hugh Swain in December 1856 (town allotments from the intersection of the Castlemaine and Newstead roads to Adair Street) (see Figure 3) (Adair 1856; Swain 1856).

In these plans, the survey of allotments followed the already existing alluvial goldfield settlement that had formed along Long Gully and Tarrengower Creek. A dividing ridge that separated High Street and Main Road (today's Main Street) (Rhule 2019:26) likely accounts for the bend in today's Main Street.

Roads were surveyed along existing tracks. Main Road led to the diggings at Eagle Hawk and Porcupine Flat to the north and northeast of the Maldon township and onward to Bendigo. High Street led north to Telegraph Road to a crossing point on the Loddon River at Baringhup then on to Maryborough and other mining townships such as Pleasant Creek (Stawell) (Williams 2003:33). High Street to the south forked, with the easterly route travelling to the Forest Creek (Castlemaine) diggings and the southerly route leading to the crossing of the Loddon River at Newstead. The intersection of High Street and Main Road formed a fork named View Point, more commonly known as Bank Corner after 1859 because of the construction of a new Bank of Victoria building on the site. Bank Corner was a popular meeting place.

Swain's survey plan of December 1856 shows a number of existing structures in High Street and Main Road between Spring Street and Francis Street, including buildings housing businesses, a refreshment tent and a butcher's tent, with several structures

located in the middle of Main Road (Figure 2). To the south of Spring Street, three steam quartz crushing mills were in operation. Edwards and Co's steam quartz crushing mill was the only example adjacent to the central township, situated on the northeast corner of Francis Street and High Street (Figure 2) (Swain 1856). The band practice hall section of today's Maldon Community Centre at 4 Francis Street, built in c1856, remains as the only building to evidence this enterprise (MM&AA 2021). The first Crown land auction sales in this commercial area took place in 1857 (Rhule 2019:33).

Because Maldon, like many other Victorian gold towns, was surveyed around the existing landscape of the alluvial diggings, the commercial area developed in a somewhat ad hoc and compact way, with Section A following the line of the existing thoroughfares and already established commercial activity (Figure 2) (Jacobs Lewis Vines 1977:4). In addition, the spread of residential buildings was haphazard, due initially to the speculative purchase of much of the land away from mining activity and the establishment of homes on miner's rights before streets were surveyed. The township was studded with vacant lots (Jacobs Lewis Vines 1977:4).

Major drainage works were carried out from the 1860s in Maldon by the Maldon Shire Council to deal with the water runoff from Mount Tarrengower, which at times flooded business premises in High and Main streets. A major drainage scheme, in place by c1880, carried the discharge from the Maldon reservoir by-wash into High Street to a large stone and brick lined underground drain that ran from the Maldon Post Office via Francis Street and Dolphin Street to Tobin Street (Williams 2003:39). This drain continues to operate today. Street channels and gutters were pitched with local stone, including hornfels, and remain a feature of the Maldon township.

Elm trees, that continue to line Maldon's streets today, were planted from the late 1870s when the Maldon Shire commenced a program of beautifying public roads with trees (*Tarrangower Times* 8 August 1877:2).

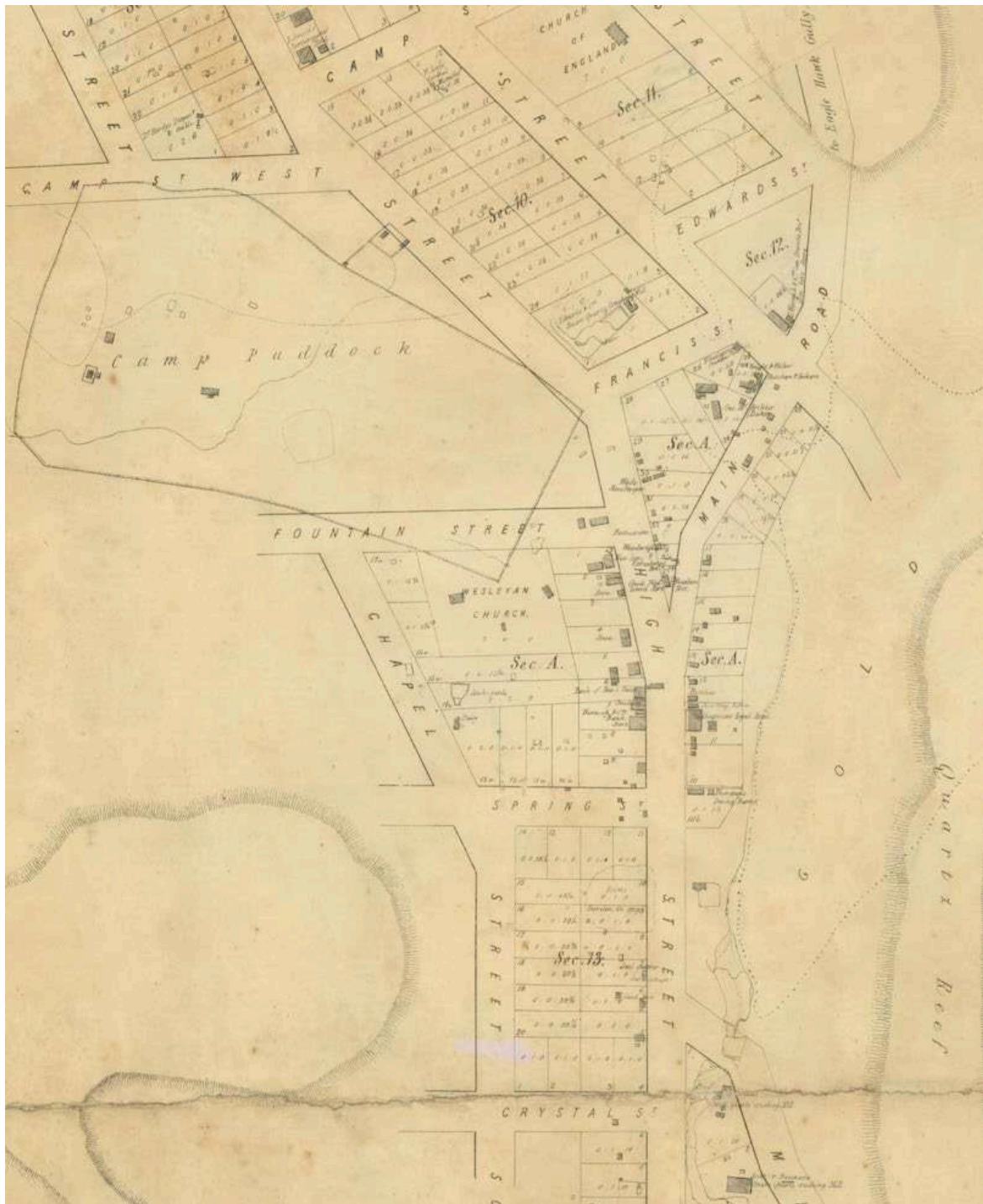


Figure 2. An 1856 map showing Hugh Swain’s survey of the Maldon township shaped by the natural features of the area and pre-existing tracks and buildings. The Commissioner’s camp paddock can be seen to the northwest. Note the Section A Section (below the camp paddock) was formed following the line of the existing thoroughfares and already established commercial activity. (Source: Swain 1856)

## Public and civic buildings and gardens

Public buildings, gardens and a recreation ground were established from the late 1850s on, or close to, the Commissioner's camp paddock. Today they form an important public use precinct. A number of early buildings established on the former Commissioner's camp paddock are registered on the Victorian Heritage Register and are therefore excised from the extent of HO445.

Two key buildings were established on the Commissioner's camp paddock by the 1860s (Figure 3), and are registered on the Victorian Heritage Register. They include:

- The Maldon market building (VHR H1390) built on the reserve in 1859 and taken over by Maldon Shire Council for use as its offices in 1865. Public gardens were established around the market building, with two Royal Oaks planted on 19 May 1863 to honour the marriage of the Prince and Princess of Wales.
- The extant brick Maldon courthouse (HVHR 1652) built in 1861, replacing a timber courthouse built in 1857 (Jacobs Lewis and Vines 1977:41).

Among the earliest buildings on the camp paddock are a group of police buildings including a police station (1864, since demolished), police stables (1854, altered in the c1920s) and a lock up (1864) on the north of the camp paddock. Designed by WH Smith, local wheelwright and builder, the brick lock up replaced an earlier structure (Public Works Department Records 64/274, as cited by MM&AA). The existing stable building is believed to incorporate the 1854–55 redgum blocks or floors, which are noted as the only structure in Victoria surviving from an original gold commissioner's camp (Lewis 1983:22–24).

A number of significant eucalypts survive in the area of the former Commissioner's camp and are believed to pre-date its establishment. They can be seen in the Bill Woodfull Reserve and police station site, Maldon Hospital, Maldon Primary School, Penny School, and St Brigid's Catholic Church at 5–7 Chapel Street. From 1865 the former Commissioner's camp paddock was subdivided into several smaller reserves that reflected the various existing building functions and land uses (Figure 4). The eastern section of this area close to High Street was formally gazetted as a Public Gardens Reserve in 1868 following further development; they are known as the Maldon Shire Gardens from this time. Other reserves included: a Public Purposes Reserve (1878); a Tennis Club Reserve (undated); two State School Reserves (1873 and 1875); a Public Purposes Reserve (1930); a Police Reserve (1878), a Recreation Reserve (1878) and a Reserve for an Athenaeum Library (1889) (*Township of Maldon* 1960).



Figure 3. Oil painting 'View of the Market Place and Court House, Maldon' by HJC Mitchell, c1860-65. (Source: MM&AA)

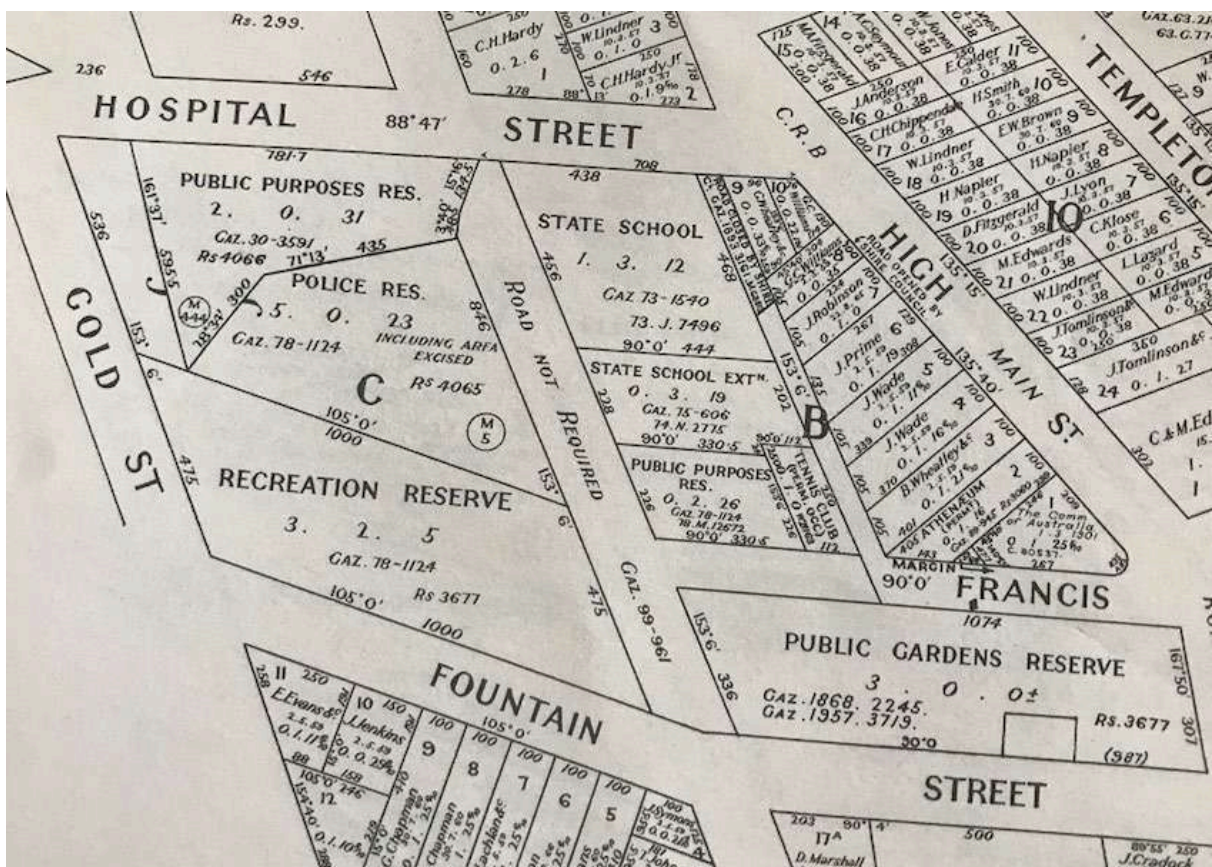


Figure 4. An extract from the *Township of Maldon* plan showing a number of reserves for public purposes surveyed on, or close to, the former camp paddock (Figure 3). (Source *Township of Maldon* 1960)



The first post office in Maldon was established in 1854. A wooden structure was erected as a telegraph station in 1859 on the site of the current post office at 95 High Street. The extant brick post office building was built in 1869–70 replacing the 1859 telegraph station. Extensions were made to the building in 1878 (Jacobs Vine and Lewis 1977:39). The post office was taken over by the Commonwealth of Australia in 1901. In 1908 the building was installed with the first telephone exchange. Land for an Athenaeum library was located nearby (at today's 97 High Street). The first Athenaeum library opened in 1863 (replaced in 1934 after a fire) (*Township of Maldon* 1960; Williams 2003:48).

A State School Reserve gazetted in 1873. Subsequently, Maldon State School No 1254 at 109 High Street opened in August 1874 (Williams 2003:84). The school continues to operate in the same building today and is included on the Victorian Heritage Register (H1394).

In October 1874, a fire station in Fountain Street also opened on the Public Gardens Reserve (*Tarrangower Times* 17 October 1874:3). Built by local builder George Searle, it remained in operation until 1957 (*Township of Maldon* 1960; Williams 2003:48). Maldon's Brigade became registered with the Country Fire Brigades Board on its establishment in 1891 (Jacobs Vine and Lewis 1977:63). It was later used as the Shire depot and clubrooms of the Lions Club. Lions Club had connections with the local community by providing funding and community barbeques for Australia Day celebrations and the local agricultural show as well as other community events (MM&AA).

A Recreation Reserve and Police Reserve were gazetted in 1878. As part of the former Commissioner's camp paddock, Recreation Reserve has served as the heart of Maldon's sporting and recreational activities since the 1850s, when cricket was played at 'the Camp' in 1856. Maldon Football Club, formed in 1873, continues to play matches at the reserve and Maldon and Baringhup Agricultural Society held their shows at the reserve from 1894 through to the 1980s (MM&AA 2021). The reserve was named the Bill Woodfull Recreational Reserve in 1988 after prominent Australian cricketer and educator William Woodfull, who was born in Maldon in 1897 (MM&AA 2021). A variety of other community groups continue to make use of the reserve, which also hosts the Maldon Market on a monthly basis.

The Temperance Hall at 4 Francis Street was erected in 1873, replacing the use of a hall in Templeton Street near the corner of Edwards Street (Jacobs Vine and Lewis 1977:36). The new hall was built by Edwards and Smith of Maldon (*Tarrangower Times* 1873 May 4:np). The hall was occupied by the Salvation Army from 1884 to 1903, and later renamed the Progress Hall (Jacobs Vine and Lewis 1977:36).

## **Churches and associated development**

Establishment of churches of various denominations by the 1860s reflected diverse nationalities on the Maldon goldfield:

- The Welsh built a Welsh Congregational Church at 10 Camp Street (1863, transept added c1901–05) and a Welsh Baptist Church at 2 Francis Street (1865, extended 1890s).
- The Cornish built a Wesleyan Methodist church at 1A Fountain Street (1855–1863) and a parsonage at the rear (1858).
- The Scots established a wooden Presbyterian church at 1 Church Street (1860) and a manse next to the church at 3 Church Street (1858–59). The church was replaced in 1905.
- A number of Germans worshipped at a Lutheran church (Williams 2003:34, 56–58, 73; Rhule 2019:155–165). The building is no longer extant.
- The English established the Holy Trinity Church of England, 52 High Street (1861). The Church of England parsonage at 14 Templeton Street was built in 1867–68.

Church schools were also established. The Church of England opened a school in 1857 (rebuilt 1862), known as the 'Penny School', at today's 11 Church Street. It operated as Maldon State School No 413 from 1872 until the opening of the new Maldon State School No 1254 (VHR H1394) in 1873. The denominational school is registered on the Victorian Heritage Register (H1382).

Apart from the Wesleyan Methodist Church and Lutheran Church, the aforementioned churches and associated buildings were constructed in, or close to, an area that became known as Church Hill (Figure 5). All buildings noted above, except the Lutheran Church, are extant.



Figure 5. Excerpt from the *Township of Maldon* plan showing Church of England and Presbyterian church reserves on what was to become known as Church Hill in an area bounded by Camp Street, Church Street, Edwards Street and Templeton Street. (Source: *Township of Maldon* 1960)

### Commercial and associated development

While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by 1867 (Figure 6). Many of these early buildings are hotels (Jacobs Lewis Vines 1977b), including:

- The Kangaroo Hotel at 89 High Street (1856, rebuilt 1866 and extended c1905).
- The Carriers Arms Hotel at 61–65 High Street (1857). The use as a hotel ceased before 1864, and the building was converted to a residence. By 1868 it was occupied by Dr John O’Neill who used it as a residence and surgery. The small surgery extension to the south was added in 1893.
- The Royal Hotel (c1854, rebuilt 1862) and Theatre (rebuilt 1857) at 18B High Street. The original Royal hotel was one of the first licensed in the area. Incorporating a theatre, which is a rare example of a surviving goldfields theatre in Victoria, the hotel is registered on the Victorian Heritage Register (H1392).
- Albion Hotel (formerly Cricketers Arms) at 32 Main Street (rebuilt in 1866 to a design by a Mr Kebble). At completion, it was reported as being the only brick building in a row of timber buildings in Main Street (*Tarrangower Times* 2 October 1866, as cited

in Jacobs Lewis Vines 1977b:21). The building was purchased by the London Chartered Bank in 1888 and by State Savings Bank of Victoria in 1912.

- the Commercial Hotel at 79B High Street (1867).

Although Maldon was a substantial gold producer, transport services remained road-based until a branch line of the railway arrived in 1884. Early coaching services between Castlemaine and outlying areas were essential and local staging posts included the Kangaroo Hotel with coach services running from the Carriers Arms Hotel (Williams 2003:75; Woolman 2011:48). Livery stables, to board horses and store equipment, were located at hotels in High Street (Williams 2003:75) and in purpose-built premises in Main Street, including Ray's Livery Stables.

By the late 1850s, two banks also operated:

- the Bank of Victoria built on the triangular corner of High Street and Main Street (1858, demolished), after which Bank Corner was named;
- the Bank of New South Wales at 59 High Street (1858), which also featured a residence (1864) and smelting house (1866) (*Maldon Tours*).

The shops established by the end of 1850s included:

- Treadwell & Stone's smithy at 1 Main Street (1857, since demolished)
- Upton's butcher shop at 40–42 Main Street (c1858)
- McMillan & Padley's ironmongery at 3 Main Street (1858)
- Wright, Ross Store (later part of Dabb & Co Store) at 7–17 Main Street (1859). The store was purchased by Samuel Dabb in 1885 and was extended in 1886 to south, built to match the 1859 northern section.

One of the major commercial enterprises developed during this period include Warnock Brothers Beehive Store. Samuel and James Warnock's general store at 47–57 High Street was initially built in 1857 and rebuilt and improved through to 1863 (MM&AA). The shops were divided into departments and considered comparable to department stores in Bendigo or Castlemaine (MM&AA). Warnock Brothers also established by 1856 a hay and corn store at the north-western corner of Main Street and Templeton Street (63 Main Street) and which they continued to operate until 1860 (Jacobs Lewis Vines 1977:112; Rhule 2019:33).

Agriculture stimulated the establishment of local businesses with Samuel Dabb operating an extensive produce and corn-crushing business in the 1860s, with a store at 34–36 Main Street built c1868 (Williams 2003:53–54; *Maldon Tours*).

Wagener's brickyard (since removed), located between High and Tobin streets, provided bricks for some of Maldon's first buildings (Williams 2003:54).

The 1870s saw the first of several downturns in Maldon's gold mining activities, however the introduction of the *Land Act 1869* facilitated the taking up of farms in the area, many

of which grew wheat. Subsequently, in 1874 Warnock Brothers opened a two-storey flourmill (1858–1863) at 39–41 High Street, adjacent to their Beehive Store (47–57 High Street). The business employed 25 workers at this time. A residence was also built to accommodate a number of employees (Williams 2003:53–54; Rhule 2019:124).

In the 1860s and 1870s, more retail buildings were erected in High Street and Main Street and replaced earlier timber buildings. Surviving examples from this period include:

- A shop at 64 Main Street (c1860), which was later used as a doctor’s surgery by c1900 under Dr Farr and Dr Gray (MM&AA).
- Argyle House buildings at 73, 75 and 77 High Street (1866, altered).
- Swann’s building at 44–48 Main Street (1866).
- Scotch Pie House at 63 Main Street (1866).
- A residence at 64 Main Street (c1860). It had been later occupied by doctors after 1902 and used as a surgery and dentistry (Jacobs Lewis Vines 1977b:25).
- Calder’s ironmongery at 35–37 Main Street (c1869). Calder was a prominent early business person of Maldon as well as being involved with a number of community organisations (MM&AA).
- A shop at 33 Main Street (c1860), occupied by Calder’s business in the 1860s. It was later occupied by Tarrangower Times office from 1929 to 1986 until the office was evicted due to sale (Jacobs Lewis Vines 1977b:29; *Tarrangower Times* 30 June 1994:1, 3).
- Mohr’s hairdressers at 6 Main Street (between 1867 and 1870). Conrad Mohr was operating a hair salon elsewhere in Main Street from 1866 to 1869. Mohr purchased the land and building at this site in 1870 and remained until the late 1890s. From 1900 J Anderson, barber, occupied the premises (Jacobs Lewis Vines 1977b:18).
- McFarlane’s drapery at 2–4 Main Street (c1870). The McFarlane family operated the drapery until 1946, and the business continued into the 1970s under a different ownership (Jacobs Lewis Vines 1977b:17).

The commercial area extended to Templeton Street where the Maldon Co-Operative Store at 6 Templeton Street was built in 1866 (VHR H1677). John Brooks purchased the building in 1872 and operated a general store. From 1874, the Brooks family lived nearby at 3 Edwards Street (c1865), which was originally a home for William Hutches, ironmongery manager at Warnock’s Beehive Stores (MM&AA).

A feature of early commercial buildings were the downpipe spouts that funnelled rainwater straight from roofs into the road gutters, rather than being plumbed by an enclosed system into the ground.

Many of the aforementioned commercial buildings can be seen in 1867 in Figure 6.

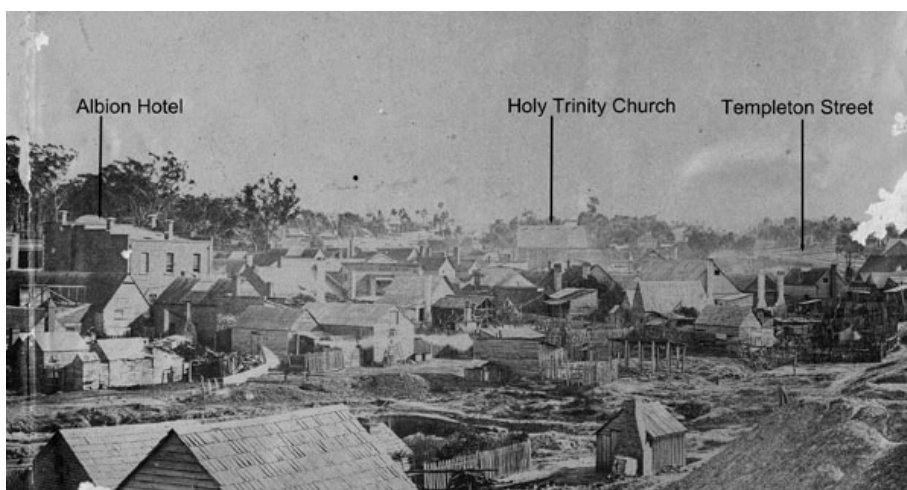
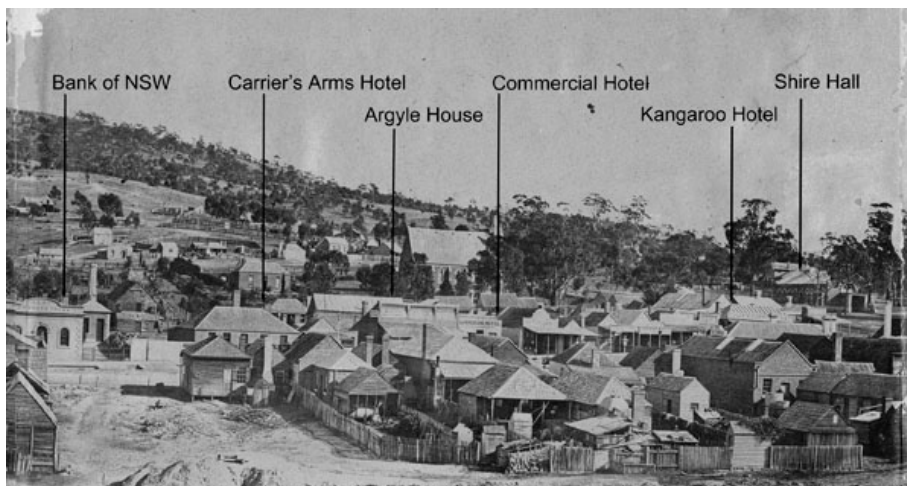
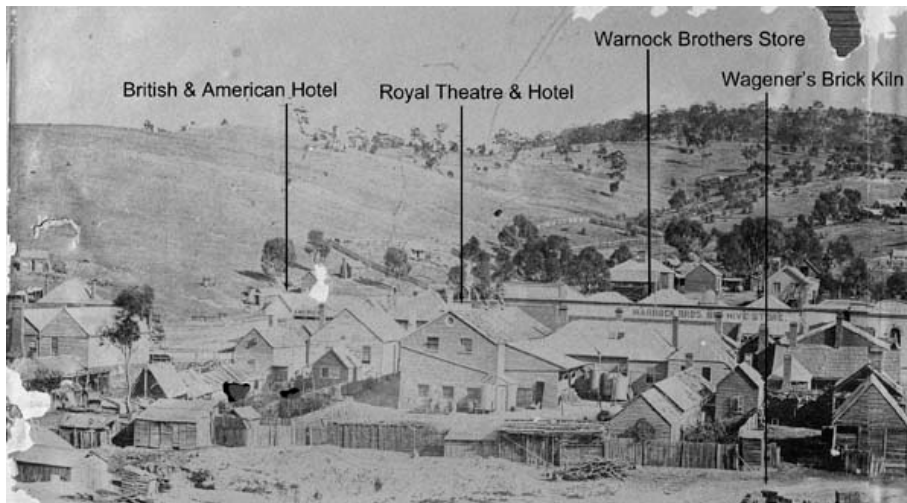


Figure 6. The images above are from three photographs that form a panoramic view of the central area of Maldon taken from Victoria-reef Hill (Derby Hill) in 1867. The images have been annotated by the Maldon Museum and Archives Association to show the location of certain features. (Source: Armstrong 1867, MM&AA)

## **Development: 1880s-c1900**

In the 1880s, technological developments, including improved rock drilling equipment to speed up the laborious process of tunnelling for gold, and the establishment of the railway line from Castlemaine in 1884 (extended to Shelbourne in 1891), facilitated a recovery in Maldon (MM&AA). Development was aided by the establishment of a water supply to Maldon from the Coliban River via Barkers Creek Reservoir in 1884 (Williams 2003:36). This water supply supplemented the two local reservoirs which had been built in 1861 and 1876 (MM&AA). By 1916 a third service basin had been constructed and a new water pipe laid (Rhule 2019:299).

Maldon's population by 1891 had decreased to 1,692 (Williams 2003:34), but by and large the severe depression of the 1890s bypassed the township as the mines continued to produce significant wealth (MM&AA). In 1895, approximately 600 miners, 400 of whom were engaged in quartz mining, were at work in Maldon (*Weekly Times* 14 December 1895:9).

By 1901 Maldon's population had recovered to 3,667 due to a resurgence in mining during the early twentieth century, chiefly because the prospects were better in Maldon than in the exhausted fields elsewhere (Williams 2003:34; *Victorian Places* 2015). The construction of more substantial buildings dating from the 1890s and beginning of the 1900s reflects the increased prosperity of the town during this period (Jacobs Lewis Vines 1977:4).

### **Churches and associated development**

A new Baptist Church at 8 Edwards Street was built in 1896 by the English Baptist Church after they left the Welsh Baptist Church at 2 Francis Street in 1895. The two churches reunited in 1930. The building at 8 Edwards Street continued its use as a church, with the building at 2 Francis Street converted to a Sunday School (Jacobs Lewis Vines 1977b:54).

### **Commercial and associated development**

The late Victorian period saw a number of new and replacement commercial buildings constructed in High Street and Main Street. Most of these buildings were constructed of brick and some were two-storey; they included:

- Wade's Building at 29 Main Street (c1880) which replaced an earlier building owned by B Wade. His residence was located at the rear at 38 High Street (c1865, altered).
- new premises for the Dabb and Co General Store at 7–17 Main Street (1886).
- the Grand Hotel and shops at 22–26 High Street (1888).

- McArthurs Bakery at 39 Main Street (c1895). The McArthurs operated the bakery on this site from as early as 1854 into the 1950s.
- Wearne’s chemist building at 68 Main Street (c1895, the timber building was built post-1920).
- Goldsmith’s Building at 20–24 Main Street (1897).
- Langslow’s Building at 31–37 High Street (1898).
- shops built by John Hornsby at 67–71 High Street (c1900).

In addition, the London Chartered Bank purchased the Albion Hotel in 1888 for use as a bank branch at 32 Main Street.

During this period, two residences were erected for a number of Maldon’s notable businesspeople:

- Thomas Calder, an important businessman who operated timber yard and ironmongery in Main Street, extended his residence at 44 High Street in c1885. This addition, designed in highly elaborate Italianate style, was built to High Street frontage, in front of an earlier structure.
- William Blair Gray, a significant mining engineer and town councilor, built a house at 2–6 High Street c1895. Gray was an influential in the resurgence of mining within the local area in the late Victorian period. Gray introduced chlorination and cyanidation techniques at the South German Mine, where he was a director (MM&AA).

### **Public and civic buildings and gardens**

Elsewhere, the Maldon Bowling Club erected a club room c1890 next to the Maldon Council rooms (former market building) on the former Commissioner’s camp site. The current building was a shed added to the Maldon Croquet Club (likely in the interwar period), and continues to function as the club room at the site today (MM&AA 2021).

### **Development: 1900s–1918**

During the first decades of the twentieth century, mining slowed due to the technical difficulties of deep shaft mining, the increasing cost and the reluctance of labour to accept poor working conditions, the relatively low price of gold, and the effects of World War I (Jacobs Lewis Vines 1977:4).

### **Commercial and associated development**

Some construction of substantial buildings occurred before the main decline. Commercial buildings included:



- Phoenix Building at 53–61 Main Street (1906), a substantial two-storey building built for draper James Trengove.
- Shakespeare House at 60–62 Main Street (1907).
- the Maldon Hotel and stables at 58 Main Street (1909) established on the site of former Royal Main Hotel established by 1869.
- Tobin’s buildings at 50–56 Main Street (1912).
- Alterations were also made to the facades of the Kangaroo Hotel at 89 High Street (1905).

In 1912, the State Savings Bank of Victoria took over the London Chartered Bank premises at 32 Main Street. A view of the Main Street commercial area in 1916 can be seen in Figure 7.

### **Churches and associated development**

Elsewhere, on Church Hill the Scots Presbyterian Church at 1 Church Street was rebuilt in 1906. The recreation ground was levelled and widened in 1908, effectively extending the reserve’s southern boundary and thereby narrowing Fountain Street (MM&AA 2021).

### **Public and civic buildings and gardens**

In 1907–08, the southernmost shop of Warnock Brothers Beehive Stores at 49 High Street was taken by Freemasons to be used as the Freemasons Hall. The extant façade was completed by 1908 (MM&AA).

A monument was erected in the Maldon Shire Gardens to commemorate the Jubilee of the Shire in 1914 and incorporated a list of councillors from 1864 to 1914 (Monument Australia 2021).

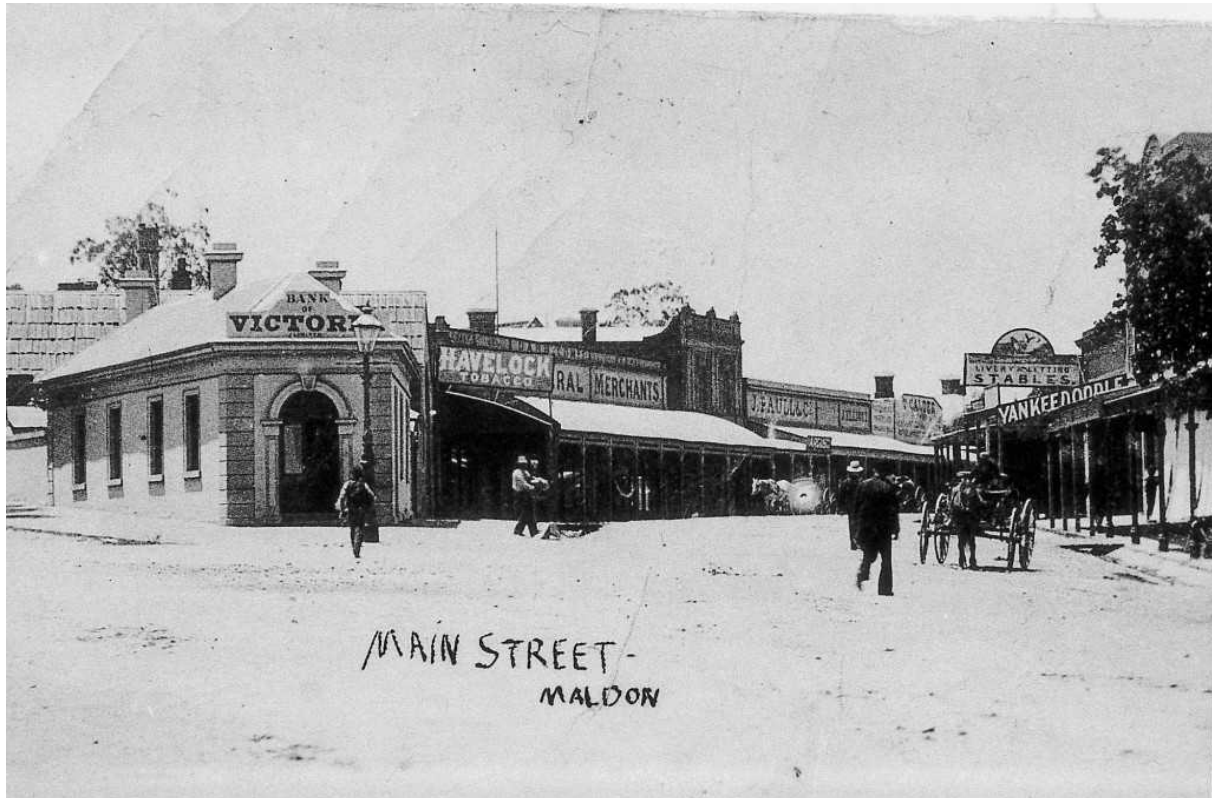


Figure 7: Main Street in 1916, showing the Bank of Victoria on Bank Corner at the intersection of Main Street and High Street, and a view of Main Street looking north. (Source: *Maldon Tours*)

### Development: 1918–1945

By 1918, the only significant quartz mining ventures remaining in operation on the Tarrengower field were the North British and Independent mines at Parkin’s Reef, both owned by the Oswald estate (Rhule 2019:316). By 1921, Maldon had fallen back to below its 1891 population (*Victorian Places* 2015).

In response to Maldon’s declining economic conditions, the Maldon Shire Council and Maldon Progress Association considered ways to encourage tourism. In 1923 the Maldon Shire Council sought ideas from the public resulting in the decision to erect a lookout tower on the summit of Mount Tarrengower (VHD 1999).

Maldon township was already in decline by the time the 1930s economic depression occurred, with a population of only 723 in 1933 (Williams 2003:34). Although some cyaniding, sluicing and dredging continued through to the 1950s, by July 1937 the Tarrangower goldfield, as far as large-scale operations went, was practically abandoned (Annear & Bannear 1996). Many miners and their families moved to seek work elsewhere, and up to half of the town’s timber houses were relocated to places as far away as Melbourne (MM&AA).

The coal-fired gasworks, opened in Maldon in March 1889, ceased operations in 1939 after Maldon was connected to the electricity grid; the arrival of electricity transmission lines resulted in some of the township's street trees being substantially pruned (*Mount Alexander Mail* 21 March 1889:2; *Argus* 13 June 1936:2).

With mining in decline many residents moved away. The Maldon District Fraternal Society was established in Melbourne in 1911–12, and in 1917 organised the first 'Maldon Comeback' to bring former Maldon residents back to visit their old hometown (MM&AA).

During World War I, Garfield's Hill was renamed Anzac Hill. In 1916–17, tree planting was undertaken on Anzac Hill to form Anzac Circle to commemorate those who served in World War I, and trees were established in Anzac Drive and Anzac Avenue on Anzac Hill to commemorate local pioneering families (MM&AA). In 1918 the Maldon Progress Association suggested the planting of a row of Dutch Elm trees along High Street (Rhule 2019:317).

Maldon township continued to service its agricultural hinterland through these years, which, by the 1930s mainly comprised sheep grazing for wool and meat; the growing of wheat, barley, oats and lucerne; and dairying (*Victorian Places* 2015).

### **Commercial and associated development**

In the commercial area, only a few shops were built in the interwar period, all in Main Street:

- a shop at 8 Main Street (c1920)
- Louisa Hockey's shop at 12 Main Street (1920)
- Chisholm's butcher shop at 19 Main Street (c1930) (*Maldon Tours*).

### **Public and civic buildings and gardens**

Elsewhere, the Athenaeum Library building was rebuilt in 1934 after a fire destroyed the premises.

Views of Maldon in 1936 can be seen in Figures 8 and 9.

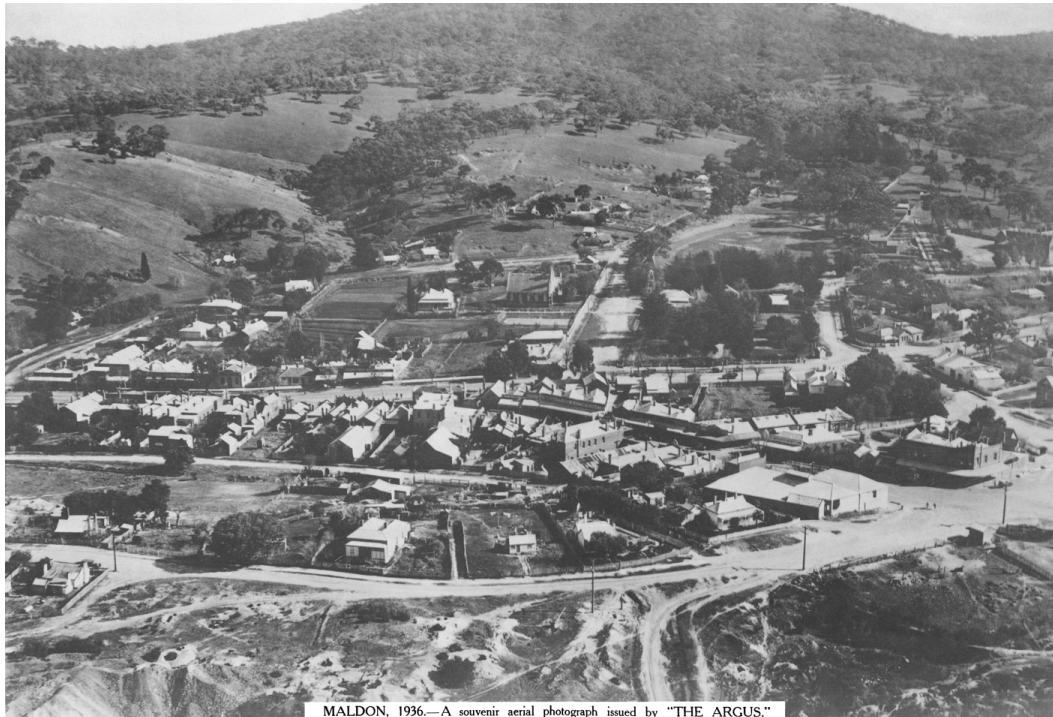


Figure 8. An aerial view of Maldon in 1936 looking west. High Street and Main Street can be seen running north-south in the middle of the image. (Source: *Argus* 1936, MM&AA)



Figure 9. An aerial view of Maldon in 1936 looking east. The Maldon State School and Government Reserve with recreation ground can be seen in the foreground (Source: *Argus* 1936, MM&AA)

## Development: 1945–1960s

In a social survey of Victoria's towns in 1939–40, Maldon, like the other former goldmining towns of Tarnagulla, Campbells Creek, Chewton and Talbot, had more than 15 per cent of its population living on the pension. These small towns were described by the survey as 'melancholy with their empty shops, decaying houses and disused halls and churches' (McIntyre and McIntyre 1944:9). Dependent mainly on its agricultural industry, by the mid 1940s the population of Maldon township had stabilised at around 1,000 people (Jacobs Lewis Vines 1977:4).

During the late 1940s and 1950s the district's fortunes improved with an influx of capital and people, including many European migrants, to undertake the construction of the Cairn Curran Reservoir at Baringhup (MM&AA), which was built between 1947 and 1956.

As part of the state's decentralisation policy implemented after World War II, a footwear factory was established in Maldon in 1944 in the building that formerly housed Calder's ironmongery (*Victorian Places* 2015).

### Commercial and industrial development

Minimal commercial development occurred in the postwar period apart from the establishment of three motor garages, reflecting the increasing popularity car ownership after World War II. All three garages were associated with the Laity family. The Laity family has over 60 years connection with garaging in Maldon. The Laity family was involved with many community organisations and a connection with various aspects of the car industry and the hill climb on Mt Tarrangower (MM&AA). The three garages included:

- A garage opened by the 1940s at the former Beehive Stores at 51–57 High Street, owned and operated by the Laity family. The building incorporated a bus depot (*Maldon Tours*). Today the building forms the business of Robert Cox Motors.
- A service station owned by Keith Laity that in 1958 replaced the two buildings at the junction of Main Street and High Street: the former Bank of Victoria (closed 1943 and taken over by the Commercial Banking Company of Sydney), occupying a prominent site at Bank Corner; and Treadwell and Stone's smithy at 1 Main Street (Morris 1984:11; *Maldon Tours*).
- A garage at 46 High Street opened in 1965 by H L Laity, who moved his garage operation to the site and also ran a Mazda dealership in the premises. Serving for 22 years, Lin Lairty was once the State's longest serving Mazda agency. The workshop (1982) and a showroom (c1980) were added to the building.

## **Public and civic buildings and gardens**

In 1957, a new Country Fire Authority building at 85 High Street was constructed on the site of three former small timber shops in High Street that were demolished by the 1930s (*Maldon Tours*).

A number of additions were made to the Maldon Shire Gardens in the 1950s and 1960s:

- Memorial gates were presented to the Shire of Maldon in 1953 by the Fraternal Society on the centenary of the discovery of gold in Maldon to commemorate the pioneers of the Maldon region (Monument Australia 2021).
- A plaque listing the names of councillors at the time was added to the memorial in the Maldon Shire Gardens in 1958 to commemorate the centenary of local government 1858–1958 (Monument Australia 2021).
- In 1964, a cream brick building was constructed on the reserve to house the Maldon Shire council offices and an infant welfare centre (MM&AA 2021).

## **Development: late 1960s onwards**

The unique built heritage of Maldon township, evidencing both the booms and declines of its goldmining industry, was reacknowledged, surveyed (between 1964 and 1969) and publicly declared 'Notable' by the National Trust in 1966 (MM&AA). Because of this classification and the subsequent introduction of the Maldon Planning Scheme developed by the Town and Country Planning Board, from the early 1970s until the mid-1990s Maldon played an important role in the development of heritage controls in Victoria and throughout Australia (Rhule 2019:337).

The Maldon-Shelbourne railway line closed in 1969, and the Maldon-Castlemaine line in 1976. In 1974 an annual folk festival was started in Maldon and continues today (Maldon Folk Festival Inc 2016). The Tarrengower minimum security women's prison opened at Nuggetty in 1988.

In 1995 most of Maldon Shire was amalgamated with Castlemaine City, Newstead Shire and most of Metcalfe Shire to form Mount Alexander Shire (*Victorian Places* 2015). As a consequence, part of the 1964 Maldon Shire offices building was converted to the Maldon Visitor Information Centre, with the remaining space used by small businesses and the Community Bank Branch of the Bendigo Bank prior to it moving to its current location at 79A High Street. In addition, the former market (and later Maldon Shire offices) building was used to house the Maldon Museum and Archives collection and research rooms.

On 11 November 2000, a Lone Pine was dedicated in Maldon Shire Garden in commemoration of the Gallipoli campaign of World War I.

The Maldon district is now not only home to local residents, but, because of the heritage of the Maldon township, also attracts large numbers of tourists. In addition, agriculture in

the district continues as an economic mainstay. With increasing gold prices, gold exploration and mining continue in the Maldon area today.

## COMMUNITY CONNECTIONS

A social significance survey was undertaken by 'Maldon Streetscape Project Significance and Heritage Impact Assessment (Schematic Design)' (GML Heritage, March 2021). Two main communities were identified as having strong attachment to the Maldon Historic Central Area:

- Residents (including those who have resided in Maldon over an extended period of time, often with an inter-generational connection to the place, as well as newer residents); and
- Non-residents (including tourists and visitors, as well as those who used to live in Maldon and return to visit relatives/friends, and similarly those who work in Maldon but live elsewhere).

The report provided the following analysis of social significance based on a site visit, review of the community feedback and desktop research (GML Heritage 201: 34–35).

Central Maldon Historic Area is strongly recognised [by the communities]:

- **As the heart of the town:** It is a place where people meet, exchange and socialise. Old Bank Corner in particular is a key meeting place with continuity of use by the community over many decades.
- **Identity:** Visiting Maldon evokes positive memories, particularly of connecting with other people—family and friends—and of visiting specialty shops.
- **Atmosphere:** The Maldon Central Historic Area is seen as a unique place, some used descriptions such as 'old world charm' to encompass this sense. Maldon's atmosphere is linked closely to its historic character and landscape setting.

Based on the data reviewed in this section the themes below are arranged according to indicator:

### **Importance to a community as a landmark, marker or signature**

- The heart of town and a meeting place, afforded by its unique historic character and landscape setting.
- Local importance.
- A community signature.

### **Importance as a reference point in a community's identity**

- Helps define this community from other towns.
- Links the past to the present.

### **Attachment developed from use/and or association**

- Longevity as a place of meeting and exchange.
- More than just a functional place.
- Long tradition of community use.
- Association with ancestors and family connections.

## **DESCRIPTION**

### **Urban character**

The Maldon Historic Central Area precinct chiefly comprises the buildings, structures, public space and other public realm elements in Main Street, High Street and Templeton Street. The area extends from roughly between Camp Street at the north to just before the junction of the Castlemaine–Maldon Road and Newstead Road at the south.

Associated development extends beyond these street boundaries to take in several side streets, including Fountain Street, Francis Street, Edwards Street, Church Street, Dolphin Street, Spring Street, Camp Street, Church Street and Tobin Street. Keynote buildings at the perimeter of the precinct, primarily to the north of the study area boundary, include the Maldon Post Office at 95 High Street, and ecclesiastical buildings established in or around the elevated 'church hill', the block bound by Templeton Street, Camp Street, Church Street and Edwards Street.

An avenue of mature Dutch Elm trees (*Ulmus hollandica*) along High Street provides a defining gateway to the central historic area, which centres on the distinctive forked intersection of High Street and Main Street. The unique street layout allows for prominent views and terminated vistas throughout the precinct. Associated features include the 'kink' in Main Street, the V-shaped intersection of Main Street and High Street (formerly known as View Point and Bank Corner) and the broad width of the streets. High Street has a much wider and more open aspect than Main Street. The commercial building stock in Main Street also provides a significant vista as a lengthy colonnade created by the deep verandahs. The absence of street tree plantings allows clear and uninterrupted views. Differences in scale and form (single and double-storey wall heights, hipped and gabled roofs), materials (weatherboard, face brick, stone, corrugated iron and plaster or cement render) and detailing (eclecticism across ornamented parapets and verandah details) combine to present a distinctly layered and picturesque streetscape character. The verandahs provide shade and shelter as well as spaces for social interaction; this is particularly evident on Main Street. Footpaths adjacent to the shopfronts throughout the precinct are generally asphalt with some extant sections of early flagstone paving slabs remaining, and some sections of gravel.



Drainage channels and retaining walls use a combination of Castlemaine slate, usually as the foundation for the asphalt footpath (which has been replaced by asphalt in most areas), and local hornfels stone to the base of the drains. Early kerbs are granite (likely Harcourt granite). Concrete kerbing is evident in the southern part of the precinct along High Street before reaching the main township. Timber sleepers are also incorporated in some instances as drain cover as the channels travel below ground. The materials used for crossovers throughout the precinct vary, and include concrete, timber and metal grills.

The streets in the precinct comprises public realm elements such as street furniture (including standard metal benches and timber bench), metal rubbish bins and signpost. There is a concrete Annis & George Bills horse trough (installed 1930s) and timber hitching post at 14 High Street.

Prominent terminated vistas throughout the precinct include those to the Beehive Chimney, Mount Tarrengower and Anzac Hill, as well as those looking 'in' to the precinct from the smaller streets, for example that of the Maldon Hotel Stables on Main Street at the termination of Dolphin Street.

## **Public and civic buildings and gardens**

The precinct comprises public buildings, gardens and a recreation ground, all established from the 1850s on or close to the former Commissioner's camp paddock. The camp paddock was divided into several smaller reserves that reflected various existing building functions and land uses. The early public and civic buildings (developed pre-1900) remain on original reserves granted in the period from the 1850s to the 1870s.

The 1859 Maldon market hall and Royal Oaks planted in 1963 (VHR H1390), 1861 courthouse (VHR H1652) and the 1874 State School No 1254 (VHR H1394) are also integral to the historical development of public and civic centre. These examples are registered on the Victorian Heritage Register and thus excised from HO445.

The extant public and civic buildings located on the former Commissioner's camp paddock include:

- The 1864 police pock and c1920s stables at the rear of 18 Francis Street.
- The 1874 former fire station in Fountain Street.
- The 1869–70 post office at 95 High Street.
- The c1890 clubrooms of the Maldon Bowling Club (later occupied by Maldon Croquet Club) on the Bill Woodfull Recreation Reserve.
- The 1934 Athenaeum Library (rebuilt after a fire) at 97 High Street.
- The 1964 Maldon Shire council offices and infant welfare centre at part of 91–93 High Street.

The Maldon Shire Gardens, established on the Public Gardens Reserve, also includes a number of monuments that are important to Maldon's community. The Jubilee of the Shire monument erected in 1914 and updated in 1958 is located centrally in the garden. This monument is built of Harcourt granite in the form of a pillar. The 1953 memorial gates presented by the Fraternal Society on the centenary of the discovery of gold in Maldon are located on the High Street entrance of the Maldon Shire Gardens.

The 1859 Maldon market hall and Royal Oaks planted in 1963 (VHR H1390), 1861 courthouse (VHR H1652) and the 1874 State School No 1254 (VHR H1394) are also integral to the historical development of public and civic centre in Maldon. These examples are registered on the Victorian Heritage Register and thus excised from HO445.

Elsewhere, two halls were established outside the former Commissioner's camp paddock:

- the 1873 Temperance Hall at 4 Francis Street.
- the 1907–08 Freemasons Hall at 49 High Street.

More recent buildings in the precinct include the 1857 CFA building at 85 High Street, a fairly utilitarian weatherboard building with a broad gabled roof and generous eave overhang. An old bell was relocated to this site from the former premises. The Bendigo Bank building at 81 High Street (c2010) is a simple brick building with weatherboard façade and a hipped roof concealed with a high, unadorned parapet.

Significant examples in this precinct are as below, shown with images.

**Place**

**GML image (2021)**

A pair of early police buildings, including the 1864 lock up and c1920s police stables (possibly incorporating remnants of the 1854 structure), is located at the rear of 18 Francis Street near the north boundary of the former Commissioner’s camp paddock.

The 1864 lock up is a single-storey brick building with granite base and dressing. The building has slated gabled roof with a projecting central wing with a gable end. The original use is legible from the intact highlight windows set high on the front (east) and rear (west) elevations. The building has very high integrity, with intact early pattern of openings and detailing.

The stables building, located to the southwest of the lock up, is weatherboard-clad and has a simple corrugated iron-clad gabled roof. The use of timber lattice panels and exposed rafters, elements commonly seen in the early interwar industrial timber buildings, suggest the original stables was altered during the c1920s. The existing stables may incorporate the 1854–55 redgum blocks, but it was not able to be confirmed during the site inspection. The building is externally highly intact to its interwar configuration.



The former Fire Station (later Maldon Lions Club) was built in 1874 on the Public Gardens Reserve fronting Fountain Street. It is a single-storey face brick structure with a corrugated metal-clad hipped roof. It was built on bluestone base. It retains early built form and elements such as a brick chimney and openings including the wide driveway and windows (two on the east elevation and one on the west).

An old bell (bottom image) was relocated to the Fire Brigade’s new premises at 85 High Street.



**Place**

**GML image (2021)**

Maldon Post Office at 95 High Street was built in 1869–70 and extended in 1878. It is a single-storey brick building with granite base, hipped roofs and a central projecting gabled wing. The building appears highly intact retaining three original chimneys, verandah with timber posts, early pattern of openings. The important decorative elements include the granite sills, decorative timber verandah posts and triple arch windows in the projecting wing. The building is very highly intact. A mature Peppercorn Tree (*Schinus molle* var. *areira*) stands on the southern boundary.



The former Temperance Hall (later Maldon Progress Hall) at 4 Francis Street was erected in 1873 on the land formerly occupied by Edwards and Co's steam quartz crushing mill. The hall features a simple form with a gabled roof and polychrome brickwork to the symmetrical façade. The building appears highly intact.



On the same site is a c1856 building formerly part of Edwards and Co premises. This building also has similar built form with a gabled roof. The building has had some alterations including the replacement windows and overpainting, but otherwise remains legible as an old industrial building with utilitarian character.



The extant Croquet Club House was a shed added to the rear of the original c1890 Maldon Bowling clubrooms. The building has a gabled roof and a later addition with flat roof. The building is clad in weatherboard and largely intact.



**Place**

**GML image (2021)**

The former Freemasons Hall at 49 High Street was established on this site in 1908. It was originally built as part of Warnock Brothers Beehive Stores c1863. The 1908 façade is symmetrical, incorporating classical details including pediment, urns, cornices and round arched openings. The rectangular openings with moulded surrounds are not original. The building's face brick finish has been restored after 1977 (Jacobs Lewis Vines 1977b:13).



The 1934 Athenaeum Library (rebuilt after a fire) at 97 High Street is a brick building with some elements influenced by Arts and Crafts style. The building is characterised with its use of simplified classical proportion, roughcast render in the parapet, smooth cement render, cement awning over the entrance and arched windows. The building appears highly intact. The Maldon RSL building is located on the same site at the rear.



The 1964 Maldon Shire council offices and infant welfare centre at 91–93 High Street is a fine cream brick building designed in Modernist style. The L-shaped building features some elements representative of the style, including the non-loadbearing glazed wall (with opaque panels at the bottom) juxtaposed with plain face brick walls. The eave extends to the north and east to form a colonnade. The use of exposed rafters and timber posts supporting the eave is distinctive. The building appears largely intact.


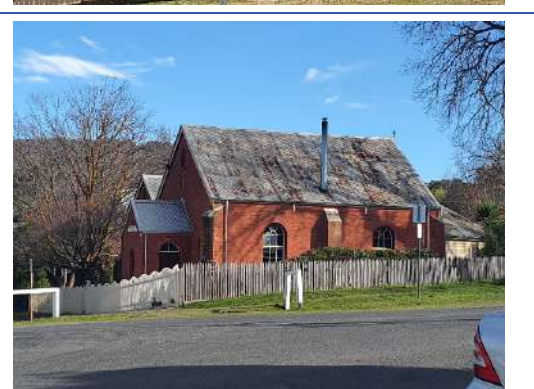


## Churches and associated development

Pre-1880 churches of various denominations established in Maldon reflected diverse nationalities on the Maldon goldfield. The churches were central to the community from the early years, mostly located in, or close to, an area that became known as Church Hill, the block bound by Templeton Street, Camp Street, Church Street and Edwards Street. This area is in an elevated position, visible from most of the town. Parsonages or manses were often built nearby. The major construction period of churches and associated buildings was completed by 1905.

The churches in Maldon have relatively simple forms with gabled roof, typical of early churches developed in regional Victoria. All churches, except for the Holy Trinity Church of England, are of brick construction with detailing completed in contrasting materials (such as cement render or other kind of stone).

The following are examples of churches and associated buildings in this precinct, all significant to the precinct.

Place	GML image (2021)
<p>The Welsh Congregational Church at 10 Camp Street is a brick church built in 1863, a transept built c1901–05 is at the rear. The early section has a simple gabled form with a projecting entry porch. The church appears highly intact with original openings and decorative detailing such as finials to the gable end and buttresses.</p>	
<p>The Welsh Baptist Church at 2 Francis Street is a brick church built in 1865 and extended in the 1890s. The original portion of the church on the right has a simple gabled form with a projecting entry porch. The 1890s extension was built in a similar design. The church appears highly intact to its second stage construction, with intact early openings and built form.</p>	

**Place**

**GML image (2021)**

The Wesleyan Methodist church at 1A Fountain Street was built in 1863 to a design by Melbourne architects Crouch and Wilson. The church is of brick construction with moulded render detailing. It has a symmetrical Gothic Revival style façade with turrets flanking the central triple pointed arched windows. The building appears highly intact with original decorative detailing including the turrets, bell tower, buttresses and pointed arched openings.



The brick parsonage at the rear was built in 1858 and extended multiple times. It features a symmetrical Italianate style façade and appears largely intact in the frontage.



It is likely that some remnant garden planting was incorporated into the front garden of the retirement village development (4 Chapel Street).

The Holy Trinity Church of England at 52 High Street was built of local stone in 1861 to a design by architect DR Drape. Using bluestone construction with granite quoins, the church is the largest building constructed of local stone in Maldon. The church has simple slate roofed gabled form housing the nave, a smaller projecting gabled wing and a bell tower. The building is highly intact.



The Church of England parsonage at Templeton Street was built in 1867–68 on the Church of England reserve. It is a substantial brick residence with symmetrical Italianate style façade. The building appears highly intact apart from the detailing to the verandah. Its retention of generous set back where the 'natural' garden is provided is also notable.



Place	GML image (2021)
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The Baptist Church at 8 Edwards Street was built in 1896. Built of brick, it has a simple gabled form with limited decorative details. The church appears highly intact with original gabled roof form, pointed arched openings and buttresses.



The Presbyterian church at 1 Church Street was built in 1905. The brick church has a simple form with a gabled roof and projecting porch and features decorative moulded detailing. It is distinguished from other churches for its slightly larger scale and the use of rose window. The church appears highly intact.



The brick and weatherboard manse next to the church at 3 Church Street was built in 1858–59, before the erection of the first church in 1860. Shortly after the completion, the manse was added with two hipped roof sections and a gable roof section in 1859 and 1861.



## Commercial and associated development

Much of the commercial streetscape of the precinct is characterised by Victorian-era building stock, dating from the period 1855 to 1880. These buildings represent the first major period of development brought on by the gold-mining boom. The buildings built from the 1850s to the 1870s in High Street and Main Street are generally single-storey in scale with occasional two-storey examples. They are mixed in terms of materiality and are mostly of weatherboard and brick construction, with the occasional use of iron wall cladding.

The central area is distinguished by its retention of a group of early hotels constructed in this period to accommodate the influx of miners and commercial traders. examples of



early hotels, all significant in this precinct, are shown below. These early hotels in Maldon have varying built forms and construction materials (brick or timber). Four extant hotels are built pre-1870 (Kangaroo Hotel, Carriers Arms Hotel, Albion Hotel and Commercial Hotel), and two later examples (Grand Hotel and Maldon Hotel) also survive in the precinct. An 1850s building purpose built as a bank (former Bank of New South Wales) survives within the precinct.

Within the precinct, over 25 commercial and industrial buildings built in the 1850s–1970s survive in the precinct in High Street and Main Street. Consistent rows of early buildings define the central area, which is characterised by homogeneity achieved through the apparent variations in similar architectural styles and proportions. Many of these examples were associated with some of Maldon’s earliest and most prominent businesses and provide tangible evidence of the town’s major development period. Significant examples include:

- Three examples from the 1850s:
  - The former ironmongery at 3 Main Street (1858)
  - The former Warnock’s Beehive Store at 51–57 High Street (1857, rebuilt and improved through to 1863)
  - The former Dabb & Co Store (formerly Wright, Ross Store) at 7–17 Main Street (built in stages in 1859 and 1886)
- Five examples from the 1860s and 1870s:
  - The former Tarrengower Times office at 33 Main Street (c1860)
  - A shop and residence at 48 High Street (c1862)
  - The former Scotch Pie House at 63 Main Street (1866, likely with remnant elements from c1859)
  - Former McFarlane’s Drapery at 2–4 Main Street (c1870)
  - Former hairdressers at 6 Main Street (c1870)

The contributory former flour mill building at 39–41 and 45–47 High Street (1873) partially retains the steep roof form (at 39–41) which indicates its former industrial use. The building is more legible as a shop and residence, with extant c1900 shopfronts.

During this period, residential development was also evident in the main commercial area in High Street and Main Street. It is evidenced by a number of surviving shop and residences, as well as a freestanding house. Extant examples, both contributory within the precinct, include:

- Argyle House at 73, 75 and 77 High Street (1866, a row of three two-storey brick shop and residences)
- 64 Main Street (1890s, a single-storey timber house with timber ashlar detailing to the façade, later used as a surgery after 1902).

Affected by the rise and fall in mining, the late Victorian period saw a number of new and replacement development in High Street and Main Street. The later Victorian-era buildings in the precinct, dating from the period 1880 to 1899, are characterised by their rich detailing evident in heavily ornamented parapets, often adorned with pediments and urns, and cast-iron lacework to the verandahs. Most of these buildings were constructed of brick. Additions from this period were predominantly single-storey, with some two-storey examples (ie 67–69 High Street and 68 Main Street). Two examples of Italianate style houses are notable as residences erected for influential local businesspeople.

Significant examples from the 1880s and 1890s are:

- Grand Hotel and shops at 22–26 High Street (1888)
- McArthurs Bakery at 39 Main Street (c1895)
- 44 High Street, a residence built for Thomas Calder (c1867–85)
- 2–6 High Street, a residence built for William Blair Gray (c1895)

A contributory example at 20–24 Main Street (Goldsmith’s Building, 1897) is notable for its unusual highly ornate timber parapet, restored based on a photographic record. A c1980s shop at 30A Main Street (non-contributory) has a faux 1890s façade that copied the adjacent 1895 shop at 30 Main Street.

During the first decades of the twentieth century, minimal commercial development occurred due to the decline of mining and the effects of World War I. Before the main decline, some construction of substantial buildings occurred. Buildings dating from the Edwardian-era, built during the period 1900 to 1915, are generally characterised by elaborate and eclectic detailing, as seen at the Maldon Hotel (1909) and the following Significant examples:

- Phoenix Building at 53–61 Main Street (1906)
- Tobin’s buildings at 50–56 Main Street (1912).

Maldon’s economic conditions were significantly declining by the interwar period, with only a few additions to the main commercial area. A butcher’s shop at 19 Main Street (c1930) is significant. Two commercial buildings are contributory within the precinct:

- a shop at 8 Main Street (c1920), built of asbestos cement and since altered.
- a shop at 12 Main Street (1920), built of brick.

In the postwar period and onwards, minimal new commercial development occurred. The establishment of three motor garages reflects the increasing popularity car ownership after World War II. All three garages extant in the precinct were associated with the Laity family, who were involved with many community organisations and a connection with various aspects of the car industry and the hill climb on Mt Tarrangower (MM&AA). The three garages included:

- a garage opened by the 1940s at the former Beehive Stores at 51–57 High Street.

- the 1958 service station that replaced the two buildings at the junction of Main Street and High Street.
- a 1965 garage at 46 High Street.

It is notable that many commercial buildings retain early detailing to the shopfronts (such as metal pressed fascia and leaded or patterned glass transoms) and timber skillion verandahs, often with unadorned posts, and simple rectangular parapets devoid of extraneous detailing. The typical shopfront elements observed in intact examples include early timber-framed windows, timber doors, highlights, and recessed entryways. Some of the notable examples of intact shopfronts are at the following locations:

- |   |                             |
|---|-----------------------------|
| • 22–26 High Street (1888), the hotel section only                        | • 34–36 Main Street (c1870) |
| • 31–37 High Street (1898)  | • 39 Main Street (c1895)    |
| • 39–41 High Street (1873, shopfronts from c1900)                         | • 44–48 Main Street (1866)  |
| • 2–4 Main Street (c1870)   | • 50–56 Main Street (1912)  |
| • 3 Main Street (1858)  | • 53–61 Main Street (1906)  |
| • 6 Main Street (c1870)   | • 58 Main Street (1909)     |
| • 7–17 Main Street (1859, 1886)   | • 63 Main Street (1866)     |
| • 21–25 and 27 Main Street (c1880), except for the northernmost shopfront | • 68 Main Street (c1895)    |

Two commercial buildings are registered on the Victorian Heritage Register and thus excised from HO445: The Royal Hotel (c1854, rebuilt 1862) and Theatre (rebuilt 1857) at 18B High Street (VHR H1392); and the 1866 former Maldon Co-Operative Store at 6 Templeton Street (VHR H1677).

The following are significant commercial and associated buildings in this precinct.

Place	GML image (2021)
<p><b>Hotels</b></p> <p>The Kangaroo Hotel at 89 High Street is a single-storey brick hotel building built in 1866 with c1905 extension to the south. The hotel was established on this site in 1856.</p> <p>The 1866 section along Fountain Street has hipped roofs behind the flat parapet and steps down following the fall of the land towards the intersection with High Street. This section is characterised with the use of 'limestone' brick quoins to the windows and verandah with timber posts. The splayed corner entrance has been bricked in.</p> <p>The 1905 southern addition was built to match the design of 1866 section. The 1905 section comprises the vaulted entrance and decorative parapet with signage 'Kangaroo Hotel'. An original brick chimney remains on this section.</p>	
<p>The former Carriers Arms Hotel at 61–65 High Street was built in 1857, originally finished with face brickwork. The building now has an ashlar ruled render finish (now overpainted) dating from 1877 was. The narrow addition to the south (bottom) was added in 1893 to house a surgery.</p> <p>The 1857 section has a simple symmetrical form with a slated hipped roof and a chimney. Window openings on this section have been altered several times by 1900 (Jacobs Lewis Vines 1977b:15). The moulded architraves are also early additions.</p> <p>The narrow addition from 1877 to the south of the 1857 building has a face-brick chimney and a skillion roof clad in corrugated iron, which is concealed behind a straight rendered parapet. This section retains original elements, including the chimney and openings as well as the detailing to the parapet.</p>	

**Place**

**GML image (2021)**

The former Albion Hotel at 32 Main Street was built in 1966 to a design by Thomas F Kibble, architect of Barker Street, Castlemaine. Having two storeys, the brick building is one of the more large-scale and elaborate commercial examples from the mid-Victorian period. The building has intact upper floor façade and a hipped roof concealed behind a decorative parapet. Decorative all-brick elements include the quoining to the edges of the façade and window surrounds, segmental arched windows with keystones and cornice with dentils below the parapet.



The ground level has been altered and introduced with arched openings. The wide carriageway on the left-hand side was been reduced to a doorway in 1888 during the conversion to a bank, but is still legible. The extant verandah has been added after 1977.

At the rear of the property is a weatherboard garage (likely from the interwar period) with simple metal-clad gable roof and double-door entry for vehicle access.

The former Commercial Hotel at 79B High Street was built in 1867. It comprises a series of three simple timber gabled sections with corrugated metal-clad roofs. The building retains two brick chimneys as well as the detailing to the façade including the flat parapet, original openings (windows and door), timber-framed windows and decorative panels. The window on the left-hand side is wider.



The metal verandah with timber posts are pre-1977 additions (Jacobs Lewis Vines 1977b:9), and does not diminish the overall integrity.

Grand Hotel and shops at 22–26 High Street, Maldon, comprises a row of three semi-detached single-storey brick commercial buildings constructed in 1887. The buildings display elements influenced by Classical Revival style. The row is legible as an ornate late Victorian commercial premises despite the changes to the shopfronts and changes to the pediment detailing. The hotel portion of the ground floor façade (left-hand side) appears highly intact, retaining original rendered detailing. Both shopfronts next to the hotel appear altered. The right-hand side example has been restored since 1977 (Jacobs Lewis Vines 1977b:17). A timber shed with attached carport exists near the northern boundary.



**Place**

**GML image (2021)**

Maldon Hotel and stables at 58 Main Street were built in 1909. The hotel is a two-storey brick building with ornate moulded parapets and cast-iron verandah work, the latter reflecting a transition between the Victorian and Federation eras. The building appears highly intact. The upper level verandah has been restored since 1977, with the removal of asbestos infill cladding .

The stables originally had face brick finish. The glazing on the left-hand side is a later addition. Overall, both buildings are largely intact.



**A bank**

The former Bank of New South Wales at 59 High Street built in 1858 is a single-storey brick building with an M-profile hipped roofs behind the simple parapet. The attached residence to the south was built in 1864. It is also has a hipped roof behind a parapet. It was originally a face-brick building; a plastered finish was added c1870 (Jacobs Lewis Vines 1977b:12). The building retains three chimneys and original pattern of openings, including the arched multi-pane windows and highlight. The decorative mouldings were removed from the parapet between 1958 and 1977 (Caldwell 1958, via State Library of Victoria).



**Commercial buildings (1850s–1870s)**

The former ironmongery at 3 Main Street is a single-storey brick building built in 1858. It appears highly intact to its original configuration, retaining the simple form with the flat parapet and the original shopfront.



**Place**

**GML image (2021)**

The former Warnock’s Beehive Store at 51–57 High Street was built in 1857 and rebuilt and improved through to 1863. The single-storey building has had alterations including changes to the openings, new shopfronts, new verandah and restored parapet. The overall form of early shops is still legible. It is important as evidence of the operation of Warnock’s Beehive Store, one of the largest enterprises in Victorian Maldon, and for its long-term use as a motor garage from the 1940s to the present day.



The former Dabb & Co Store (formerly Wright, Ross Store) at 7–17 Main Street is a row of four brick and stone shops and a carriageway built in stages in 1859 and 1886. The row has minimal decorative elements, such as moulded detailing to the flat parapet and decorative verandah posts. The row is highly intact, with original timber verandah, timber-framed shopfronts, doors and fixtures.



The former Tarrengower Times office at 33 Main Street is a single-storey brick building built c1860. The non original timber-framed shopfront was constructed in 1975 for the film *Break of Day* (Jacobs Lewis Vines 1977b:29). The parapet has been raised. The building is important for its association with *Tarrengower Times*, housing the office and printing facilities from 1929 to 1986.



48 High Street was built c1862 for grocer Thomas Vivian, originally as a shop. It was added with the highly unusual brick façade and residence at the rear in 1865. The building has lost decorative brickwork to the pediment, but otherwise fairly intact. The external painting has been removed after 1977.



**Place**

**GML image (2021)**

Former Scotch Pie House at 63 Main Street is a single-storey brick corner shop built in 1866 and attached with a brick and stone section to the rear along Templeton Street. The corner building retains original openings and shopfront. The return verandah is an early addition. The attached brick and stone section has double gabled roof and may incorporate structure from c1859. Openings on this section have been altered.



Former McFarlane's Drapery at 2-4 Main Street is a single-storey row of three shops built c1870. The row appears intact apart from the changes including the replacement doors and alterations to the parapet. It is important for its long term association with the McFarlane family, who operated the drapery business into the 1940s.



The c1867-69 former hairdressing shop at 6 Main Street, Maldon, is a two-storey building located in Maldon's main commercial strip. The building has a straight parapet across its front which conceals a gable roof clad in corrugated iron. It is distinguished from the streetscape for its unusual timber two-storey construction. It appears highly intact apart from the unoriginal verandah timber valence.



Former Dabb's produce store at 34-36 Main Street is a single-storey brick building built c1870. The building has more elaborate detailing than many of the early buildings. The original face brickwork has been overpainted but the building appears otherwise highly intact, retaining the quoined parapet with cornice and lintel, original arched openings and timber-framed windows and joineries.





**Place**

**GML image (2021)**

**Commercial building (1880s-c1900)**

McArthurs Bakery at 39 Main Street was built c1895. The single-storey brick corner building appears largely intact, retaining original openings and windows, decorative parapet and the pediment with inscription '1854' (when the brick oven was erected on this site). The McArthurs operated the bakery on this site from as early as 1854 into the 1950s.



**Commercial buildings (1900s-1918)**

Phoenix Building at 53-61 Main Street was built in 1906, as one of the latest substantial two-storey addition to Main Street. The brick building comprising three shops is largely intact, retaining its parapet with decorative pediment, moulded detailing and original shopfronts in the ground level. Some windows in the upper level are replacements.



Tobin's buildings at 50-56 Main Street built in 1912 is a row of single-storey shops built of brick. The row is distinguished for its timber framed verandah and unpainted cement render detailing to the parapet, reflecting influences of the Arts and Crafts style architecture popular in the early twentieth century. The building is also notable for its intact tiled ground level shopfronts with copper detailing.



Place

GML image (2021)

### Commercial buildings (1918–1945)

19 Main Street is a single-storey brick building with a frontage angled to follow the property boundary. The metal-clad hip and gable roof is concealed behind a parapet which has end piers, a stylised pediment and a vertical vent. The parapet has unpainted rendered finish with tapestry-brick trim and tiled detailing. Below the parapet the façade is clad in tiles. The extant tile-clad shopfront and verandah with box awning appear to date from the early 1960s. A single-storey former stables built in 1930 exists on High Street.



### Residences

44 High Street is a residence on a corner allotment, built for Thomas Calder. Calder was an important businessman who operated a timber yard and ironmongery in Main Street. The house was built in stages from before 1867. The c1885 portion with two canted bays on the High Street frontage has rendered finish. This portion also features decorative rendered chimney and other decorative elements including dentilled cornice, quoining, moulded window surrounds and cast iron verandah (to the Francis Street frontage). The earlier portions, clad in corrugated iron and with face brick finish, survive at the rear.



2–6 High Street was built c1895 for William Blair Gray, a significant mining engineer and town councilor. The Italianate style timber house is finished with timber ashlar to the façade. The building appears highly intact with original chimneys, windows and return verandah.



## INTEGRITY

The Maldon Historic Central Area contains an unusually high degree of intact and non-obtrusive elements. Some of the original commercial buildings in the precinct have been demolished and replaced; this generally happened quite early (ie in the early-twentieth century), and has resulted in a distinct and picturesque layering of the urban fabric. Similarly, public realm elements and urban infrastructure, such as signage and street furniture, and drainage channels, channel crossovers, and kerbs, have been retained

from various periods and this also adds to the precinct's character. Generally, there has been sympathetic restoration of built form elements and details.

Overall, the integrity of the precinct is very high, due in large part of the overall intactness of a high proportion of properties in terms of street elevations and characteristic features of many buildings being largely unchanged. The integrity of the precinct is enhanced by the retention of many original or early elements such as the draining infrastructure, signage, deep verandahs and mature street plantings.

## COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town largely developed from the mid-1850s to the 1870s. This is demonstrated in the layout of the main roads of the original town centre, including Main Street and High Street, which were developed from diggers' tracks rather than being laid out as part of a formal town survey. Maldon's historical significance has been widely accepted since 1966, when Maldon was noted by the National Trust as a 'notable town', in recognition of its historical importance as an intact nineteenth century gold mining town.

Maldon and other towns in the Mount Alexander Shire share some similarities in the historical development pattern, as a regional town developed from the 1850s following the discovery of gold earlier in the decade.

Churches and schools were established in Campbells Creek, Chewton, Taradale and Harcourt by the 1860s. Civic and commercial development in these towns was established predominantly along a main throughfare, while the churches were established on a slightly elevated land or outskirts of the commercial development. The early buildings extant in these towns are more dispersed and are less consistent in scale, form, materials, and detailing, thus providing less direct sense of a town centre. In most small towns within the Mount Alexander Shire, such as in Newstead, there is considerably less remnant public realm elements and urban infrastructure, and unsympathetic alterations have also been made to buildings in the town centre. **Campbells Creek Heritage Precinct (HO1122)** and **Newstead Heritage Precinct (HO1172)** are two examples of heritage precincts in local rural towns. Both precincts have less uniform streetscape when compared to the Maldon Historic Central Area.

**Castlemaine Central Conservation Area (HO667)** is another heritage precinct within the municipality. Following the first land sale in 1855 Castlemaine quickly emerged as the urban centre of the region and was almost fully developed by the mid-1870s. The wealth of the region led to construction of substantial stone and brick buildings, many being two-storey. Castlemaine remains as the largest urban centre in the Shire today. HO667 covers numerous blocks bound by Kennedy Street, Forest Street, Urquhart Street and

Berkeley Street, and comprises many early high quality building stock. Due to its more urban characteristics, HO667 does not provide direct comparison with the Maldon Historic Central Area.

Beyond the Shire of Mount Alexander, there are many examples of rural townships of which the development was stimulated by gold or quartz mining. Some examples include the following.

- **Avoca Township Precinct (HO501, Pyrenees Shire)**

The precinct presents many original and early design qualities associated with the commercial, cultural and residential development of the central Avoca township from the gold rush of the 1850s to the 1930s. The precinct comprises includes the Victorian, Federation and interwar shops, hotels, stores, houses, churches, schools and police buildings.

- **Conservation Area - Beechworth Central (HO30, Indigo Shire)**

Developed from the 1850s gold rush era, Beechworth was an important administrative centre for the north-eastern goldfields. The township is recognised as highly intact nineteenth century mining town in Victoria, which retains much of its mid to late nineteenth century fabric. Its commercial, early residential, church, and Government and administration precincts, covered by HO30, are characterised by a high proportion of remnant nineteenth century buildings, many in the local honey-coloured granite.

- **Steiglitz Precinct (HO34, Golden Plains Shire)**

The remote former gold town Steiglitz comprises a small number of remnant buildings of various types, some infrastructure and the irregular street layout all within an open area of hillside. A small Steiglitz township was surveyed in 1860 and soon developed with four hotels, two government schools and four denominational schools. The township was in decline with the last mine closing in 1941. By the late twentieth century, many buildings were removed. In the 1960s, Steiglitz began to be appreciated for its romantic quality as a 'ghost' town, and in 1979, Steiglitz National Park was proclaimed.

Like in Avoca and Beechworth, Maldon's central area is defined by an intact yet diverse streetscape of nineteenth and twentieth-century building stock. Differences in type, scale and form, materials, and detailing combine to present a distinctly layered, and picturesque streetscape character. While Maldon had most intensive development during the nineteenth century, the twentieth century additions are complementary to the character of the precinct, and evidence the importance and valued historical character of the central area.

While the type, quality and scale of nineteenth and twentieth century buildings Avoca and Beechworth are generally comparable to Maldon's examples, development in both

towns are contained within a grid-like blocks. Like Steiglitz, which has irregular street layout, Maldon also has a unique street layout, which centres on the V-shaped intersection of High Street and Main Street. Maldon has far more intact streetscape than Steiglitz, where large buildings were removed due to disuse.

Overall, the degree of integrity in the Maldon Historic Central Area is very high compared to other small regional towns in Mount Alexander Shire and Victoria. It is also distinguished from other small towns for its highly picturesque streetscape. The 'kink' in Main Street, relatively broad width of the streets, intact rows of predominantly single-storey buildings, and the vista of a colonnade created by largely contiguous deep verandahs are part of the elements that contribute to the unique character of Maldon's central area.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a heritage precinct.

**Extent of overlay:** Refer to map.

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

### MOUNT ALEXANDER PLANNING SCHEME

EXTERNAL PAINT CONTROLS	Yes
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	Yes, avenue of Dutch Elm trees ( <i>Ulmus hollandica</i> ), eucalypts ( <i>Eucalyptus</i> spp.) at the Bill Woodfull Reserve, 18 Francis Street and 5–7 Chapel Street, Peppercorn Tree ( <i>Schinus molle</i> var. <i>areira</i> ) (along High Street and at the rear of 95 High Street)
OUTBUILDINGS OR FENCES	Yes, stables (including at the rear of 22–26 High Street, 19 Main Street and 60–62 Main Street, and 4 Tobin Street) and garages (including at the rear of 32 Main Street)
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

### OTHER

N/A

## PRECINCT SCHEDULE

Number	Street	Grading	Place name
10	CAMP STREET	Significant	Welsh Congregational Church
1	CHURCH STREET	Significant	Presbyterian Church, Maldon Neighbourhood Centre
3	CHURCH STREET	Significant	Presbyterian manse
3	EDWARDS STREET	Contributory	
8	EDWARDS STREET	Significant	Maldon Baptist Church
1A	FOUNTAIN STREET	Significant	Wesleyan Church
14~B/PP5493	FOUNTAIN STREET	Significant	Old Fire Station, Maldon Lions Club
2	FRANCIS STREET	Significant	Welsh Baptist Church
4	FRANCIS STREET	Significant	Temperance Hall
18 (part)	FRANCIS STREET	Significant	Police Reserve
12~B/PP5493	FRANCIS STREET	Contributory	Bill Woodfull Reserve
1/PS34353	FRANCIS STREET	Non-contributory	Maldon Exchange (Telstra)
2-6	HIGH STREET	Significant	Gray's House
6A	HIGH STREET	Non-contributory	
8	HIGH STREET	Non-contributory	
12	HIGH STREET	Non-contributory	
14	HIGH STREET	Significant	Hardware Store
14A	HIGH STREET	Non-contributory	
16	HIGH STREET	Non-contributory	
22	HIGH STREET	Significant	Former Grand Hotel and Shops
24	HIGH STREET	Significant	Former Grand Hotel and Shops
26	HIGH STREET	Significant	Former Grand Hotel and Shops
31-37	HIGH STREET	Contributory	Langslow's Building
38	HIGH STREET	Contributory	Wade's House
39-41	HIGH STREET	Contributory	Part of Former Warnock's Flour Mill
42	HIGH STREET	Non-contributory	Old tourist centre / public toilets
44	HIGH STREET	Significant	Calder's House
45-47	HIGH STREET	Contributory	Part of Former Warnock's Flour Mill
46	HIGH STREET	Contributory	Motor Garage
48	HIGH STREET	Significant	
49	HIGH STREET	Significant	Freemasons Hall

Number	Street	Grading	Place name
50	HIGH STREET	Significant	Holy Trinity Anglican Church
51-57	HIGH STREET	Significant	Former Warnock's Beehive Store
59	HIGH STREET	Significant	Former Bank of NSW
61-65	HIGH STREET	Significant	Former Carrier's Arms Hotel
67-69	HIGH STREET	Contributory	Hornsby's Buildings
71	HIGH STREET	Contributory	Hornsby's Buildings - carriageway
73	HIGH STREET	Contributory	Argyle House
75	HIGH STREET	Contributory	Argyle House
77	HIGH STREET	Contributory	Argyle House
79A	HIGH STREET	Non-contributory	Bendigo Bank
79B	HIGH STREET	Significant	Former Commercial Hotel
2~A/PP5493	HIGH STREET	Non-contributory	Maldon Fire Station
89	HIGH STREET	Significant	Kangaroo Hotel
91	HIGH STREET	Significant	Maldon Museum (Old Shire Hall) and Gardens
95	HIGH STREET	Significant	Maldon Post Office
97	HIGH STREET	Significant	Maldon Athenaeum Library and Maldon RSL Building
1	MAIN STREET	Contributory	Formerly Treadwell and Stone's Smithy
2-4	MAIN STREET	Significant	McFarlane's Drapery
3	MAIN STREET	Significant	McMillan and Padley's Ironmongery
6	MAIN STREET	Significant	Mohr's hairdressers
7-9	MAIN STREET	Significant	Former Dabb's Store
10	MAIN STREET	Contributory	Site of Matthews Plumbing, Maldon Take Away
12	MAIN STREET	Contributory	Former Miss Hockey's Shop
19	MAIN STREET	Significant	Former Chisholm's Butcher shop
20-28	MAIN STREET	Contributory	Goldsmith's Building
21-25	MAIN STREET	Contributory	Wade's Building
29	MAIN STREET	Contributory	Wade's Building
30	MAIN STREET	Contributory	Berryman's Bootshop
30A	MAIN STREET	Non-contributory	
32	MAIN STREET	Significant	Former State Bank of Victoria (formerly Albion Hotel)



Number	Street	Grading	Place name
33	MAIN STREET	Significant	Former Tarrangower Times Office, Pharmacy
34–36	MAIN STREET	Significant	Former Dabb’s Produce Store
35–37	MAIN STREET	Contributory	Former Calder’s Ironmongery
39, 43, 51	MAIN STREET	Significant	McArthur’s Bakery
40–42	MAIN STREET	Contributory	Former Upton’s Butcher Shop
44–46	MAIN STREET	Contributory	Swann’s Building
48	MAIN STREET	Contributory	Swann’s Building
50	MAIN STREET	Significant	Tobin’s Buildings
52	MAIN STREET	Significant	Tobin’s Buildings
54	MAIN STREET	Significant	Tobin’s Buildings
56	MAIN STREET	Significant	Tobin’s Buildings
53–59, 61	MAIN STREET	Significant	Former Phoenix Building
58	MAIN STREET	Significant	Maldon Hotel and former stables
60–62	MAIN STREET	Contributory	Shakespeare House
63	MAIN STREET	Significant	Scotch Pie House
64	MAIN STREET	Contributory	Farr’s Building
66	MAIN STREET	Non-contributory	
68	MAIN STREET	Contributory	Wearne’s Building
70	MAIN STREET	Contributory	
72	MAIN STREET	Contributory	Franklin’s Building, former Dabbs Store
1A	REEF STREET	Contributory	
3	TEMPLETON STREET	Contributory	Y-Worri Residence
4	TEMPLETON STREET	Contributory	
8	TEMPLETON STREET	Contributory	
10	TEMPLETON STREET	Contributory	
12	TEMPLETON STREET	Contributory	
14	TEMPLETON STREET	Significant	
4	TOBIN STREET	Contributory	

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## STATEMENT OF SIGNIFICANCE

### WHAT IS SIGNIFICANT?

The Maldon Historic Central Area precinct largely developed between 1855 and the 1920s, and encompasses parts of Main Street, High Street, Francis Street, Dolphin Street, Fountain Street, Templeton Street and Tobin Street.

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

- Unique street layout and associated features including the 'kink' in Main Street, the distinct V-shaped intersection of Main Street and High Street the broad width of the streets.
- Pattern of development in the precinct which has produced a mixed streetscape of early and later Victorian, Federation and interwar buildings (including public, civic, religious, commercial, residential and other associated buildings).
- Key features and original detailing to the buildings characteristics of their respective styles or periods, including: verandahs; decorative parapets; intact shopfronts; chimneys; murals, painted signage and some colour schemes; and associated stables and garages.
- Distinct character afforded by differences in built form (predominantly single or two-storey scale with hipped or gabled roofs) and materials and detailing (brick, stone, weatherboard or iron wall construction with or without rendered finish and corrugated iron-clad or slated roofs).
- Streetscape materials or urban infrastructure such as the flagstone paving.
- Stone kerb-and-channels and water management system, including under road drainage and early concrete and timber channel crossovers.
- Mature street tree plantings including the avenue of Dutch Elms (*Ulmus hollandica*) along High Street and the mature Peppercorn Trees (*Schinus molle* var. *areira*) in High Street, as well as eucalypts (*Eucalyptus* spp.) at the Bill Woodfull Reserve, 18 Francis Street and 5–7 Chapel Street that pre-date the nineteenth century settlement in Maldon.
- Views to, from and within the precinct, as well as prominent terminated vistas to significant built elements and topographic features including, but not limited to, the Beehive chimney, Anzac Hill and Mount Tarrengower.

Features that do not contribute to the significance of the precinct include recent intrusive alterations and additions to the significant and contributory buildings.

## HOW IT IS SIGNIFICANT?

The Maldon Central Historic Area is of historical, aesthetic and social significance to the Shire of Mount Alexander.

## WHY IT IS SIGNIFICANT?

Historically, the Maldon Historic Central Area is significant as a largely intact example of a Victorian gold-mining town largely developed from the mid-1850s to the 1870s. This is demonstrated in the layout of the main roads of the original town centre, including Main Street and High Street, which were developed from diggers' tracks rather than being laid out as part of a formal town survey. Other elements that demonstrate the historical development of the town centre include the range of buildings represented. The precinct includes commercial buildings including several hotels, public and civic buildings, churches (with a strong representation of Non-Conformist denominations, which were more prevalent amongst mining populations), and residential buildings. The commercial buildings generate a sense of uniformity in terms of their setbacks, form, scale and fabric. Notable historical fabric includes the early form of the footpaths of Main Street and High Street, with their deep gutters and pedestrian cross-overs, and partial retention of stone paving. (Criterion A)

Historically, the Maldon Historic Central Area is significant for its part in the development of heritage recognition in Victoria, being declared the first 'notable town' in Victoria in 1966 by the National Trust of Australia (Vic); being subject to the first heritage controls in Victoria, implemented by the Town and Country Planning Board in 1973; and being the subject of the first conservation study in Victoria (Jacobs, Lewis, Vines 1977). Maldon was the first town centre for which heritage protection and heritage controls were introduced, and this played a key role in the subsequent development of heritage protection in planning schemes across Victoria. (Criterion A)

Aesthetically, the Maldon Historic Central Area is significant as an intact yet diverse streetscape of predominantly nineteenth-century and early twentieth-century commercial buildings. Differences in scale and form (single and double-storey wall heights, hipped and gabled roofs), materials (weatherboard, face brick, stone, corrugated iron and plaster or cement render) and detailing (eclecticism across ornamented parapets and verandah details) combine to present a distinctly layered and picturesque streetscape character. A sense of homogeneity is achieved through the shared architectural styles and proportions and the unifying feature of long stretches of contiguous verandahs. Intact rows of shops, many still retaining original timber verandahs and shopfront detailing (such as tile cladding, copper detailing, metal pressed fascia and leaded or patterned glass transoms) are punctuated with several landmark commercial buildings, including the elaborate two-storey Maldon Hotel, Albion Hotel and Phoenix Building.

The mature street tree plantings along High Street, particularly the avenue of Dutch Elms which provide a prominent gateway to the township, also contribute to the precinct's aesthetic significance. Similarly, the relatively wide and open aspect of High and Main streets in particular afford significant views to, from and within the precinct. The unique street layout provides prominent terminated vistas to significant built elements and topographic features throughout and from the precinct. The layout evidences the historical development of the settlement which formed organically along the gold tracks formed between Maldon and other goldfields. It also demonstrates a response to the underlying definition of the landscape context, proximity to the gold diggings and human intervention to manage water run-off. Associated features include the 'kink' in Main Street, the distinct V-shaped intersection of Main Street and High Street, formerly known as View Point, and the broad width of the streets. (Criterion E)

The Maldon Historic Central Area is of social significance as an important social and cultural landmark, and a focal point within the broader Maldon township. For the local people of Maldon (and of Mount Alexander Shire more broadly), it is a much-loved heart of the town and an important part of peoples' everyday lives. It is valued for its aesthetic character, its strong associations with history and heritage, and for representing a strong and resilient community. Community members feel strongly about the heritage values of Maldon and feel that the place is important in representing Victorian goldfields history. Maldon is a place where strong and special attachments have been created and continue to be reinforced; this goes beyond the simple utility of the town centre as a place to shop or eat. These attachments are linked to the place itself, the function of the place, and the interpersonal relationships that are part of the place. The community's strong attachment is inter-generational, as evidenced by the social significance research and the monuments in the Maldon Shire Gardens, including the Jubilee of the Shire monument (erected in 1914 and updated 1958) and the memorial gates (presented by the Fraternal Society in 1953 on the centenary of the discovery of gold in Maldon). (Criterion G)

- Grading**
- Contributory
  - Non-contributory
  - Significant



## 5 Individual place citations



# 22–26 High Street, Maldon

## Former Grand Hotel and shops

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Commercial

**Architect:** Arthur Herbert Cutler

**Significance level:** Significant

**Builder:** Hill and Plowman

**Extent of overlay:** Within HO445

**Major construction:** 1887



## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and comprising churches and associated buildings; and the former Commissioner's camp

paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

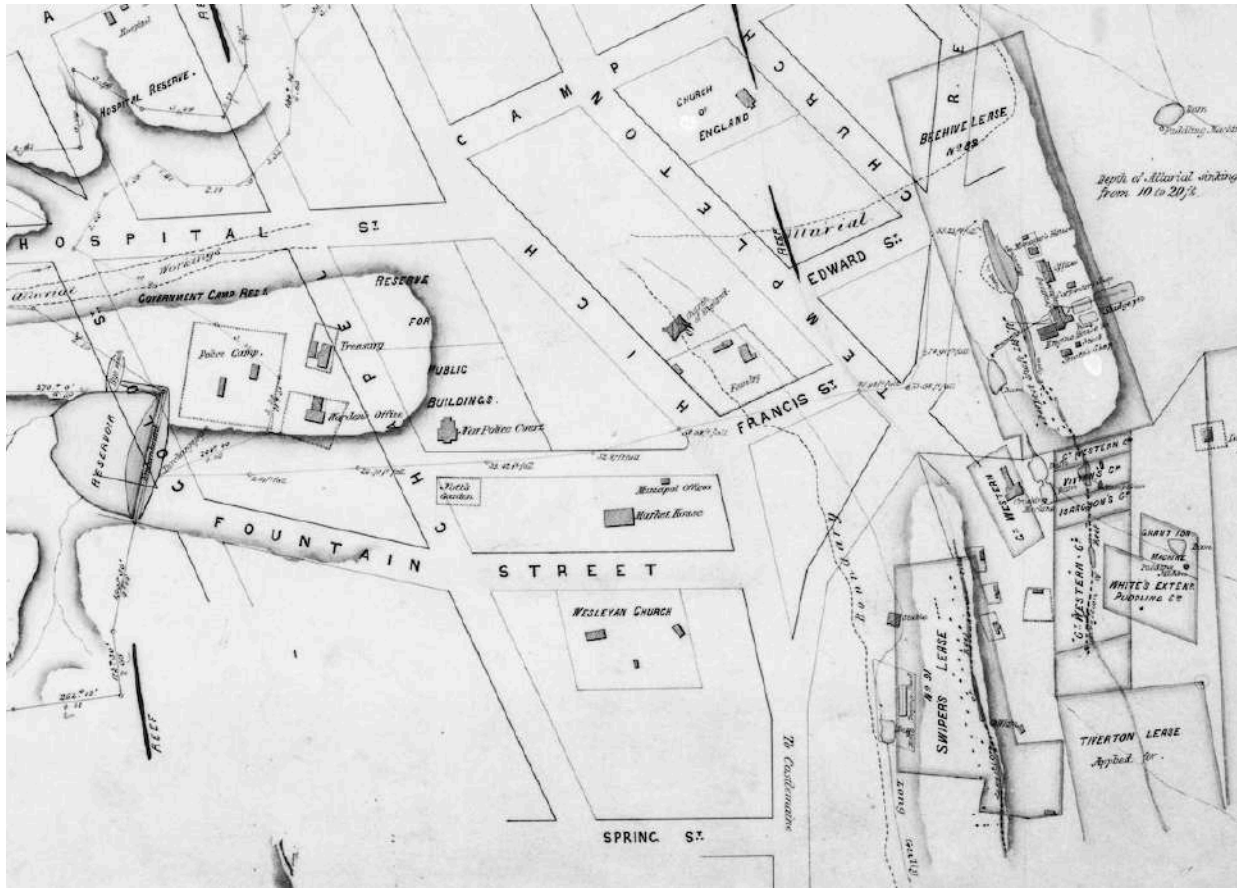


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner's) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

## PLACE HISTORY

*Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.*

The subject building is located on Crown Allotment 12, Section A, Township of Maldon, first purchased by TW Treudder on 17 November 1856 (Maldon Township Plan 1960).

An 1857 map shows that a butchery existed on the allotment in that year (Swan 1857).

Prior to the construction of the Royal Hotel in 1887, a building known as Britannia House existed on the southern portion of Crown Allotment 12. By the end of 1857, Crown Allotment 12 had been subdivided into two, with Robert Barbour purchasing the southern portion of the allotment on 15 November 1857. Barbour constructed a store that was occupied from January 1858 by the Tobin brothers who conducted a drapery and boot store. They named the store Britannia House, likely after the Castlemaine store of the same name they had purchased in April 1859. In November 1860, the Tobins moved their business to Victoria House in Main Street (Swan 1857; Miles Lewis Card Index 1966-71; *Mount Alexander Mail* 29 Jan 1858:5; *Tarrangower Times* 13 Nov 1860:3).

Britannia House continued to operate under various occupiers including David Wilson, A Crawford, Joseph Denney and Andrew Stenhouse (Miles Lewis Card Index 1966-71; *Mount Alexander Mail* 29 Jan 1858:5; *Tarrangower Times* 13 Nov 1860:3). An 1867 panorama image of Maldon shows Britannia House in existence on the southern side of the allotment with the northern allotment undeveloped (see Figure 2).

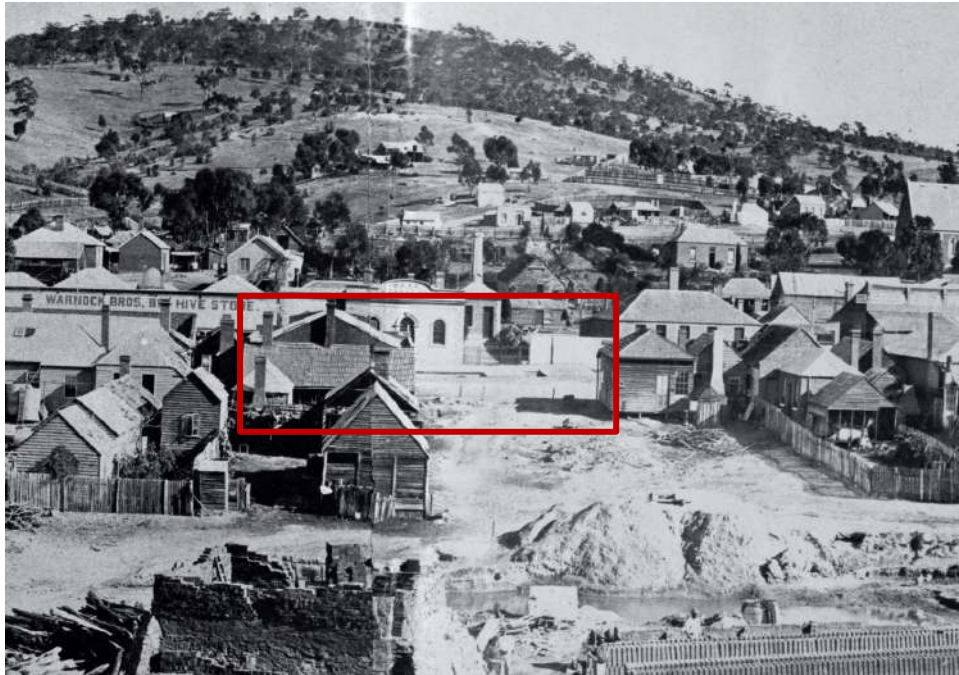


Figure 2. An 1867 image shows Britannia House on the southern side (LHS) of Crown Allotment 12 with the northern portion (RHS) undeveloped. (Source: Armstrong 1867, MM&AA VMLD-4921)

By 1887, Maldon mine proprietor Robert Dent Oswald senior had become the owner of both portions of Crown Allotment 12, and in that year, the Grand Hotel and two shops were built for Oswald on the subject site. The building was designed by Melbourne architect Arthur Herbert Cutler, who called for tenders in February 1887 for the erection of a brick hotel, stables and shops for R Oswald (*Argus* 26 February 1887:15, cited in AAI). The subject building was constructed by South Yarra builders Hill and Plowman, with work commencing in April 1887 and completed in November 1887. The building comprised the Grand Hotel (today's 26 High Street), furnished by 'Mr Ware', and two shops with residences (today's 22 and 24 High Street) (*Tarrangower Times* 20 April 1887:2 and 21 November 1887:2).

The *Tarrangower Times* reported on 'Mr Oswald's new buildings' in November 1887:

The front elevation of the hotel and shops is very elaborate, having one harmonious façade, relieved with Corinthian columns and enriched pediments in strict conformity with the classic style of architecture. The hotel is fitted with all the latest improvements, including electric bells, and finished with very artistic graining, &c., the bar being fitted up with all conveniences for the use of the public.

The first publican of the Grand Hotel was William Rivers Ware who had previously been the licensee of the Oriental Tavern. Oswald had chosen Ware as publican prior to building the Grand Hotel. In his application to transfer his license, Ware stated that the Oriental

did not have the accommodation required under the 1885 Licensing Act (*Tarrangower Times* 26 Nov 1887:3 and 23 July 1887:3).

A photo of the subject building in 1890 can be seen in Figure 3.



Figure 3. Showing the subject building in 1890. (Source: MM&AA)

After Oswald died in November 1891, his probate documents listed his assets, including a large number of properties in Maldon and interstate, including the Grand Hotel and shops, described as: '66 feet frontage...and the Hotel immediately adjoining—that of an old established Hotel with large music hall attached—and the shops (2), valued at £1800 (PROV 1892). Oswald's total estate was sworn at £145,000, most of which was left to his wife and children (*Bendigo Independent* 2 December 1891:2). Ownership of the subject site, along with Oswald's other assets, was taken over by his trustees.

In 1910, the subject property was auctioned in two different lots by Oswald's trustees. The Grand Hotel was passed in but was later sold to the Maldon Brewery in 1911, and the shops at today's 22 and 24 High Street were sold to the Savings Bank of Victoria for £395 each (CT:V3493 F471; *Mount Alexander Mail* 4 June 1910:2 and 13 July 1911:2).

On 7 July 1920 auctioneers Somer and Dabb offered the Grand Hotel, the shops, and several other properties in Maldon for sale. The 1920 advertisement described the Grand Hotel and two adjoining shops as the following.

This fine Hotel [at 26 High Street] is of modern type, faithfully and substantially built of brick. There are 13 rooms (large bar with complete fittings) – 2 Bar Parlors, Dining-room, 8 Bedrooms and Kitchen, also Washhouse, Wood-shed and brick Stable with Loft. The Hotel does extensive commercial and bar trade.

This building [then the Savings Bank building, today's 24 High Street] is constructed of brick, being part of the Grand Hotel buildings, and contains 7 rooms – Banking Chamber, Sitting-room, 4 bedrooms and Kitchen, also Wash-house and Bath-room.

This property [then a stationers and fancy goods shop, today's 22 High Street] is of brick, and also part of the Grand Hotel buildings, and is almost a twin building to the Savings Bank. It contains 5 rooms, including fine Shop, also Bath-room, etc (*Tarragower Times* 7 July 1920:3).

### **Former Grand Hotel building, 26 High Street (1920–)**

In 1933, the Grand Hotel building was again advertised for auction on behalf of the estate of Maud Wilkinson. It was described as the 'Grand Hotel and 2 shops adjoining, Freehold single story brick building, 15 rooms, all modern conveniences...subject to lease, expires 14/2/35', and 'Shops have dwellings at rear and are at present let' (*Age* 12 August 1933:2).

In 1940, Melbourne architect Norman C Smith called for tenders for 'Alterations and Additions' to the Grand Hotel in Maldon (*Age* 13 Jan 1940:16).

Under instructions from the mortgagees, in 1961 the Grand Hotel was advertised for auction. The building was described as 'single-story brick containing 8 bedrooms, male and female toilets, bathroom, two lounges, diningroom, bar, &c' (*Age* 11 November 1961:10).

In an advertisement for its sale in 2000, the Grand Hotel was described as a 'Renovated Victorian era hotel comp. bar, dining & accommodation facilities. Same ownership 16 years' (*Age* 7 October 2000:101).

The Grand Hotel gave up its licence in 2011. The Grand Hotel was an important meeting place for Maldon residents, hosting mining shareholder meetings, particularly for the Beehive and German Consolidated mining company, the Carlyle and Whittaker company, and the Derby United company (*Age* 22 June 1900:3; 29 March 1900:7 and 17 June 1899:10). It continued its role as a meeting place through to its closure in 2011.

More recently it has housed accommodation and retail businesses (MM&AA).

## 22 and 24 High Street (1920–)

Between 1921 and 1952, 22 and 24 High Street remained under the same ownership. Auctioneer John Somer of Maldon became the owner of the shops in 1921; married woman Mary Cuddas (John Somer’s daughter) became the owner in 1940; and hotelkeeper Alexander Maxwell was the owner in 1947 (CT:V3493 F471). The land comprising the two shops was subdivided into two allotments in 1949 by then owners, café proprietors Kevin and June Howse (CT:V3493 F471; CT:V8156 F643). From 1952, the properties passed into the hands of a variety of owners, with number 24 being owned mainly by mainly café proprietors (CT:7876 F002; CT:V8156 F643; MM&AA).

The two shops housed various businesses into the present day.

The occupiers of 22 High Street include the following.

- Bookseller William Galton was the first occupier of the building in 1889 (RB 1889).
- From 1890 until c1940 the building housed a stationary store conducted firstly by Margaret Bullock and later by Robert Hutton and his daughter Effie (RB 1890-1940). Hutton was born in Maldon and was a local councillor and president of the Maldon Shire Council on several occasions (MM&AA).
- From 1946 to 1951, Alexander Maxwell, publican of the Grand Hotel, was the owner and occupier of the premises (RB 1946-51).
- In 1952, the premises housed a drapery managed by occupiers Blanche and Frank Wheeler, who acquired the property in 1957 (RB 1952; CT:V8156 F643). In 1956, the Net Annual Value of the property increased to £70, indicating that improvements were made at this time (RB 1956). The Wheelers continued the drapery business in the subject building until c1968 (RB 1956-1968). Blanche Wheeler died in 1965 and Frank Wheeler in 1970 (MM&AA).
- Ian and Kay Boyd ran a massage/holistic centre from the building after they purchased it in 1972 (MM&AA).
- In c2002 Greg Farrell opened Cherry’s Ice Cream shop in the premises (MM&AA).

The key occupiers of 24 High Street include the following.

- In 1889, tailor William Short first occupied the shop (RB 1889).
- Between 1893 and 1908, the shop housed a number of short-term occupiers including tailor William Ennis (in 1893), grocer Edward Temby (in 1895), and tailor Charles Edward (from 1898 to c1905)
- In 1908, William Tulloh, bank manager, became the occupant, opening the Stage Savings Bank in 1909 (RB 1909). After purchasing the subject building in 1911, it appears that the bank constructed a party wall between the two shop buildings in that year (CT:V7876 F471).



- After 1915, when the bank moved to 32 Main Street, Maldon, it is believed the building was then occupied by the Grand Hotel (RB 1915).
- After café proprietors Kevin and June Howse became the owners in 1949 they established the Maldon Café in the premises (RB 1949).
- 24 High Street continues to be used as a café/restaurant, with the Maldon Café operating from the premises through to the 1970s. In more recent years, the building housed the restaurants Two Fat Men and the Spotted Cow. It now houses the restaurant Table et Terroir.

A photo of the subject building in 1977 can be seen in Figure 4.



Figure 4. The subject building in 1977. (Source: MM&AA)

#### *AH Cutler, architect*

Arthur Herbert Cutler was a fellow architect of the Royal Victorian Institute of Architects. Cutler designed a number of civic buildings including the Caulfield Grandstand (1891), and Warrnambool Town Hall (1891). By 1910, Cutler was the architect of the Closer Settlement Board, controlling the construction of houses on closer settlement lands and for the State Rivers and Water Commission. In 1910, he produced a range of 'Californian Bungalow type' houses for the Board. The two to five-roomed house designs ranged from 12 to 15 feet frontages and priced from £96 to £240 (*Geelong Advertiser* 18 April

1910:6; *Gippsland Mercury* 2 March 1915:3). Cutler practiced from Union Street, Richmond in the 1880s, and later moved to an office in Collins Street, Melbourne.

*Robert Oswald, owner c1887–91*

The subject buildings at 22–26 High Street were constructed for Robert Oswald senior, a locally well-known mining proprietor. An entry in *Victoria and its Metropolis* (1888) described Oswald's life:

Mr. Robert Dent Oswald is a native of Scotland, having been born at Lauriston, in Stirlingshire, on 26th October, 1830, He left home at the age of twenty-four, arriving in the colony of Victoria in 1854. After his arrival he worked at his trade of carpenter...when, allured by the more attractive prospects of the goldfields, he proceeded to Maldon...and commenced mining as a member of a small co-operative party, which...led to his elevation to the position of leader or manager of the Parkin's Quartz Mining Company, also co-operative...Mr. Oswald...has been associated more or less with nearly all the leading mines in the locality, and closely identified with important mining ventures in other parts of the colony...He is now the sole proprietor of the celebrated North British and Independent mine at Maldon, from which he draws annually a moderate fortune...he was appointed...a justice of the peace, while on three successive occasions, extending over a period of more than six years, he was elected member of the Maldon shire council, and of which he was also elected president. Mr. Oswald was married in 1851 to Margaret Taylor, of his native place, by whom he has issue two sons and two daughters (Sutherland 1888:262).

## DESCRIPTION

22–26 High Street, Maldon, comprises a row of three semi-detached single-storey brick commercial buildings constructed in 1887. The buildings display elements influenced by Classical Revival style, which was popularly adopted for commercial and civic buildings.

The row has a corrugated iron-clad hipped roof concealed behind two highly ornate rendered parapets. Each parapet has a central pediment flanked by open balustrades (Figure 5). Three urns on the parapet of number 22 have been lost. The row features a metal-framed straight-profile corrugate iron-clad verandah over the footpath. The verandah is supported by posts with Corinthian capitals and decorative brackets.

The side elevations are of face brick. Built on a site that gently slopes down to the east, the buildings have split floors panes stepping down towards the rear.

22 and 24 High Street were originally built as shops with separate residences at the rear. The commercial and residential quarters are connected by a small skillion-roofed section. There is a small upper-level addition to this section at number 22. A timber lean-to with a shared chimney exists at the rear of both residences (Figure 8). Number 22 retains two

original brick chimneys, while number 24 has one. At number 24, a number of skylights are provided on the roof of the commercial quarters.

The engaged rusticated pilasters at numbers 22 and 24 are original, but both shopfronts are replacements. Number 22 was restored with the extant timber-framed shopfront with recessed entrance between 1977 and 2008 (Jacobs Lewis Vines 1977:A12; Google 2008). The proportion, and material of this restored shopfront is generally sympathetic to designs typical of the time of buildings construction (Jacobs Lewis Vines 1977:A12). However, it is not likely that the original design has been faithfully reconstructed. The original building frontages of the row were noted in a newspaper article written at the time of their construction as achieving a 'harmonious façade, relieved with Corinthian columns' (*Tarrangower Times* 21 November 1887:2).

The northernmost hotel building at 26 High Street has a wider street frontage. 26 High Street has a two-storey extension along the northern boundary, added after 1972. It retains two original brick chimneys. Number 26 retains its original rendered street frontage. Each bay is divided by engaged rusticated pilasters. A moulded stringcourse and base run across the entire frontage. The frontage features two doorways with semi-circular highlights and single and double round arched windows. The timber-framed double-hung sash windows and glazed timber doors appear early. Each opening is accompanied by moulded architrave with keystone above the stringcourse, and below the stringcourse are a pair of decorative colonettes with Corinthian capitals. The windows have moulded sills with brackets.

A timber shed with attached carport exists near the northern boundary. The rear courtyard is paved. On the northeast corner of the site is an original two-storey brick stable building with simple corrugated iron-clad gabled roof. There is an upper-level

opening on the south elevation. The stables building has a painted signage reading 'Grand Hotel Foster's Lager' (Figure 9).



Figure 5. View of 26 High Street (left) and 22–24 High Street (right), Maldon. (Source: GML 2021)



Figure 6. Views of 24 (left) and 22 (right) High Street, showing the replacement shopfronts. (Source: GML 2021)

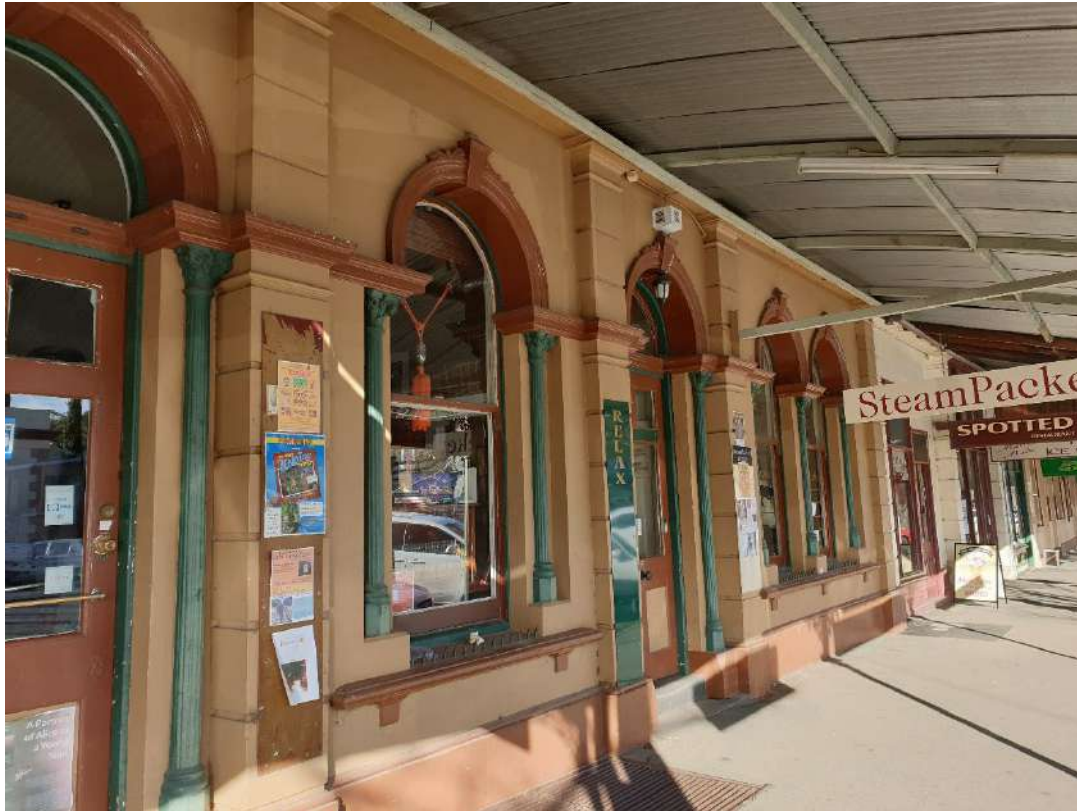


Figure 7. Shopfront of 26 High Street. (Source: GML 2021)



Figure 8. Rear of 22–26 High Street, note the timber section at the rear of 22 and 24 High Street. (Source: GML 2021)



Figure 9. Brick stables building at the rear of 26 High Street. (Source: GML 2022)

## INTEGRITY

22–26 High Street, Maldon, is highly intact with a few changes visible to the original fabric. The building retains its original single-storey built form and scale, and materiality (rendered brick construction with timber lean-to, at numbers 22 and 24, and corrugated iron roofing).

The row of buildings retains original ornamentation to the parapet and some original brick chimneys. The building’s integrity is enhanced by the particularly intact street frontage of the former Grand Hotel at 26 High Street. Key Classical architecture-inspired ornamentation to the façade includes the moulded stringcourse and base, engaged rusticated pilasters, moulded architrave with keystone, decorative colonettes with Corinthian capitals and moulded window sills with brackets. Other original elements include the glazed timber doors with semi-circular highlights and timber-framed double-hung sashes with round arched heads.

The hotel’s retention of the original two-storey brick stables building with painted signage reading ‘Grand Hotel Foster’s Lager’ enhances the legibility of the place.

The row has had some alterations and additions including the totally rebuilt shopfronts at 22 and 24 High Street; additions and extensions extant at the rear of numbers 22 and 26 (not visible from High Street); and a later timber shed and carport at the rear of number 26. The restored shopfront at 22 High Street complements the row’s legibility.

Overall, the row has high integrity.

## COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by the 1870s.

The former Grand Hotel building at 22–26 High Street, Maldon, is among the group of extant commercial buildings established after the first phase of the township's development that was stimulated by the revitalised local economy in the late twentieth century. In the 1880s, technological developments, including improved rock drilling equipment to speed up the laborious process of tunnelling for gold, and the establishment of the railway line from Castlemaine in 1884 (extended to Shelbourne in 1891), facilitated a recovery in Maldon (MM&AA).

Maldon and other towns in the Mount Alexander Shire share some similarities in terms of their historical development pattern, as regional towns developed from the 1850s following the discovery of gold earlier in the decade.

Hotels were central to early settlement around goldfields and routes to them, and were established predominantly along main throughfares. Many hotels incorporated various commercial operations (such as post office, retailers or halls), often housed in the same or attached premises.

Nineteenth century hotels are currently well represented on the Mount Alexander Shire's Heritage Overlay (HO). While there are 35 hotels and ruins, or archaeological remains, of hotels individually listed on the HO, many examples provide limited scope for comparison in terms of built form, stylistic expression or age. The use of elaborate Classical Revival style design is uncommon for the Victorian period single-storey hotels in the Shire. Hotels outside Maldon and Castlemaine are mostly single-storied and display simple domestic-style architecture, and little hotel development was observed in the townships of Mount Alexander after the demise of the 1850s gold booms.

Some Castlemaine hotels exhibit refined Classical Revival style designs, but these are grander in scale than the subject buildings. A good example of this style is the two-storey Midland Private Hotel at 2 Templeton Street, Castlemaine (VHR H1209; HO659). There is no single-storey hotel that display similar level of detailing in Castlemaine, as two-storey hotels were more prevalent in this area.

In the Shire of Mount Alexander, the following examples of local significance are comparable to 22–26 High Street, in terms of their age, materiality and/or architectural style.

- The Kangaroo Hotel at 89 High Street, Maldon (proposed as significant within HO445 Maldon Historic Central Area) is a single-storey brick hotel building built in 1866 with c1905 extension to the south. The hotel was established on this site in 1856. The 1866 section along Fountain Street has hipped roofs behind the flat parapet and steps down following the fall of the land towards the intersection with High Street. This section is characterised with the use of 'limestone' brick quoins to the windows and verandah with timber posts. The street verandah wraps around the original section of the building. The splayed corner entrance has been bricked in. The 1905 southern addition was built to match the design of 1866 section. The 1905 section comprises the vaulted entrance and decorative parapet with signage 'Kangaroo Hotel'. An original brick chimney remains on this section.
- The Red Hill Hotel at 163 Main Road, Chewton (HO719), was built in c1884–85 replacing an earlier timber hotel erected on this site in 1854. The single-storey hotel is built on a bluestone plinth with hipped roof and a rendered façade. Side elevations are face brick. The façade features minimal decorative elements except for the straight parapet with a cornice moulding. The hotel has a hipped roofed, unadorned street verandah supported on timber posts. the façade is punctuated by three arch headed doorways and rectangular window openings. The hotel also incorporated a music hall, and was central to the community life in Chewton (Twigg and Jacobs 1994:253).

Some other earlier hotel buildings in Mount Alexander such as the Five Flags Hotel at 155 Main Road, Campbells Creek (1850s), and the former Bath Arms Hotel at 47 Main Road, Campbells Creek (1864), are comparable to the subject properties in terms of their built form and scale, and but these display minimal ornamentation.

The Red Hill Hotel is comparable to the subject complex in terms of the built form and scale being presented as a single-storey building to the street and having a split level internally, following the natural topography of the site.

Although built earlier, the Kangaroo Hotel in Maldon forms a closer comparison with the subject building in terms of their physical presentation, being a single-storey brick hotel building located in Maldon with decorative elements inspired by classical architecture.

Built of brick with rendered finish, the former Grand Hotel and shops are representative of the scale, form and materiality of typical Victorian period hotel buildings. What sets the complex apart is its refined decorative detailing influenced by the Classical Revival style.



Historically, 22–26 High Street is an important example of late Victorian period commercial development in Maldon and other small townships in the broader Mount Alexander Shire, where the development primarily occurred in the 1850s to the 1870s. The subject buildings are the only notable substantial development that occurred in the Maldon township in the 1880s.

This signified the short period of economic recovery in Maldon, chiefly accredited to Robert Dent Oswald who developed unique Compressed Air Rock Drills for his North British Mine by 1885. Between 1885–89 Oswald's mines produced almost 50,000 ounces of gold and the company was described as one of the richest in the world (Melbourne Playgrounds nd). Built for Oswald, the subject properties are important evidence of this period in Maldon.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

**Extent of overlay:** Within HO445.

## OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

## STATEMENT OF SIGNIFICANCE

**Address:** 22–26 High Street, Maldon

**HO:** Significant within HO445



### WHAT IS SIGNIFICANT?

The former Grand Hotel and shops at 22–26 High Street, Maldon, is significant.

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

- building's original built form, materials and detailing
- building's high level of integrity to its original design, including its highly ornate parapet
- original or early elements including the brick chimneys
- original or early pattern of openings, including the round arched windows and doors at 26 High Street
- original detailing to the frontage of 26 High Street including the original timber windows and doors, moulded stringcourse and base, engaged rusticated pilasters, moulded architrave with keystone, decorative colonettes with Corinthian capitals and moulded window sills with brackets
- original brick stables at the rear of 26 High Street.

### HOW IT IS SIGNIFICANT?

The former Grand Hotel and shops at 22–26 High Street, Maldon, is of local historical, representative and aesthetic significance.

### WHY IT IS SIGNIFICANT?

Forming part of Maldon's significant streetscape, 22–26 High Street are historically important as a complex developed after the initial phase of development of Maldon

following the goldmining boom in the early 1850s. By the 1870s, development in Maldon considerably slowed due to the decline of mining. Built in 1887 to replace the 1857 Britannia House, the Grand Hotel building and two attached shops were erected to a design by architect Arthur Herbert Cutler, for the owner Robert Dent Oswald. The subject buildings are the only notable substantial development occurred in the Maldon township in the 1880s. This signified the short period of economic recovery in Maldon, chiefly accredited to R D Oswald who developed unique Compressed Air Rock Drills for his North British Mine by 1885. Between 1885–89 Oswald's mines produced almost 50,000 ounces of gold and the company was described as one of the richest in the world.

26 High Street is historically significant as the site of the former Grand Hotel which operated from 1887 to 2011. The Grand Hotel was an important meeting place for Maldon residents, hosting mining shareholder meetings, particularly for the Beehive and German Consolidated mining company, the Carlyle and Whittaker company, and the Derby United company. It continued its role as a local meeting place through to its closure in 2011. Developed as commercial premises attached to the hotel building, the two shops at 22 and 24 High Street contributes to the historical significance of the former Grand Hotel. They housed numerous retail businesses and continues to support the commercial streetscape of Maldon. (Criterion A)

22–26 High Street are of representative significance as an example of late Victorian period commercial buildings. Their semi-detached single-storey form and scale, use of brick construction with metal roofing and rendered finish, and the use of Classical Revival style design are characteristic of commercial architecture of the time, commonly found across Victoria. (Criterion D)

22–26 High Street are of aesthetic significance as a Classical Revival style complex with highly ornate detailing to the street frontage. It is one of the buildings in Maldon with most elaborate detailing. Key Classical architecture-inspired ornamentation to the façade includes the moulded stringcourse and base, engaged rusticated pilasters, moulded architrave with keystone, decorative colonettes with Corinthian capitals and moulded window sills with brackets. (Criterion E)

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# 61–65 High Street, Maldon

**Former Carriers Arms Hotel**

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Commercial, residential

**Architect:** -

**Significance level:** Significant

**Builder:** Not known

**Extent of overlay:** Within HO445

**Major construction:** 1857, 1877



## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and comprising churches and associated buildings; and the former Commissioner's camp

paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

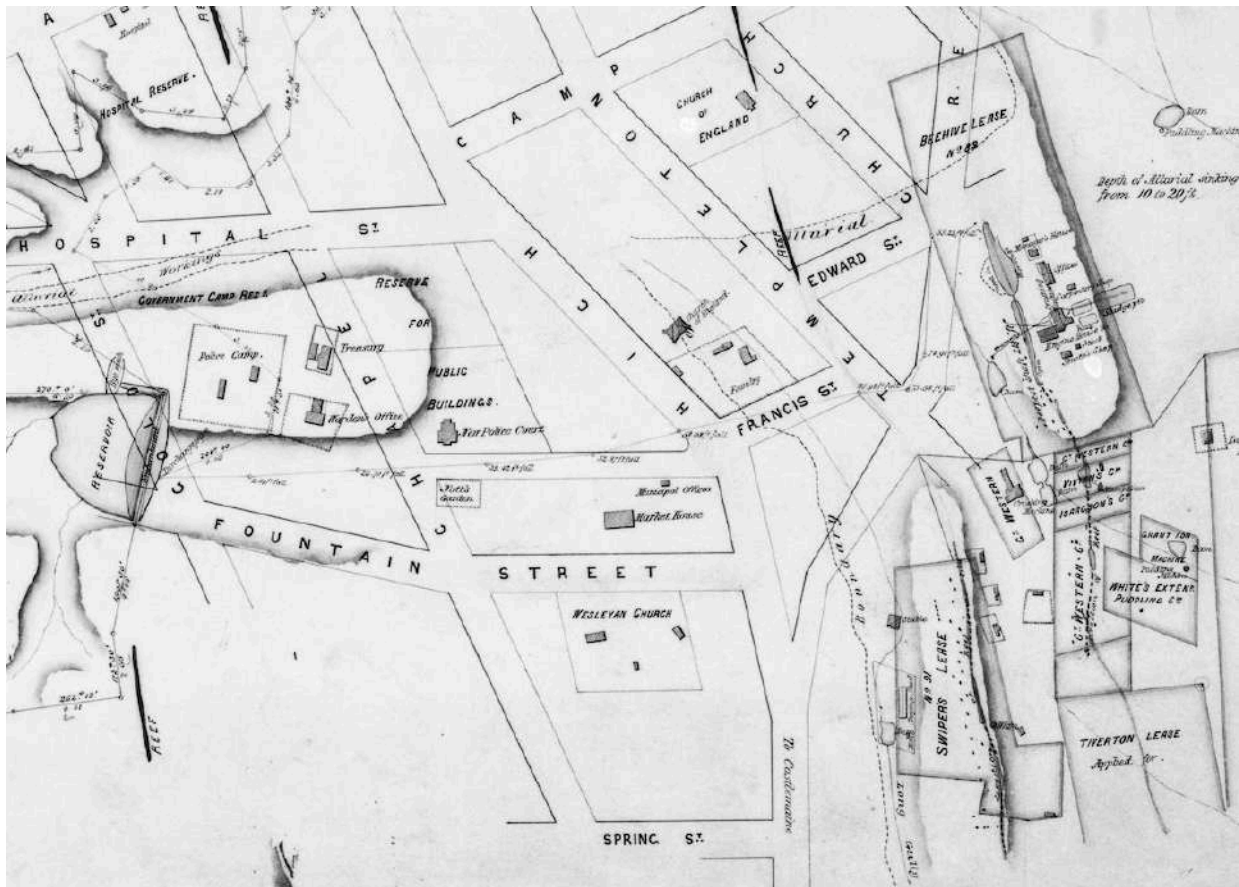


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner's) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)



## PLACE HISTORY

*Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.*

The subject building at 61-65 High Street, Maldon, is located on Crown Allotment 5, Section A, Maldon Township, first purchased by Robert Aitken on 12 May 1856 (Maldon Township Plan 1960). By late 1956, the Carriers Arms Hotel was constructed on the site. The narrow section with straight parapet was added in 1877.

Robert Aitken, blacksmith, and his brother-in-law David Marshall, carter and teamster, formed a partnership in Maldon in the mid-1850s. Together they conducted a number of enterprises, including carting, coaching, hotel management, road and building construction, and farming (Woolman 2011:44). The partnership was later extended to take in John Jamieson. With Jamieson, Aitken and Marshall contracted to construct Maldon's market house, erected in 1859 (Woolman 2011: 53). Aitken and Marshall were also involved in a number of other building works in Maldon, including the construction of various drains, culverts and associated road works within the township (*Tarrangower Times* 26 April 1859:2 and 6 April 1860:2).

By 1856, Aitken and Marshall had expanded their carting partnership and established the first coach service between Tarrangower and Castlemaine, which ran three return trips a week (Woolman 2011:47).

On 12 May 1856, Aitken purchased Crown Allotments 5 and 6, Section A, in a prime position in High Street, Maldon. Allotment 6 was sold to the Bank of New South Wales in 1857 and became the site of its bank building and gold smelter. Aitken built the Carriers Arms Hotel on Allotment 5. The hotel was one of the first brick buildings to be erected in Maldon. A substantial garden was established at the rear of the hotel on the same site (Woolman 2011:44, 59). It appears that the main part of the building that housed the Carriers Arms Hotel was built by late 1856. It is marked on a map surveyed on 11 December 1856 by Hugh Swan and lithographed in 1857 (Swan 1857).

In June 1857, Aitken was granted a publican's licence on condition that the hotel was finished within two weeks, and that stables were erected. In July of the same year Aitken was granted a night licence (*Mount Alexander Mail* 5 June 1857:4 and July 1857:4). In July 1857, the Carriers Arms was described as a 'neat little brick house' (*Mount Alexander Mail* 15 July 1857:2).

From 1857, Marshall and Aitken's Tarrangower-Castlemaine coach service left from the Carriers Arms. The partnership also established a service from Tarrangower to the Orrville Hotel at Muckleford and to R J Lawrence's Loddon Hotel (Woolman 2011:48, 50).

Aitken’s 1858 application to renew the hotel licence shows that the Carriers Arms consisted of a bar, two sitting-rooms, a dining-room, six bedrooms, kitchen and outhouses and sixteen stalled stables (Woolman 2011:44).

The Carriers Arms Hotel housed a number of events in the 1850s and 1860s, including election meetings, mine shareholder meetings, and auctions (*Mount Alexander Mail* 19 September 1859:2; 22 October 1860:3 and 28 October 1857:3).

The Carriers Arms Hotel, with its original face brick work and large window on the south end, can be seen in an 1861 photo (see Figure 1).



Figure 2. High Street, Maldon, 1861, showing the Carriers Arms Hotel outlined in red. (Source: Hannay 1861, SLV)

In 1862, Aitken and Marshall dissolved their partnership and Aitken took over ownership of the business (Woolman 2011:44). It is believed that the Carriers Arms had ceased to operate as a licensed hotel by 1864 and became a temperance hotel and boarding house as well as remaining the home of Robert and Margaret Aitken and their children (Woolman 2017). The extent of the outbuildings and gardens behind the Carriers Arms Temperance Hotel can be seen in an image taken from the 1867 panoramic view of Maldon commercial centre (see Figure 2). The south end window had already been reduced in size by this time.

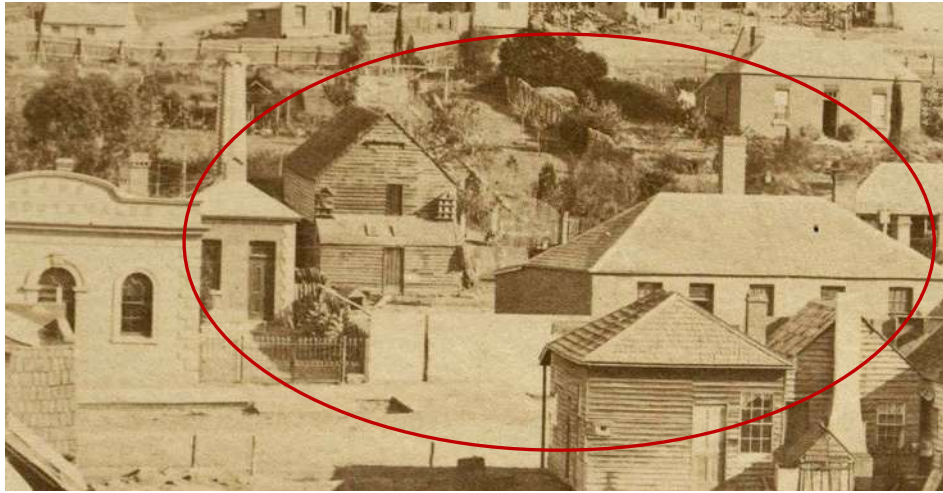


Figure 2. High Street, Maldon, 1867, section of panoramic view of Maldon showing the former Carriers Arms Hotel at centre right and outbuildings in centre. (Source: Armstrong 1867, MM&AA VMLD-4921)

As reported by the *Tarrangower Times*, a small addition was erected as an office for TB Davison, the auctioneer whose auction yard was located at the rear, to the south of the building, in 1877 (*Tarrangower Times* 25 August 1877:2). This addition can be seen today. The same report noted that Mr Aitken was also making 'extensive alterations' to his house. It is feasible that these included the alterations to the former hotel bar window and the ashlar rendering on the façade (*Tarrangower Times* 25 August 1877:2; MM&AA).

Aitken continued to use the subject building to operate his coach and carting business, which included the transport and burning of quartz for RD Oswald's Caledonian crushing mills, until his death in 1880, at which time he was described as a carrier and livery stable keeper (Woolman 2011:57-58; PROV 1880).

The Carriers Arms property was described in 1880 as one-quarter acre of land in High Street on which stood a seven-roomed brick dwelling with wooden kitchen, washhouse and outhouses, adjoined at the rear by half an acre of land fronting Chapel Street South, which was fenced but otherwise featured no other improvements (PROV 1880).

After her husband's death, Margaret Aitken put the Carriers Arms Hotel building on the market in November 1880 (*Mount Alexander Mail* 24 November 1880:3). It was advertised for sale again in 1884:

The house is of brick with slate roof, containing five bedrooms, sitting room, spacious dining room, kitchen and scullery, office adjoining, with frontage to Main Street. Large yard, stables, hay loft, water laid on. The property comprises about two and a quarter acres of land, with extensive frontages to High Streets and Chapel Streets. The above

offers a grand opportunity for Temperance Hotel and Livery stables combined (*Tarrangower Times* 2 August 1884:3).

The subject property was purchased c1884 by Dr John O'Neill, who advertised in December 1884 that he had taken up residence in Maldon and resumed his practice (*Tarrangower Times* 10 December 1884:3). O'Neill had practised medicine in Maldon from the 1860s and fulfilled the role of resident surgeon at the Maldon and Castlemaine hospitals. He was also instrumental in floating a number of local mining companies, notably the South German and Derby United (*Herald* 14 March 1919:1).

O'Neill had left Maldon in June 1877 to travel to England, returning in late 1878. After marrying Laura Jones in April 1885, the 1877 section of the subject building was used by O'Neill as a doctor's surgery and the 1857 section of the building as a family residence, where a number of the couple's children were born (Woolman 2011:60; MM&AA; *Argus* 18 April 1885:1).

After John and Laura O'Neill left Maldon, in April 1913 Messrs Somer and Dabb auctioned the High Street property in three lots, which were described as: 'Lot 1—'Mathinna', the doctor's residence and Land. Lot 2—Barber's Shop and Living Rooms. Lot 3—Allotment of Land' (*Bendigo Advertiser* 2 April 1913:8).

Elizabeth Grenfell occupied the building as a residence in 1918. After her death in 1942, the building was sold to Alma Ottrey, who rented the house out. The subject building was sold again in 1945 to Victoria McLay, a nursing sister at Maldon Hospital, who lived in the residence until her death in 1957 (MM&AA). Other owners lived in the residence until Coral and Alf O'Hara purchased the property in the late 1960s, making it their place of residence from c1970 until Coral's death in 2015 (Stace's Place 2016).

Figure 3 to Figure 6 show the former Carriers Arms Hotel in c1920, c1935, c1960 and 1965.

The 1877 section of the building housed an antique shop in the 1980s and the Lion's Opportunity Shop from c2015 until 2018, when the building was sold.

Recent changes include the demolition of all timber sections at the rear of the building and removal of the rear chimney on the north side. Extensive internal alterations have been proposed and restoration of the façade and slate roof was approved via a planning permit in 2017 (Mount Alexander Shire 2017).

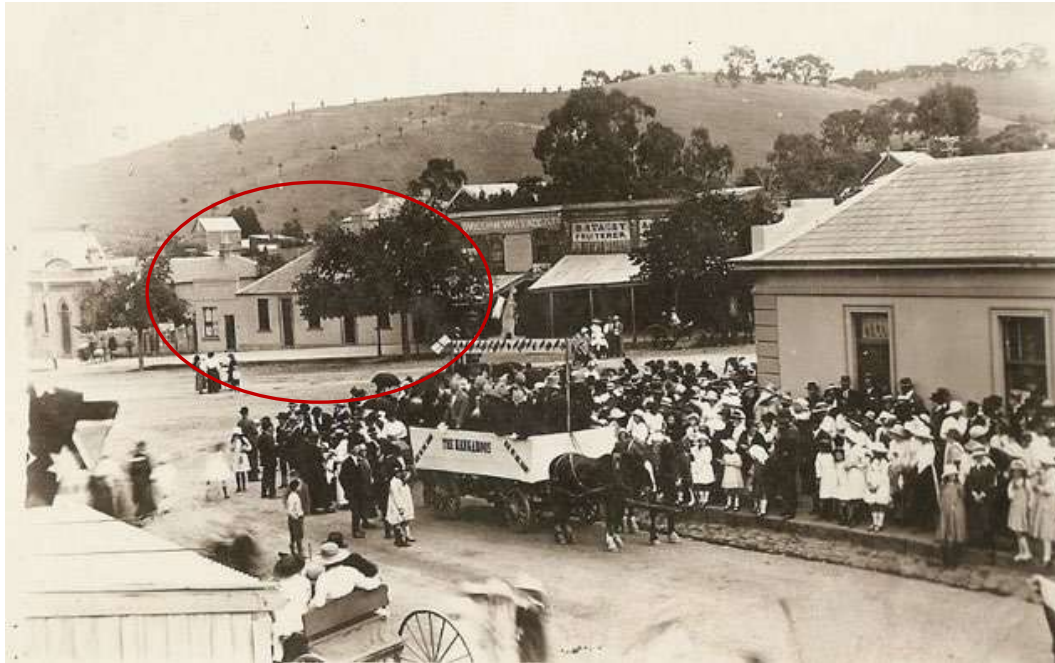


Figure 3. Intersection High and Main Streets, Maldon, c1920, showing the former Carriers Arms Hotel outlined in red. (Source: MM&AA VMLD-0802)



Figure 4. High Street, Maldon, c1935, showing the former Carriers Arms Hotel outlined in red. (Source: MM&AA P96013-03)



Figure 5. Former Carriers Arms Hotel, High Street, Maldon, c1960. (Source: MM&AA VMLD-4869)



Figure 6. Former Carriers Arms Hotel building in 1965. (Source: Collins 1965, SLV) **IN COPYRIGHT**

## DESCRIPTION

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is a single-storey building located in Maldon’s main commercial strip (Figure 7). The building is built to the street border and is set in front of a substantial rear yard.

Of brick construction, the building has an ashlar ruled render finish (now overpainted) to the street frontage. The ruled render was an early addition dating from 1877 (Figure 8). The 1857 section has a simple box-like form with a slated hipped roof. Three intact brick chimneys rise from the roof. The centrally positioned chimney has rendered finish, while the two others are of face brick. The northernmost chimney has a terracotta chimney pot (now overpainted).

The narrow addition from 1877 to the south of the 1857 building has a face brick chimney and corrugated iron-clad skillion roof which is concealed behind a straight rendered parapet. The side (south) elevation of the 1877 section is brick (now overpainted).

The windows to the 1857 section are timber-framed double-hung windows with stone sills. There are two four-panel timber doors with highlight and moulded timber architrave provided in this section of the building. The 1877 section has a four-panel timber door and a wider rectangular window opening with a stone sill. The window is a timber-framed four-pane window with arched heads to the top two panes. There is decorative carving to the frame above the arches. (Figure 8). Small windows are provided on the south and west elevations of the 1877 section.

There is a wooden addition to the rear (west) of the 1857 section. This addition is likely a later addition and has a gable roof and verandah.

Following the 2018 sale of the building, the street frontage was restored to its original state, with the timber window shutters shown in Figure 5 and Figure 6 having been removed. The land at the rear of the building has been cleared. Some later additions to the site, including an iron garage, iron shed and modern addition (likely dating from the late twentieth century) have been demolished in a number of stages in recent years (Nearmap; realestate.com.au 2018).



Figure 7. View of 61–65 High Street, showing the original 1857 section and 1877 addition to south. (Source: GML 2021)



Figure 8. 1877 addition finished with ruled render (now overpainted) and decorative four-pane window. Note the ruled render has been applied across the entire street frontage. (Source: GML 2021)



## **INTEGRITY**

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is highly intact with minimal changes visible to the original fabric dating from 1857 and 1877. The building retains its original single-storey built form and scale, and materiality (rendered brick construction with slated and corrugated iron-clad roofing). The building also retains its legibility as a two-section building, demonstrative of its early commercial and residential uses which were provided in separate quarters.

The building's integrity is enhanced by the intact primary façade, including its original pattern of openings. Key elements include the original brick chimneys (one with rendered finish); ruled ashlar rendered finish to the street frontage; timber-framed double-hung windows and four-panel timber doors with moulded timber architraves on the 1857 section; and timber-framed four-pane window with decorative arch heads, and four-panel timber door on the 1877 section.

The building has had numerous changes to the rear of the main street-facing building. Some original elements associated with carting, coaching and hotel operation (such as stables and hay loft, and outbuildings) have been removed over time. However, this change has minimal impact to the legibility of the place when viewed from public domain. Recent restoration works to the building including the removal of the timber window shutters from the street frontage enhanced the place's integrity.

Overall, the building has high integrity.

## **COMPARATIVE ANALYSIS**

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by the 1870s.

The former Carriers Arms Hotel building at 61–65 High Street, Maldon, is among the group of extant commercial buildings established during this key period of development, brought on by the gold-mining boom.

Maldon and other towns in the Mount Alexander Shire share some similarities in terms of their historical development pattern, as regional towns developed from the 1850s following the discovery of gold earlier in the decade. Hotels were central to early settlement around gold fields and routes, and were established predominantly along

main thoroughfares. Nineteenth century hotels are currently well represented on the Mount Alexander Shire's Heritage Overlay (HO).

There are 35 hotels and ruins, or archaeological remains, of hotels individually listed on the Shire's HO. Like the subject building, early hotels outside Maldon and Castlemaine are mostly single-storied, with many examples displaying simple domestic-style architecture.

In the Shire of Mount Alexander, the following examples of local significance are comparable to 61–65 Main Street, in terms of their age, scale, material and/or architectural style.

- The former Red Lion Hotel at 72 High Street, Fryerstown (HO1160) is a single-storey Victorian period hotel building. The Red Lion Hotel opened in Fryerstown before 1864. The brick building demonstrates design qualities of the vernacular domestic architecture, having built of face brick with simple corrugated iron-clad gable roof and straight verandah. A brick chimney stands on one side (east) of the building. Windows and doors are timber framed. An extension has been made to the west of the building at an unknown date. The building functioned as a hotel until around the end of the nineteenth century, before being converted to a residence.
- The former Harcourt Hotel 1 Bridge Street, Harcourt (HO802), is a single-storey rendered brick building with rendered quoin work and a hipped roof. Extant chimneys have rendered finish. The building may contain the ground floor of the two-storey brick hotel built on this site by 1855, or may have replaced that building in the 1860s or 1870s. The extant building displays elements of a simple mid-Victorian domestic building. The site was a prime position for a hotel, being located near an early creek crossing with a toll gate on the main Castlemaine–Sandhurst goldfields road. The use as a hotel ceased by 1870s. There is a skillion addition built of brick. The formal entrance is now located on the site (north) elevation.
- The former Shamrock Hotel at 20–22 Lyons Street, Newstead (HO1197), is a single-storey building with brick front wall with straight parapet. The side walls are of timber construction. The building has a simple corrugated iron-clad gable roof and symmetrical frontage. The building retains original windows and central doorway. There is a skillion addition clad in weatherboards. The original verandah was removed by the 1940s. The hotel was in operation from 1884 until 1913 when the Licences Reduction Board ordered the closure of the business, which had already declined due to the decrease in mining activities in the area.

The subject building is closely comparable to the above examples of the nineteenth century brick hotels in Mount Alexander. These former hotel buildings share some

characteristics of early rural hotels. Vernacular building techniques are evident in their simple built form with hipped or gabled roofs; use of combination of materials such as face or rendered brick, timber and corrugated iron; modest scale (originally built with front rooms only); and restrained ornamentation. Due to the modest scale of the original buildings, additions and extensions are also commonly observed. In terms of built form, scale and level of detailing, the former Harcourt Hotel forms most close comparison to the original 1857 section former Carriers Arms Hotel.

Historically, conversion of hotel buildings was common in the Mount Alexander Shire, as the population growth slowed by the late nineteenth century due to the downturn in local mining industries. This is demonstrated by the subject hotel (used as a licenced and temperance hotel 1857–1870s) and all of the above examples. Addition of a separate quarter in 1877 to accommodate commercial office (1877–c1880s, later used as a doctor’s surgery 1884–c1913) demonstrates the continued importance of central Maldon to the local community. It somewhat distinguishes the subject site from other former hotels in a more rural context. The former Red Lion Hotel or former Shamrock Hotel had become residences since the closure of the hotel while the subject building retained its commercial use up until 2018. Similarly, the former Harcourt Hotel had various uses including post office and bank before it eventually became a house.

Overall, the subject building built in 1857 and extended in 1877 compares well with the three examples on the Shire’s HO, in terms of the construction materials and techniques, level of detailing, single-storey scale, age and level of integrity. It is an important representative example of the nineteenth century hotel buildings erected in regional towns whose development was stimulated by the discovery of gold. As one of the earliest permanent buildings erected in Maldon, it demonstrates this important development phase of Maldon in the 1850s.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

**Extent of overlay:** Refer to map.

## OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

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## STATEMENT OF SIGNIFICANCE

**Address:** 61–65 High Street, Maldon

**HO:** Significant within HO445



### WHAT IS SIGNIFICANT?

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is significant.

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

- building's original scale, built form, materials and detailing
- building's high level of integrity to its original design, including its highly intact 1857 and 1877 sections
- original or early elements including the brick chimneys (one with rendered finish)
- original or early pattern of openings
- original or early detailing including the original timber windows (double-hung sashes and four-pane window with decorative carving above the arch heads), timber doors (all three) and associated highlights and moulded architraves (on the 1857 section)

### HOW IT IS SIGNIFICANT?

The former Carriers Arms Hotel at 61–65 High Street, Maldon, is of local historical and representative significance.

### WHY IT IS SIGNIFICANT?

Forming part of Maldon's significant streetscape, 61–65 High Street is historically important as a commercial building evidencing the early development of Maldon following the goldmining boom in the 1850s. Established by 1857, the Carriers Arms Hotel was one

of the first permanent buildings to be erected in Maldon. The hotel premises comprised a bar, two sitting-rooms, a dining-room, six bedrooms, kitchen and outhouses and sixteen stalled stables in 1858. The liquor licence was ceased by 1864, and the Carriers Arms Hotel became a temperance hotel and boarding house. The site was associated with a number of commercial enterprises in Maldon other than the hotel business. In 1877, a small addition was made to the south of the building as an office for TB Davison, the auctioneer whose auction yard was located at the rear. The owner Robert Aitken also operated carting and coaching business as well as livery stable from the subject site until his death in 1880. The dealing of the business included the transport and burning of quartz for R D Oswald's Caledonian crushing mills. (Criterion A)

With the decline of gold mining in Maldon and the broader Mount Alexander region, many hotels closed in the late nineteenth century and early twentieth century. By 1884, Dr John O'Neill opened his practice at the 1877 section of the subject building, using the 1857 section of the building as a family residence. The 1877 section retained its commercial use until 2018. Having housed a number of businesses over 140 years between 1877 and 2018, the subject building demonstrates the continued importance of Maldon's main commercial areas. (Criterion A)

61–65 High Street is of representative significance as an early hotel building built in the earliest development period in the goldfield regions of Mount Alexander. It displays typical characteristics of early hotels established on goldfields routes including its single-storey rendered brick construction, slate roofing, building techniques and finishes, domestic-style vernacular architecture, and restrained ornamentation. The building has some decorative detailing (ashlar ruled render, rendered parapet, and decorative arch headed four-pane window). Additions and extensions were also common in many early hotel buildings in rural areas, like evidenced by the 1877 section of the building. (Criterion D)

61–65 High Street is significant for its association with Robert Aitken, who contributed to establishment of the Maldon township. In 1857, Robert Aitken, blacksmith, was the purchaser of Crown Allotment 5, Section A, Maldon Township, on which the subject site is located. Aitken and his brother-in-law David Marshall, carter and teamster, formed a partnership in Maldon in the mid-1850s. Together they conducted a number of enterprises, including carting, coaching, hotel management, road and building construction, and farming. The partnership was later joined by John Jamieson, becoming Jamieson, Aitken and Marshall by the late 1850s. The firm contracted to construct Maldon's market house (1859) and a number of other building works in Maldon, including the construction of various drains, culverts and associated road works within the township. The building and land at 61–65 High Street were central to Aitken's businesses, and was his home until his death in 1880. (Criterion H)

# 95 High Street, Maldon

**Maldon Post office**

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Civic

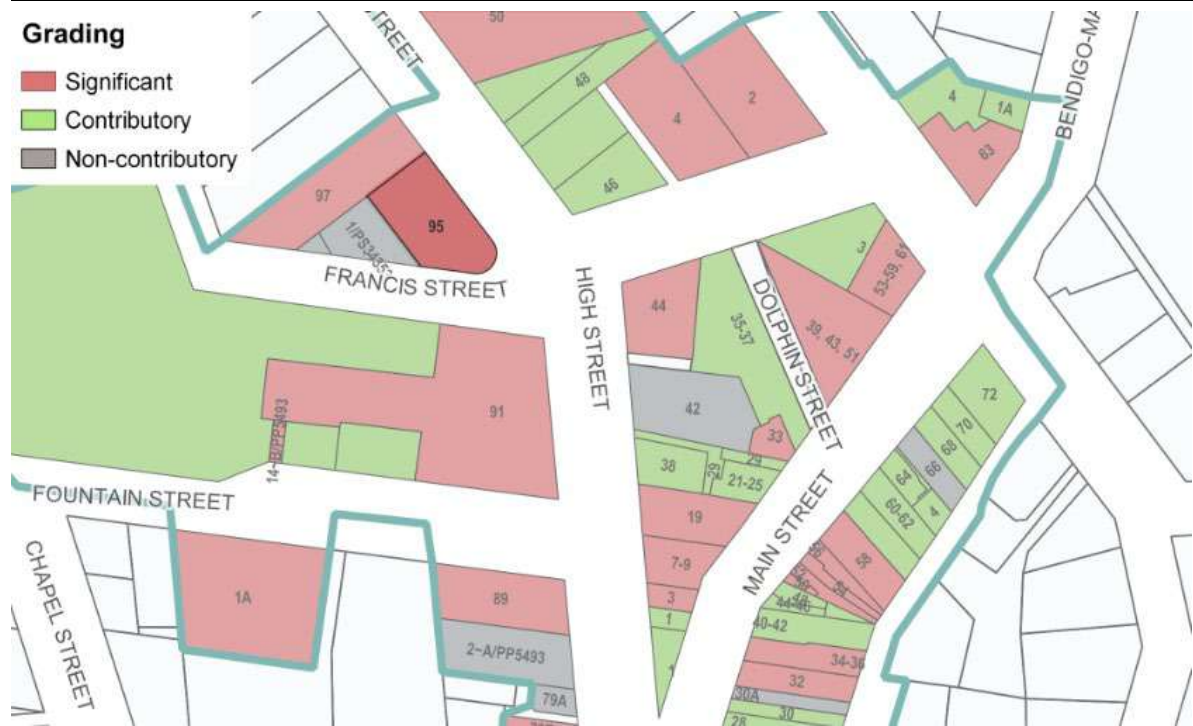
**Architect:** Public Works Department (likely)

**Significance level:** Significant

**Builder:** Edwards Brothers and Inglis

**Extent of overlay:** within HO445

**Major construction:** 1869–70





## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences;

Church Hill, surveyed on Section 11 between Templeton and Church Street and comprising churches and associated buildings; and the former Commissioner’s camp paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

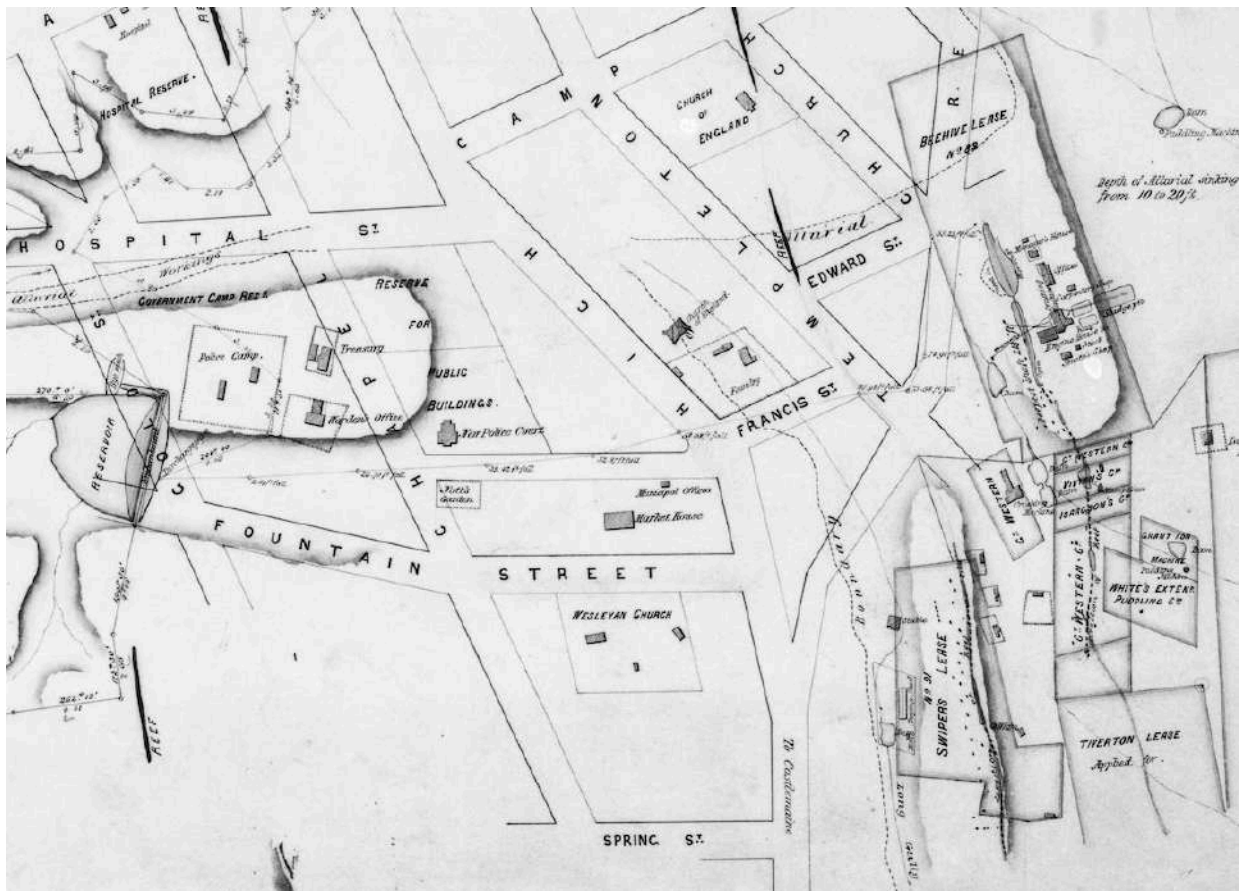


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner’s) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

## PLACE HISTORY

*Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.*

The 1869–70 Maldon Post Office and residence, the subject building, is located on Crown Allotment 1, Section B, Township of Maldon (*Maldon Township Plan 1960*).

The first official post office in Maldon opened in March 1854 under the management of James G Pollard. By 1855, the post office was operating under the management of Frank Lewin, likely from the store he owned in Long Gully (Jacobs, Lewis and Vines 1977:39). Another small timber post office was erected c1857 by then postmaster John Wright, of the firm Wright and Ross, adjoining his store in Main Street (Jacobs, Lewis and Vines 1977:39).

In March 1859, the Public Works Department called for tenders for a telegraph station at Maldon. This building was constructed in timber by contractors Hornsby and Briscoe on Crown Allotment 2, Section B, Township of Maldon (on the site now known as 97 High Street). The building was finished in July 1859, with telegraph services introduced on 1 August 1859. The post office was subsequently transferred to the building, which was then enlarged. Savings Bank facilities were opened in this building in 1865 (Jacobs, Lewis and Vines 1977:39). Views of the post and telegraph station c1860 and c1869 can be seen in Figure 2 and Figure 3.



Figure 2. A c1860 view of Maldon showing the former post and telegraph office in the middle ground to the right. (MM&AA VMLD 4723)



Figure 3. A closer view of the former post and telegraph building, c1869. (Source: MM&AA VMLD 4535)

In 1869–70, the subject building was erected to the south of the timber building at 95 High Street, which was reserved for post office purposes. The building was likely designed by the Public Works Department, which supervised building of the original 1859 timber building and subsequent works to the subject building.

This new building replaced a building then occupied by the Maldon Athenaeum Library (*Tarrangower Times* 21 September 1866:2; 19 May 1869:3). After the new post office opened, Crown Allotment 2, comprising the former timber post office building was permanently granted in August 1871 to the Athenaeum committee for its use (*Tarrangower Times* 9 August 1871:2).

Comprising a brick post and telegraph office and residence, the building was constructed by Edwards Brothers and Inglis for the cost of £1,1097 and was completed by April 1870 (*Tarrangower Times* 17 July 1869:2 and 13 April 1870:2). Thomas Reed was the postmaster at the time (Jacobs, Lewis and Vines 1977:39).

The postmaster and his family moved into the residence in 1870 but the post office was not opened until approximately a year later as no funding provision had been made for furniture and fittings for the building (*Tarrangower Times* 8 June 1870:2 and 28 September 1870:3).

Thomas Calder’s tender for the erection of a verandah and other works, and the supply of office fittings, was accepted in October 1870 (*Tarrangower Times* 29 October 1870:2). After the Maldon Shire Council made improvements to the footpath outside the building, the post office was finally opened by August 1871 (*Tarrangower Times* 9 August 1871:2 and 28 September 1870:2).

In September 1878, the Public Works Department called for tenders for additions to the post and telegraph office in Maldon (*Tarrangower Times* 18 September 1878:3). In November 1878, the *Tarrangower Times* reported that the post office was being ‘entirely renovated, and the cribbed, cabined, confined apartments of the Postmaster added thereto’. The contractor, W Smith was engaged to undertake the works (*Tarrangower Times* 23 November 1878:2). At this time, post office and telegraph services were managed by postmaster Thomas Reed, and two letter carriers and an office clerk were employed (Jacobs, Lewis and Vines 1977:39). The subject building in 1875 can be seen in Figure 4.



Figure 4. Showing the subject building in 1875. (Source: MM&AA VMLD 0946)

In 1880, Mary Richardson, Maldon’s first postmistress, was appointed. Mary Richardson was the mother of the then ten-year old Ethel Richardson, who later received wide acclaim as a successful novelist under the pen-name Henry Handel Richardson (Jacobs, Lewis and Vines 1977:39).

In 1886, post office duties were taken over by James Hughes, then John Gavan Reilly in 1891, followed by John Edward Raven in 1893 (Jacobs, Lewis and Vines 1977:39). A view of the post office c1890 can be seen in Figure 5.



Figure 5. Showing the subject building, c1890, after renovations had been undertaken in 1878. (Source: MM&AA VMLD 4932)

Further alterations were made to the post office building in 1898 and 1904 (Jacobs, Lewis and Vines 1977:39). No further information can be found these alterations, but they are not thought to have been substantial.

In 1901 the Post Office and land were transferred from the Postmaster General (Victoria) to the Commonwealth of Australia (Figure 6) (MM&AA). A view of the subject building in 1905 can be seen in Figure 7.



Figure 6. Maldon Parish Plan showing Crown Allotment 1, Section B, which was transferred to the Commonwealth of Australia in 1901. Note adjacent Crown Allotment 2 permanently granted to Athenaeum Committee. (Source: 'Township of Maldon' 1960)



Figure 7. The subject building in 1905. (Source: MM&AA VMLD 4320)

Frank Duncan took over as postmaster in 1908, the same year a telephone exchange was established in the post office building. By November 1912, 14 subscribers were a part of the exchange, which operated until 1968 when an automatic exchange was built (Jacobs, Lewis and Vines 1977:39; MM&AA). A timber kiosk was built on the High Street property boundary in the early 1950s to house the telephone exchange (Figure 9) (MM&AA). After the construction of the new automatic exchange, it has since housed post office boxes. The kiosk was totally rebuilt in 2009–10 to provide additional storage for parcels and additional post office boxes (MM&AA).

Renovations of the post office were undertaken in 1960 (*Age* 2 February 1960:8). There has been little change, however, to the exterior of the building since 1878, as evidenced by historic photographs. The residence has had a number of internal renovations and some additions not visible from the street. The last of these took place in 2009 (MM&AA).

The rear yard fronting Francis Street would have been associated with the post office operation and residential use by the families of postmasters and postmistresses. The western corner of the site was subdivided off after 1980 (parcel 1\PS349353), for erection of the Maldon Telephone Exchange. Today’s 95 High Street partially retains the yard setting, including two early trees: mature Peppercorn Tree (*Schinus molle*) which had a sizable canopy by 1945; and a mature oak to the north of the building, planted between 1945 and 1972.

Australia Post sold the Maldon Post Office into private ownership in the 1990s (MM&AA).

Views of the subject building in 1941, c1960s and 1975 can be seen in Figure 8 to Figure 10



Figure 8. Maldon Post Office, October 1941. (Source: NAA: B5919, 1207)



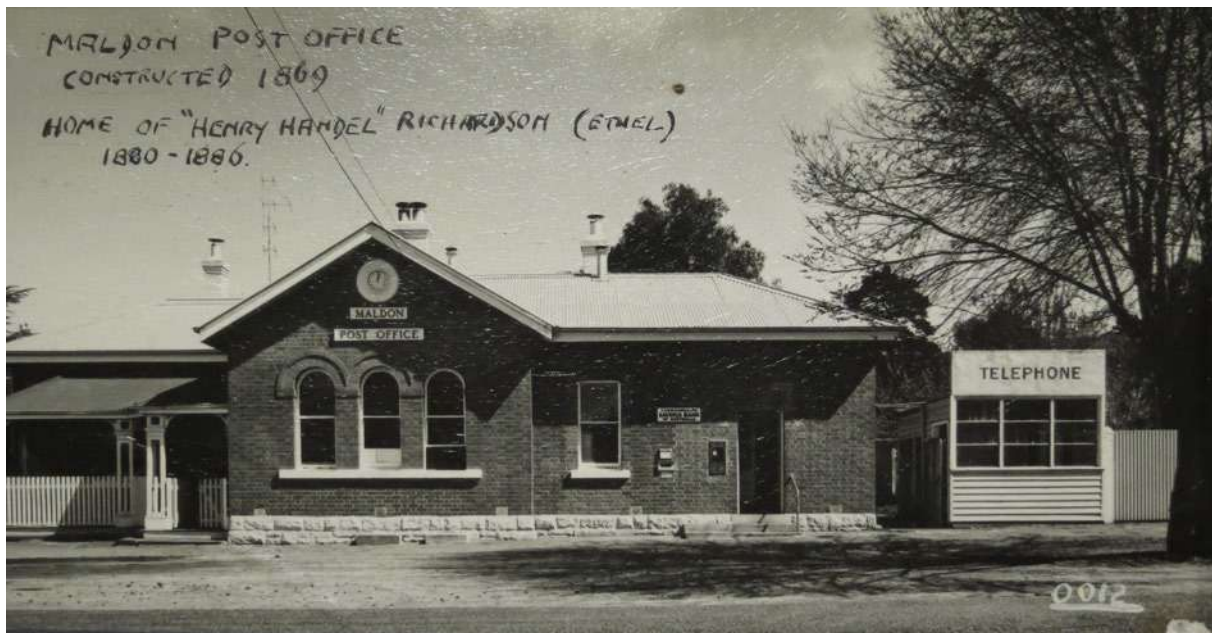


Figure 9. The subject building, c1960s. (Source: MM&AA VMLD 4657)



Figure 10. Maldon Post Office, 1975. (Source: NAA B583, 3/1975)

*Ethel (Henry Handel) Richardson, occupant 1880-1887*

Ethel Florence Lindesay (Henry Handel) Richardson (1870-1946), novelist and short story writer, was born on 3 January 1870 in Victoria Parade, Fitzroy, Melbourne, as the elder daughter of Walter Lindesay Richardson, MD, and his wife Mary, née Bailey (Green 1988).

After Walter Richardson died in 1879, Mary Richardson, who had been appointed postmistress at Koroit in the late 1870s, arrived in Maldon in 1880 with her two daughters, Ethel and Lilian, to take up the position of postmistress. In 1883, Ethel was sent to Presbyterian Ladies' College, Melbourne. The family remained at the Maldon Post Office until late January 1887, at which time Mary Richardson took up the position of postmistress at Richmond (Green 1988).

After visiting England in 1888, the Richardson family moved to Leipzig, Germany, where Ethel enrolled at the Royal Conservatorium in April 1889 to study the piano. In 1895, Ethel married John Robertson, who later became a well-known European scholar in literature and languages (Green 1988).

Ethel began writing in 1896, becoming well known as the author Henry Handel Richardson. She wrote about her years in Maldon at the post office in her memoir *Myself When Young* (published posthumously in 1948). Descriptions of Maldon and the post office are thinly disguised under fictional place names in her books *The Getting of Wisdom* (1910) and *The Fortunes of Richard Mahoney* (published in three parts from 1917 to 1929) (Jacobs, Lewis and Vines 1977:39).

Ethel Richardson died in Hastings, England, on 20 March 1946 of cancer (Green 1988).

## DESCRIPTION

The 1869–70 post office at 95 High Street, Maldon, is a single-storey brick building with corrugated iron-clad hip and gable roof. The building is located at the corner of Francis Street and High Street.

The extant building is of brick construction with a granite foundation. It is triple fronted with a centrally positioned projecting room with gable end that borders the property boundary. The building has a complex roof form, as a result of series of additions over time. Three original red brick chimneys sit above the corrugated iron roof.

On the projecting gable ended wing, there is a triple arched window with wide vertical mullions and a continuous stone sill. There is signage reading 'MALDON POST OFFICE' above the window (upgraded between 1941 and 1966), with a small clock (added by c1890) face centrally located above the sign (Figure 11).

Other windows on the front (High Street), south (Francis Street) and north elevations have flat arch heads and granite sills. All street-fronting windows and the windows on the north elevation are fitted with original timber-framed double-hung sash.

A verandah with ornate timber posts and corrugated iron roof is attached to the southern bay, above the entrance door. The verandah was restored after 1975 based on

photographic records (Figure 4 and Figure 11). A timber picket fence spans the verandah and extends around the corner. The fence at the rear of property is paling.

A weatherboard-clad kiosk built (Figure 12) is located to the north of the property. The extant kiosk was totally rebuilt in 2009–10, replacing an earlier kiosk dating from the early 1950s (Figure 9 and Figure 10). The post lockers and metal awnings with timber brackets are located on the projecting portion fronting High Street.

At the rear of the property, the gabled weatherboard wing appears to be a more recent addition. An iron shed is located on the western boundary of the property.

Two mature trees stand in the rear yard of the Post Office: a mature Peppercorn Tree (*Schinus molle*) stands on the southern boundary, which had a sizable canopy by 1945; and a mature oak to the north of the building, planted between 1945 and 1972.



Figure 11. View from High Street, showing the projecting wing with the triple arched window, the signage and the clock, and the restored verandah. (Source: GML 2021)



Figure 12. Weatherboard-clad kiosk is located to the north of the property. (Source: GML 2021)

## INTEGRITY

The Maldon Post Office at 95 Main Street, Maldon, is highly intact with minimal changes visible to the original fabric. The building retains its original single-storey form and scale, and materiality (brick construction over granite foundation with corrugated iron roofing).

The building retains the original pattern of fenestration, timber-framed double-hung sash windows and granite sills, and decorative detailing including the triple arch window and the verandah with ornate timber posts (restored after 1975).

Other elements that enhance the place's integrity include the clock (added by c1905); signage reading 'MALDON POST OFFICE' on the projecting bay; and c1970s weatherboard-clad kiosk to the north of the main building. Positioned roughly at the same spot of the original signage, the extant signage is intact to its c1941–66 presentation.

More recent additions such as the gabled weatherboard wing at the rear and iron shed are discreet. The recent (2010–15) extension to the weatherboard-clad kiosk does not diminish the integrity of the place, as it is well set back and serves the building's continuing use as a post office.

The site's yard setting and two mature trees (a Peppercorn Tree and an oak) also contributes to the place's integrity, providing evidence of the place's original setting.

Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by the 1870s.

Other townships in the Mount Alexander Shire experienced a similar pattern of development. Townships in the shire developed from the 1850s following the discovery of gold earlier in the decade. Churches and schools were established in Castlemaine, Campbells Creek, Chewton, Taradale and Harcourt by the 1860s. Civic and commercial development in these towns was established predominantly along a main throughfare. Post offices were often one of the first facilities that were established to provide essential services. Nineteenth century post offices are currently well represented on the Mount Alexander Shire's Heritage Overlay (HO).

In the Shire of Mount Alexander, the following examples of nineteenth century purpose-built post office buildings of local significance are comparable to 95 High Street, Maldon, in terms of their age, scale, and/or architectural style.

- The Castlemaine Post Office at 202 Barker Street, Castlemaine (HO723), is a two-storey rendered brick building with a prominent clock and bell tower and slated hipped roof. The building was constructed in 1875–76 to a design by architect J J Clarke (Public Works Department) by builders C W Webb & Co. This building replaced an earlier brick and stone building built in 1859. The building incorporated Telegraph, Post Office and Treasury on ground floor, government offices and the postmaster's residence on first floor.
- The Chewton Post Office at 145 Main Road, Chewton (HO571), is a single-storey bichromatic brick building with slated hipped roof erected in 1879. Designed by architect George Watson for the Public Works Department, the building features detailing influenced by classical architecture. The central section has a colonnade of three arched openings and is flanked by the main building with pairs of round-headed arched windows on each side. The residence section fronting Church Street has a verandah with simple timber brackets. A timber picket fence wraps around the building and street boundary to the side yard. There is a simple weatherboard-clad kiosk to the west of the brick building within the yard.

- The former Newstead Post and Telegraph Office at 22 Panmure Street, Newstead (HO1206), is a single-storey asymmetrical brick building characterised by a dominant gable roof form. The building features a straight return verandah with corrugated metal roof. The building was built in 1863 to a design by architect J J Clarke (Public Works Department). It replaced functions of the first post office at Newstead established in 1857 at a residence. The post and telegraph office operated until 1910 when a new post office opened at 41 Lyons Street, Newstead (HO1202).
- The Post Office and residence at 120 High Street, Taradale (HO841), is a small brick building with corrugated metal-clad gable roof on stone footings. The building was built by 1863, when it was operating as a combined Post and Telegraph Office. Between 1871 and 1921, the Post Office occupied the former Colonial Bank premises on the opposite side of High Street, before the facilities were relocated back to this building.

In addition to the above, two buildings that have long-term associations with local post office are also on the HO. These examples, not purpose-built for the use, are less comparable to 95 High Street, Maldon, primarily due to their scale, age and stylistic elements. These are:

- The Harcourt Post Office at 22 High Street, Harcourt (HO800), is a simple single-storey rendered brick building with corrugated metal-clad hipped roof. The building was built in 1912 originally as a branch of the National Bank of Australasia and became a post office c1943.
- The Guildford Post Office at 10 Templeton Street, Guildford (HO1164), is a single-storey brick building with a corrugated metal-clad transverse gable roof. The building has a wide straight profile verandah with simple posts. It is unclear when the building was constructed. The Guildford post office operated this building in 1901.

Likely designed by the Public Works Department, the 1869–70 Maldon Post Office is most directly comparable to two Victorian-period post offices designed by the Public Works Department: the 1863 former Newstead Post and Telegraph Office and the 1879 Chewton Post Office. Built of face red brick with corrugated iron roof and brick chimney, these two buildings and the subject building exhibit elements loosely referencing the classical architecture. All three buildings are also comparable in terms of the scale and configuration, having incorporating postmaster's residences. All have a comparably high level of integrity and are externally highly intact.

The Castlemaine Post Office represents a more substantial version of the type. The building reflects the affluence of the area where the goldfields administration was based. Castlemaine quickly emerged as the urban centre of the region by the late nineteenth

century, and the wealth of the town led to construction of substantial public buildings, like as seen at this example.

The Post Office and residence at Taradale, the Harcourt Post Office and the Guildford Post Office are smaller in scale than the subject building, and do not display same level of detailing. Having built as a shop (the Post Office and residence at Taradale and the Guildford Post Office) and a bank (the Harcourt Post Office), this group of buildings is less immediately legible as a post office.

Overall, the subject building built in 1869–70 compares well as an important example of an early post office buildings in the Mount Alexander Shire. It compares well with other HO-listed examples in terms of its age, scale, architectural style and level of integrity. Historically, the Maldon Post Office is the oldest purpose-built post office building in the Shire that still retains its original use.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

**Extent of overlay:** Refer to map.

## OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.



## REFERENCES

*Age*, as cited.

Green, Dorothy 1988, 'Richardson, Ethel Florence (Henry Handel) (1870–1946)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/richardson-ethel-florence-henry-handel-8202/text14349>, accessed 16 May 2022.

Jacobs Lewis Vines Architects 1977, 'Maldon Conservation Study Part Two', prepared for the Town and Country Planning Board, Melbourne.

Maldon Museum and Archives Association (MM&AA), archives held by and research undertaken by MM&AA members.

*Maldon Township Plan 1960*, Melbourne, Department of Lands and Survey.

*Mount Alexander Mail*, as cited.

National Archives of Australia (NAA), as cited.

*Tarrangower Times and Maldon and Newstead Advertiser*, as cited.

## STATEMENT OF SIGNIFICANCE

**Address:** 19 Main Street, Maldon

**HO:** Significant within HO445



### WHAT IS SIGNIFICANT?

The Maldon Post Office at 95 High Street, Maldon, is significant.

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

- building's original built form, materials and detailing
- building's high level of integrity to its original design
- original or early elements including the brick chimneys, triple arched windows, signage and clock on the projecting wing
- the rear yard setting and mature Peppercorn Tree.

Restored elements (such as the verandah with decorative posts and picket boundary fences, and the 2009–10 weatherboard kiosk) complement the significance of the place.

### HOW IT IS SIGNIFICANT?

The Maldon Post Office at 95 High Street, Maldon, is of local historical and representative significance.

### WHY IT IS SIGNIFICANT?

The Maldon Post Office at 95 High Street is historically significant as one of the key public buildings in central Maldon. Built in 1869–70, the building is the third premises of the Maldon Post Office, which was first established in 1854. Comprising a brick post and telegraph office and residence, the building was constructed by Edwards Brothers and

Inglis. It is an important example of an early post office buildings in the Mount Alexander Shire, being the oldest purpose-built post office building in the Shire that still retains its original use. (Criterion A)

The Maldon Post Office of representative significance as a nineteenth century brick post office building that uses elements derived from classical architecture. The building exhibits elements that are characteristic of the type including the brick construction over stone (granite) foundation with corrugated iron roofing and face brick chimneys. The building features some decorative detailing including the triple arch window and the verandah with ornate timber posts (restored post-1975 based on photographic records). Other elements that enhance the place's legibility as a post office include the weatherboard-clad kiosk to the north of the main building, and the clock (added by c1905) and signage reading 'MALDON POST OFFICE' on the projecting bay. (Criterion D)

The Maldon Post Office is of associative significance as a childhood home of Ethel Florence Lindesay (Henry Handel) Richardson (1870-1946), novelist and short story writer. Ethel's mother Mary Richardson had been appointed postmistress at Koroit in the late 1870s, arrived in Maldon in 1880 to take up the position of postmistress. The Richardson family lived in the Maldon Post Office until late January 1887. Ethel began writing in 1896, becoming well known as the author Henry Handel Richardson. She wrote about her years in Maldon at the post office when her mother was postmistress, in her memoir *Myself When Young* (published posthumously in 1948). Descriptions of Maldon and the post office are thinly disguised under fictional place names in her books *The Getting of Wisdom* (1910) and *The Fortunes of Richard Mahoney* (published in three parts from 1917 to 1929). (Criterion H)

# 6 Main Street, Maldon

## Former Mohr's Hairdressing building

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Commercial

**Architect:** Multiple

**Significance level:** Significant within HO445

**Builder:** Multiple

**Extent of overlay:** Within HO445

**Major construction:** 1867–69



## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and

comprising churches and associated buildings; and the former Commissioner’s camp paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

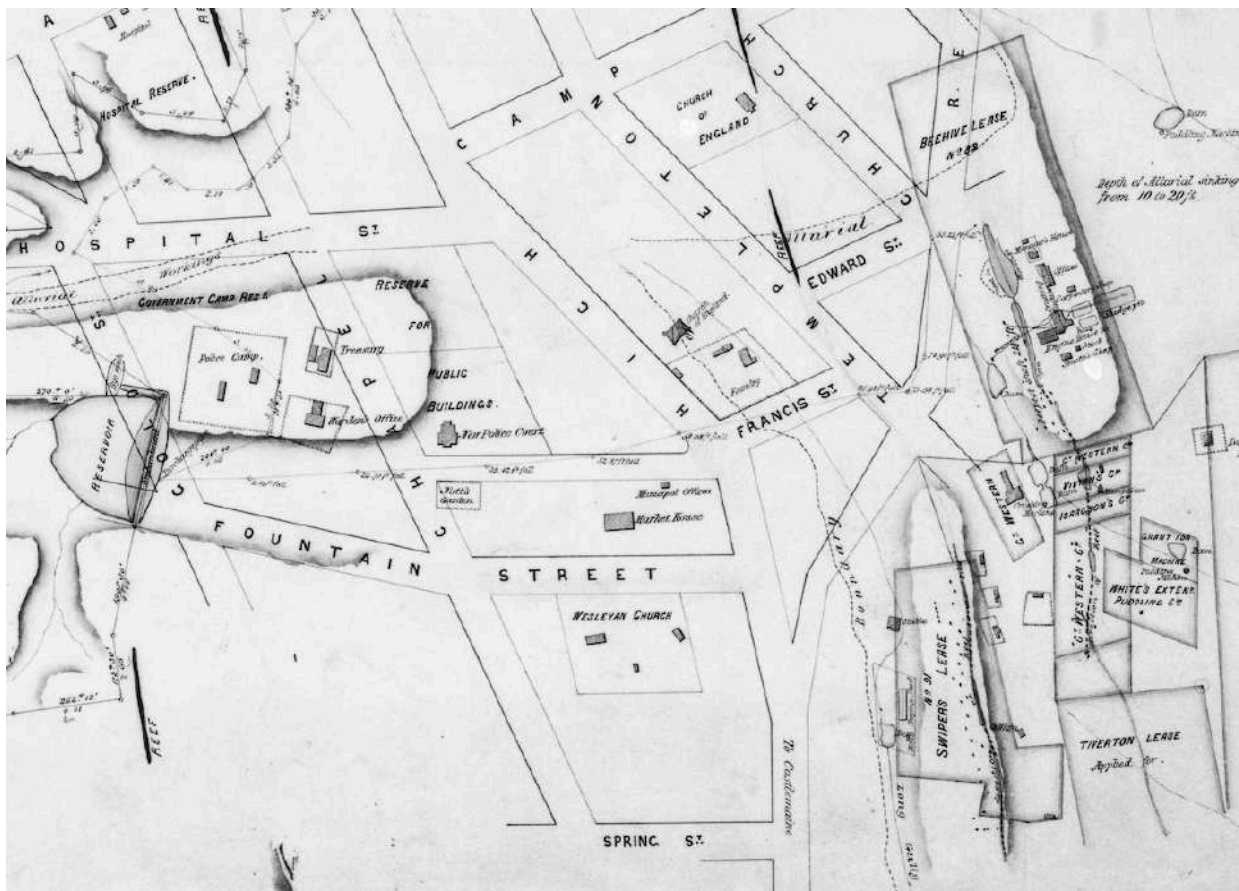


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner’s) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

## PLACE HISTORY

*Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.*

The former Mohr’s Hairdressing building, at 6 Main Street, Maldon, is located on a part of Crown Allotment 13, Section A, Township of Maldon. Crown Allotment 13 was first purchased by M Fitzgerald on 17 November 1856. The allotment was sold to William Fitzgerald in 1861 (Figure 2). In 1864, Crown Allotment 13 was sold to Carl Albrecht Honneus, who appears to have subdivided the allotment, retaining the northern section, the subject site, and leasing the southern, larger section to J J McFarlane who established a drapery business on the site (Lewis 1983:128, 130).



Figure 2. Extract of an 1856 map showing Crown Allotment 13 in Hugh Swain’s survey of the Maldon township shaped by the natural features of the area and pre-existing tracks and buildings. (Source: Swain 1856)

In January 1870, Honneus sold the subject site to Conrad Mohr (Lewis 1983:128, 130). The price paid indicates that the subject building is likely to have been constructed before Mohr’s purchase (Jacobs Lewis Vines 1977:18). An 1867 photograph shows a number of small shops on Crown Allotment 13 and a c1875 photograph shows the subject building in existence by that time (Jacobs Lewis Vines 1977:18). It is likely, therefore, that the subject building was constructed c1867–69 by Carl Honneus (Lewis 1983:128).

Mohr had operated a hairdressing business in Maldon from 1866 from premises believed to have been located further north along Main Street on Lot 18, Section A (Miles Lewis

Card Index, Lot 13, Sec A, 1966–71). A notice in August 1866 advertised 'C Mohr's shaving, hair cutting, and shampooing saloon, opposite Messrs. Wood and Co.'s Store' in Maldon (*Tarrangower Times and Maldon and Newstead Advertiser* 28 August 1866:3).

Mohr operated his 'Hairdressing Saloon and Tobacconists' from the building until his death in 1899 (National Trust 2021). A feature of the business was the local orchestra that Mohr engaged to play on the balcony of the shop (Lewis 1983:130)

Mohr also operated a business from a shop in High Street in the 1870s where he installed 'a good bath-room' for use by the public, supplied by water from the reservoir (*Tarrangower Times* 2 December 1873:2).

Images of the subject building in c1886 and c1906 can be seen in Figures 3, 4 and 5. The building originally had a hipped roof without parapet (Figure 3). The parapet and gable roof are early additions to the building, completed by the early c1900s (Figure 4).

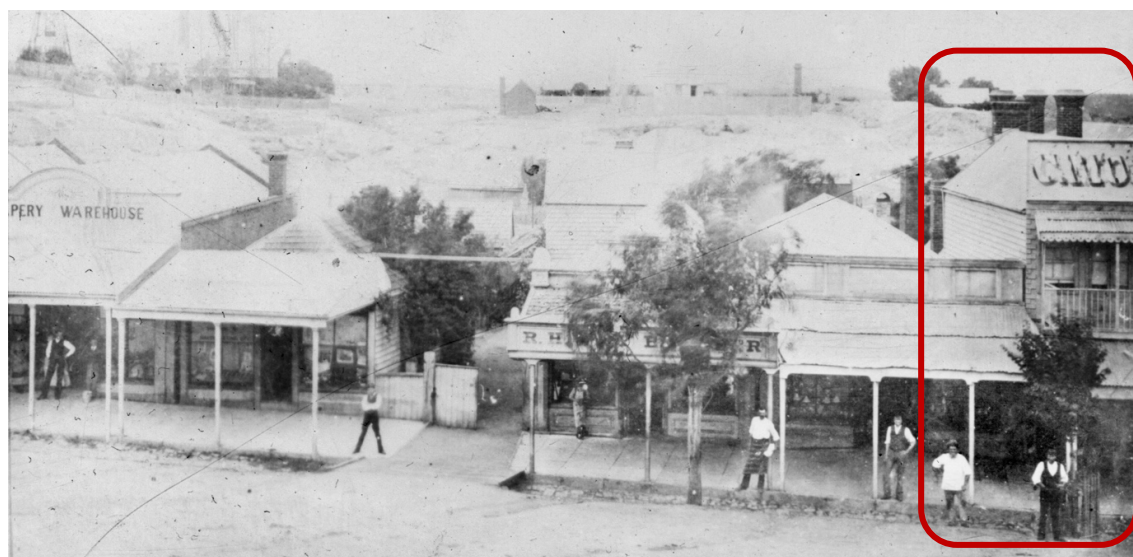


Figure 3. Showing the subject building c1885 on the far right-hand side (outlined in red). (Source: Jacobs Lewis Vines 1977:19)



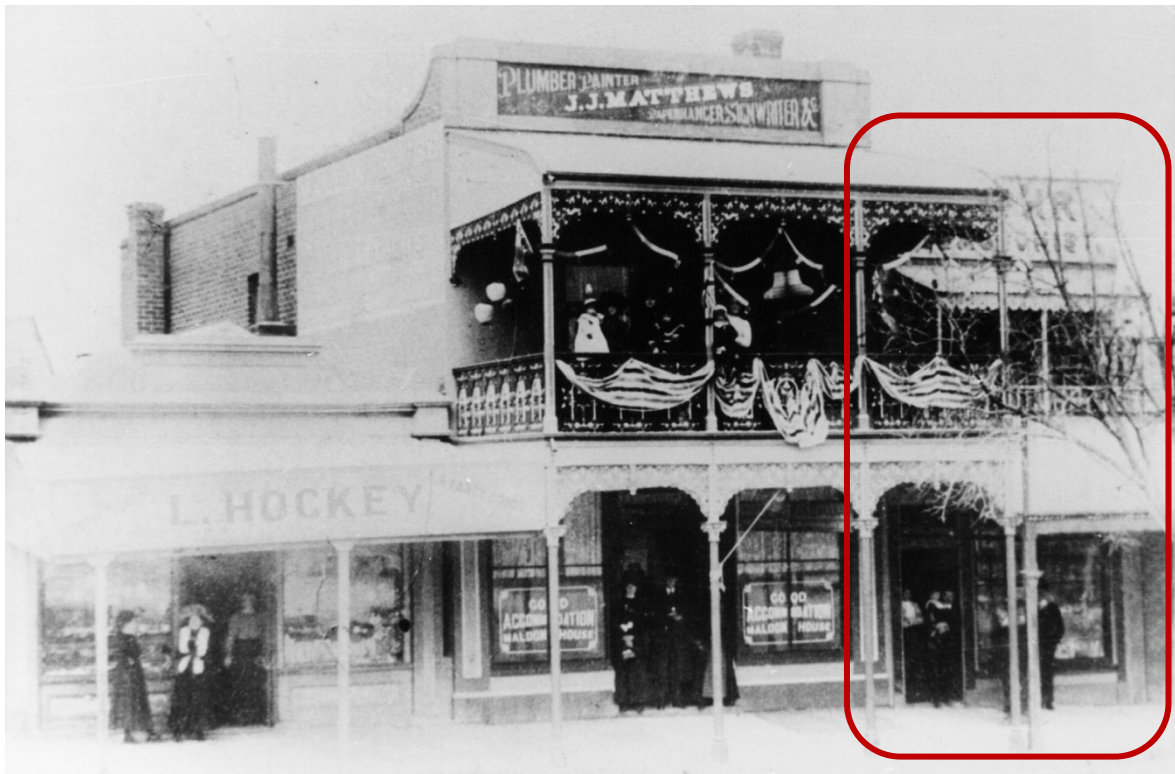


Figure 4. Showing the subject building c1906 on the right-hand side. (Source: Jacobs Lewis Vines 1977:19)

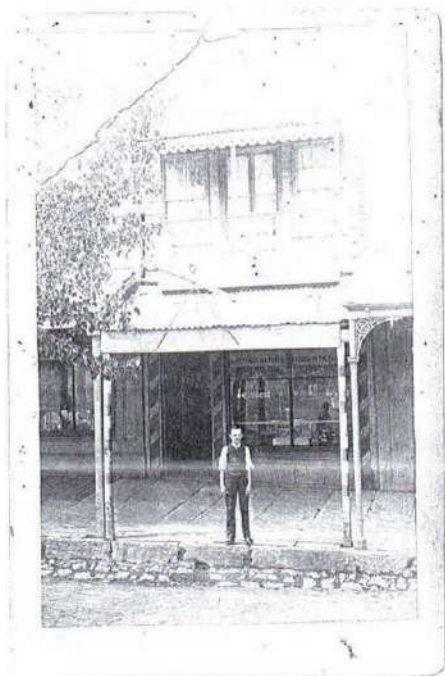


Figure 5. Showing the subject building at an unknown date. (Source: 'Wilkinson Family Tree', Ancestry 2022)

After Mohr’s death in 1899, an application for probate stated the subject property had a 12-foot frontage to Main Street with a ‘weatherboard shop and hairdressing saloon and three dwelling rooms’ (National Trust 2021). Mohr’s probate documents listed his real estate assets as including part of Allotment 13, Section A, Township of Maldon, and premises thereon, valued at £350 (PROV 1899).

From 1900 the subject building was occupied by Mrs E Anderson who continued the business of hairdresser and tobacconist until c1910 (Jacobs Lewis Vines 1977:18). By c1910, hairdresser Merlo ran his business from the building (Miles Lewis Card Index, Lot 13, Sec A, 1966-71) The premises housed a barber until the 1940s.

The subject building housed an antique shop in the 1980s, homewares shop in the 1990s, and a café since 2010.

Images of the subject building in the period 1970s–90s can be seen in Figures 4-8.



Figure 6. Showing the subject building in the 1980s, then occupied by Tarrengower Antiques. (Source: Miles Lewis Card Index, Lot 13, Sec A, 1966-71)

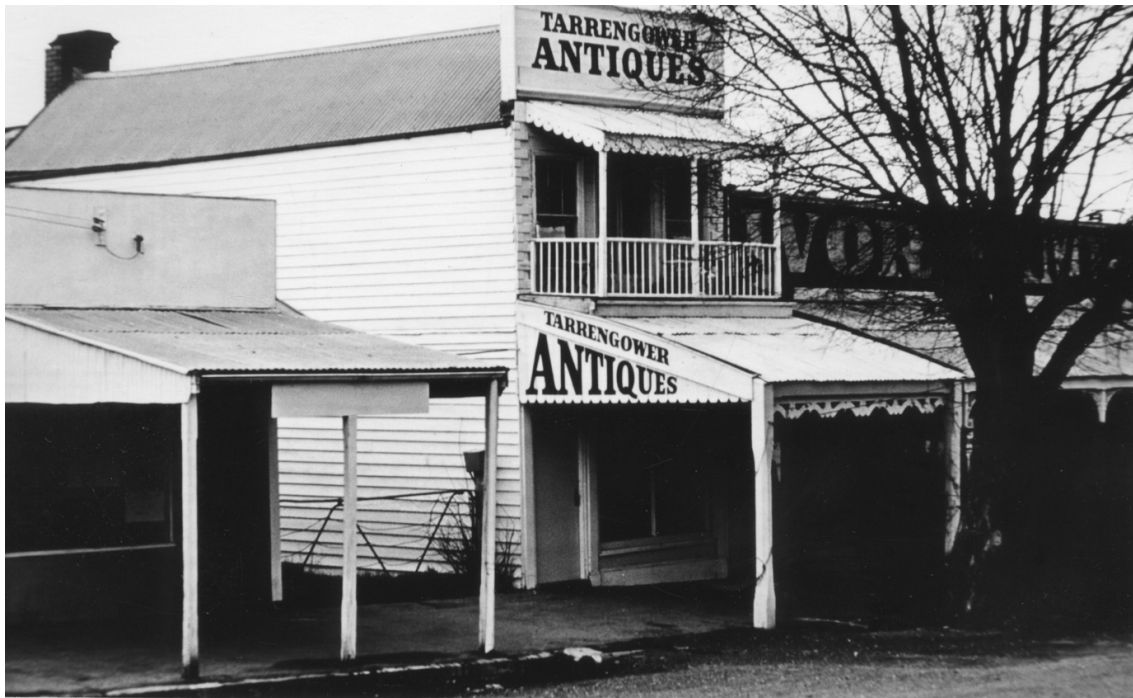


Figure 7. Showing the subject building in 1985, then occupied by Tarrengower Antiques. (Source: MM&AA)



Figure 8. Showing the subject building in the 1990s, then occupied by Lavender, Lace and Living. (Source: Miles Lewis Card Index, Lot 13, Sec A, 1966-71)



Figure 9. Showing the subject building in 1993, then occupied by Lavender, Lace and Living. (Source: Miles Lewis Card Index 1966-71)

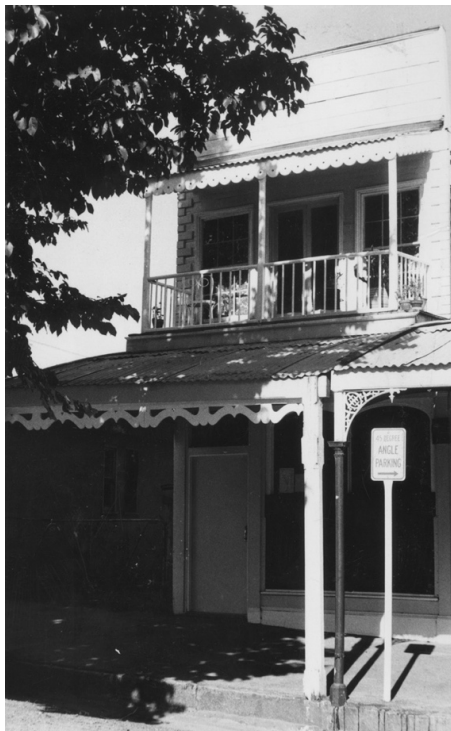


Figure 10. Showing the subject building in 1994. (Source: MM&AA)

### *Conrad Mohr, owner c1870–99*

Conrad Mohr was born in 1841 in Ostheim, Hesse, Germany. He married Ann Margaretha Wilhelm in 1860 in the Ballarat Lutheran Church. They had four children: Heinrick (1863–64), Conrad (1865–67), Christina Elizabeth (Roberts) (1867–1918) and Catherine (Williams) (1870–1946) (Mohr Family History File, MM&AA).

Conrad Mohr's obituary described him as one of Maldon's oldest and most respected residents. After his arrival from Germany in 1854 he opened a business in Ballarat and married and later moved to Daylesford and started a hairdressing business. During 1865 'when people were attracted to Maldon from all parts of the colony', Mohr moved to Maldon and opened a hairdresser and tobacconist business on the site of J J McFarlane's drapery establishment and carried on the business at the subject site for 34 years. Mohr was a keen sportsman and enthusiastic admirer of a good horse and gun. During his days in Ballarat he was regarded as one of the best marksmen on the field. He returned to his homeland Germany for a time but came back to Maldon where he spent his last days. Although he didn't enter public life, Mohr 'took a deep interest in the welfare of the town of his adoption and was ever ready to assist in all movements, calculated to benefit Maldon and district' (*Tarrangower Times* 21 June 1899:2).

Mohr was a mining investor and a large shareholder in a number of mining companies throughout the Maldon and Bendigo districts. Mohr was a Past Master of the Masonic Lodge. He died aged 58 (*Tarrangower Times* 21 June 1899:2). Mohr is buried in the Maldon Cemetery with his wife Margaret, who died in 1910, and daughter Christine, who died in 1918.

## **DESCRIPTION**

The c1867–69 former hairdressing shop at 6 Main Street, Maldon, is a two-storey building located in Maldon's main commercial strip.

Constructed of timber and clad with weatherboards, the building has a straight parapet across its front which conceals a gable roof clad in corrugated iron.

The building's street facing façade features an unusual upper-level balcony with corrugated iron skillion roof and a ground floor verandah with corrugated iron convex roof that overhangs the footpath. A simple timber mould runs across the bottom of the parapet where it meets the roof of the upper-level balcony.

The upper-level street facing façade of the building is clad with ship lapped weatherboards with timber quoining at the buildings edges (Figure 11). The narrow upper balcony is supported off the ground floor verandah roof and is recessed in from the buildings edges. Its skillion roof is supported by simple square timber posts between

which runs a timber dowel balustrade. Finely detailed scalloped fascia boards provide a decorative frieze to the balcony.

Under the balcony, the upper-level windows are timber-framed six over six double-hung sashes. The windows timber architraves around the upper-level openings appear original. The glazed central doors are replacements.

The ground-floor verandah features a deep concave corrugated iron roof that spans the width of the footpath and is supported at each end by a stop chamfered square timber post. Between the posts is a decorative timber frieze which is not original. Along the northern end of the verandah is a notched timber valance.

Under the verandah the original shop front with entry door and shop window remains extant. The shop front is framed by timber pilasters with simple timber moulded capitals, a timber skirting board and an upper timber mould that runs across the width of the building. The shopfront window is divided into two panes each with an elliptical arched head. Each pane is divided vertically with a timber glazing bar. Adjacent to the shopfront window is a single four panel door and highlight window. The upper panels of the door have been glazed while the lower panels retain their decorative moulds. The glass in the highlight window above the door is etched with 'No 6'.

The side elevations of the original section of the building are weatherboard-clad with no openings. An original brick chimney, which rises through a single storey addition at the rear of the building, runs up the rear wall of the original two-storey shop building.

The rear addition has a gabled roof form with a skylight. It is discreetly positioned and not readily visible from the street.



Figure 11. The upper-level façade retains flat parapet, timber quoining to the edges, verandah with scalloped detailing, timber verandah posts and balustrades, and timber-framed sash windows. Note the timber valance and posts on the ground level is not original. (Source: GML 2021)



Figure 12. The ground-level façade retains decorative timber pilasters and cornices, original shopfront window and half glazed door with highlight. (Source: GML 2021)

## INTEGRITY

6 Main Street, Maldon, is highly intact with few changes visible to the original fabric. The building retains its original two-storey built form and scale, and materiality (timber construction with corrugated iron roofing).

The building's integrity is enhanced by the particularly intact primary façade including its original shopfront. Key elements include the original brick chimney; upper-level balcony with scalloped fascias; timber quoin work to the upper-level façade; original timber joinery (architraves and sash windows on the upper level); decorative detailing to the ground-level façade including timber pilasters and moulds; original timber-framed shopfront windows with elliptical arched heads; and half-glazed door with highlight.

While it is likely that the ground-level verandah has been replaced over time, its details (other than the decorative frieze and notched valance) remain consistent with early photographs of the place.

Changes to the building include the single-storey rear addition and a replacement door on the upper level. These alterations do not diminish the building's integrity.

Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by the 1870s.

The former Mohr's Hairdressing building at 6 Main Street is among the group of extant commercial buildings established during this key period of development, brought on by the gold-mining boom.

Other townships in the Mount Alexander Shire experienced a similar pattern of development. Townships in the shire were developed from the 1850s following the discovery of gold earlier in the decade.

Churches and schools were established in Castlemaine, Campbells Creek, Chewton, Taradale and Harcourt by the 1860s. Civic and commercial development in these towns was established predominantly along a main thoroughfare. Castlemaine quickly emerged as the urban centre of the region by the late nineteenth century. The wealth of the town led to construction of substantial stone and brick buildings, not many being of weatherboard construction. Due to its more urban characteristics, Castlemaine Central Conservation Area (HO667) does not have weatherboard examples that are comparable to the subject building.

Some commercial buildings built in weatherboard survive in more regional localities. In the Shire of Mount Alexander, the following examples of local significance are comparable to 6 Main Street, in terms of their age, materiality and architectural style.

- The former Commercial Hotel at 79B High Street, Maldon (HO153; proposed as a significant place within HO445 in this assessment), built in 1867, comprises a series of three simple timber gabled sections with corrugated iron roofs. The building retains two brick chimneys as well as the detailing to the façade which includes a straight parapet, original openings (windows and door), timber-framed windows and decorative panels. The metal-roofed verandah with timber posts is a pre-1977



additions (Jacobs Lewis Vines 1977b:9), and does not diminish the overall integrity of the place.

- The former Williams Stationery Store at 197 Main Road, Chewton (HO717), is an 1860s single-storey weatherboard former shop with a narrow street frontage. The gable roof is clad in corrugated iron. The building has been converted into a residence. The building has a small parapet and verandah featuring decorative fretwork and simple chamfered posts. The original shopfront is legible, with intact central door flanked by two large window openings. The building appears largely intact.
- The former Redesdale Store and Post Office at 2127 Heathcote-Redesdale Road, Redesdale (Greater Bendigo HO816), comprises a group of semi-detached single-storey weatherboard shops and associated residence built in the 1870s. The structures have gabled or gabled and hipped roof forms clad in corrugated iron. The central shop has a decorative parapet with signage. The original shopfronts are legible, with intact configurations of a recessed entry and shopfront frames. A verandah with scalloped valance runs across the front of the shops. The residence also has a verandah with timber fretwork.
- The former Yapeen Store and Freemason's Hotel at 36 Vaughan Springs Road, Yapeen (HO1113), built in the 1860s, comprises a group of a former shop and hotel building, a former storage building and a residence. The former shop and hotel building with double gable roof features a deep verandah supported on timber posts. All buildings have simple gable roof clad in corrugated metal. Openings on the street frontage are legible. The complex appears largely intact.

Over 25 commercial and industrial buildings built in the 1850s-70s survive in central Maldon in High Street and Main Street. Many buildings are single-storey in scale with occasional two-storey examples. 79B High Street, Maldon, is the only other 1850s-70s example of timber commercial building in central Maldon.

Unlike 6 Main Street or 79B High Street, Maldon, other examples such as 197 Main Road, Chewton; 2127 Heathcote-Redesdale Road, Redesdale; and 36 Vaughan Springs Road, Yapeen, are part of a more rural setting. At 2127 Heathcote-Redesdale Road and 36 Vaughan Springs Road, the main commercial buildings have wider street frontages and more sprawling forms, as larger land parcels were available for the owners as the town centres in Redesdale and Yapeen were not as densely developed as Maldon.

What sets the subject building apart from these examples is its two-storey form, which is highly unusual in or beyond Mount Alexander. While other weatherboard examples on the Mount Alexander Heritage Overlay provide limited scope for comparison in terms of its scale and form, the subject building is comparable to all places above as a commercial building built during the early establishment period of the Mount Alexander region

stimulated by discoveries of gold. Built by the 1870s, these buildings' materiality (weatherboard and metal roofing), simple construction method, and restrained ornamentation represent the typical commercial development prevalent in early goldfield towns and routes between the towns and goldfields. These buildings formed part of the significant streetscapes in each respective area.

In summary, 6 Main Street is important as a unique two-storey weatherboard building, and as an early commercial building evidencing the early development of Maldon following the goldmining boom in the 1850s.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

**Extent of overlay:** Refer to map.

## OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

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## STATEMENT OF SIGNIFICANCE

**Address:** 6 Main Street, Maldon

**HO:** Significant within HO445



### WHAT IS SIGNIFICANT?

The former Mohr's Hairdressing building 6 Main Street, Maldon, is significant.

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

- building's original built form, materials and detailing
- building's high level of integrity to its original design, including its highly intact principal façade
- original or early elements including the brick chimney
- upper-level balcony with decorative scalloped fascias
- ground level verandah with concave verandah roof and stop chamfered timber posts
- original or early detailing to the upper-level street facing façade including the timber quoining and timber joinery (original architraves and sash windows)
- original or early detailing to the ground-level façade including timber pilasters and moulds; original shopfront windows with elliptical arched heads; and half-glazed panelled door with highlight.

The single-storey rear wing is not significant. More recent alterations and additions are not significant.

## HOW IT IS SIGNIFICANT?

The former Mohr's Hairdressing building 6 Main Street, Maldon, is of local historical, rarity, representative and aesthetic significance.

## WHY IT IS SIGNIFICANT?

Forming part of Maldon's significant streetscape, 6 Main Street is an important early commercial building evidencing the early development of Maldon following the goldmining boom in the 1850s. The subject building was built by c1867–69. German immigrant Conrad Mohr who operated his 'hairdressing Saloon and Tobacconists' at the subject site until his death in 1899. Mohr arrived in Maldon in 1865 and had operated a hairdressing business in Maldon by 1866 from other location. From 1900, the subject building operated as a hairdressing business until the 1940s, and continued to house various local businesses. (Criterion A)

6 Main Street is of rarity significance, as an unusual two-storey weatherboard commercial building. It is the only extant example of this type of building in the Mount Alexander Shire. (Criterion B)

6 Main Street is of representative significant as a commercial building built during the early establishment period of the Mount Alexander region stimulated by discoveries of gold. The building is representative of typical commercial development prevalent in early goldfield towns. The key characteristics include the use of weatherboard and metal roofing, simple construction method, and restrained ornamentation. (Criterion D)

6 Main Street is of aesthetic significance as a finely detailed weatherboard commercial building. While being modest in scale, the building displays an aesthetic quality that is enhanced by the intact original decorative elements. Key decorative detailing to the upper level includes timber quoining; six over six double-hung sash windows and timber architraves; and the narrow upper balcony with finely detailed scalloped fascia, where Mohr engaged local orchestra to perform. On the ground floor, key elements include deep concave profile verandah on the ground floor; original shop front framed by timber pilasters, skirting board and moulding; shopfront window with elliptical arched heads and a timber glazing bar; and a single four panel door and highlight window. (Creation E)

# 19 Main Street, Maldon

## Butcher's shop

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Commercial

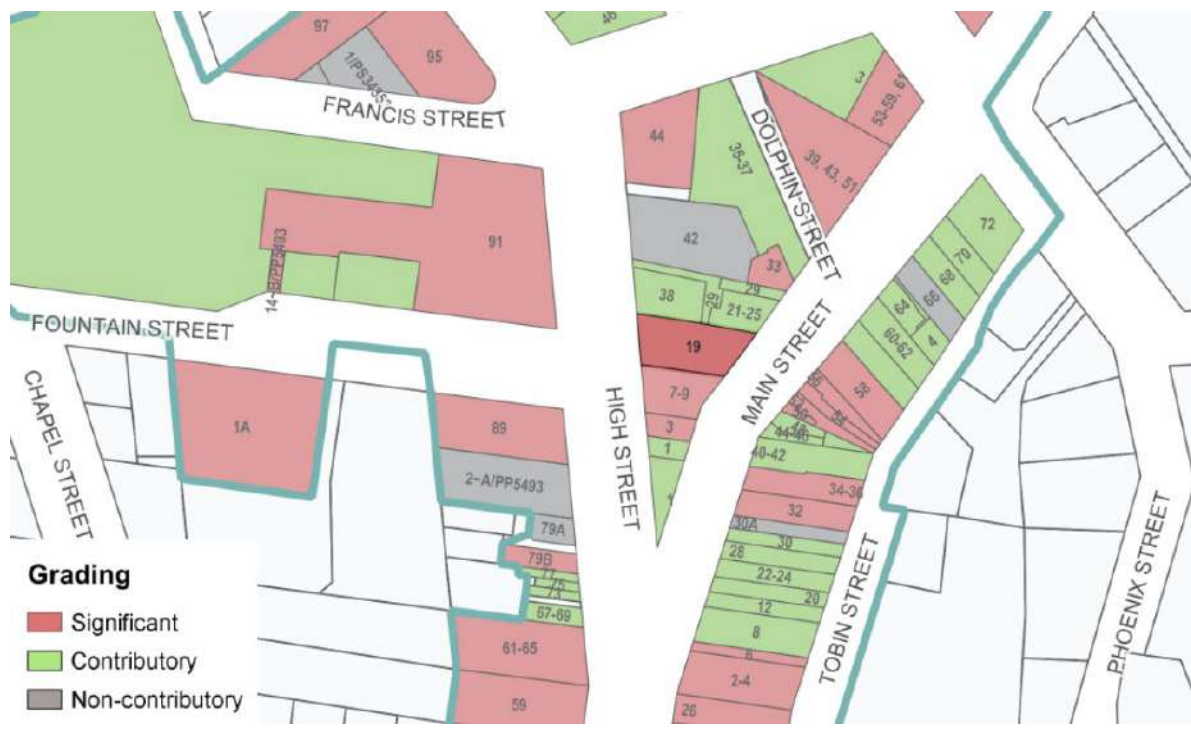
**Architect:** Multiple

**Significance level:** Significant within HO445

**Builder:** Multiple

**Extent of overlay:** Within HO445

**Major construction:** 1927–28



## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and



comprising churches and associated buildings; and the former Commissioner’s camp paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

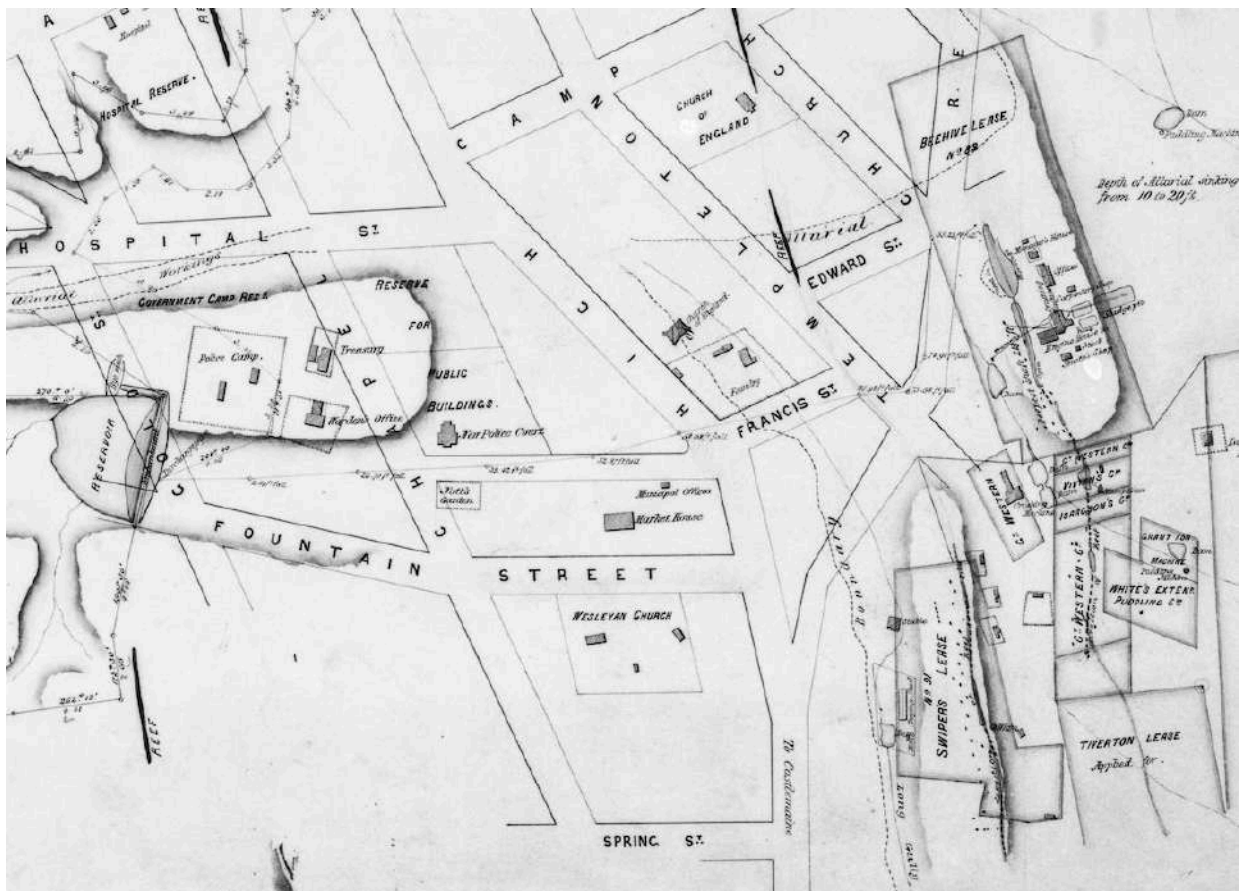


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner’s) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

## PLACE HISTORY

*Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.*

The subject 1927–28 building is located on Crown Allotment 31, Section A, Township of Maldon, which was first purchased by J Wright on 15 September 1857 (*Maldon Township Plan* 1960).

According to the 1977 *Maldon Conservation Study* the subject site was the site of an early post office in Maldon built by John Wright of the firm Wright, Ross and Co, adjoining Wright's store (Jacobs, Lewis and Vines 1977:30). The post office was relocated in 1860 to another building then erected on the site of the current Maldon Post Office at 95 High Street (*Tarrangower Times* 6 January 1860:2).

By 1860, a hotel named the Lounge Hotel (also known as the Seymour Lounge Hotel) was established on the subject site. Licensees were brothers Adrian Callan and William Callan Seymour (*Tarrangower Times* 27 January 1860, via Jacobs Lewis and Vines 1977:34). In 1871, the northern portion of Crown Allotment 31 comprising the subject site was transferred to 'W L Seymour' (likely a misspelling of W C Seymour) (Jacobs Lewis and Vines 1977:30). The main hotel building had frontage to High Street, while the property was accessed from both High Street and Main Street (*Tarrangower Times and Maldon Advertiser* 21 July 1900:4). The main street portion of the site was vacant until c1895 (Jacobs Lewis and Vines 1977:30).

On W C Seymour's death in 1888, the subject site comprised more than one building generating net annual rental income of £4 and was valued at £250 (CT:V1998 F552; PROV 1888). Catherine Seymour, widow of A C Seymour, ran the Lounge Hotel until it was delicensed by the Licensing Reduction Board in 1910 (*Mount Alexander Mail* 16 November 1910:3).

In 1897, part of the site was leased to Robert Chisholm in 1897, under the ownership of Catherine Seymour (CT:V1998 F552). R Chisholm was a Maldon butcher in the early 1870s, moving to Baringhup in 1876 (*Tarrangower Times* 8 February 1873:3 and 4 November 1876:3). By c1898, the Main Street portion of the site was developed with a two-storey shop and residence. Charles W Chisholm, son of Robert, opened his butcher's shop in one of the two ground-floor shops by c1898 (Figure 1; *Bendigo Independent* 30 January 1915:12).



Figure 2. Showing 'Chisholm & Co' butcher shop c1900 with a view of the building in c1977 at the top righthand side. (Source: Jacobs, Lewis and Vines 1977:30, provided by MM&AA)

In 1915, Charles W Chisholm's 17-year-old 'butchering establishment', a 'prosperous going concern' located in Main Street, Maldon, was advertised for auction (*Bendigo Independent* 30 January 1915:12). Following the sale, the property changed hands several times until 1927. Butcher William Rowe retained the property from 1927 until his death in 1950 (CT:V4328 F500).

It is likely that the extant building was erected in 1927–28. In 1926, the Maldon Shire rate book listed W Rowe with three rateable properties in Main Street of land (annual value £1); land and sheds (annual value £2); and land and sheep yards (annual value £10). By 1927, a four roomed weatherboard residence had been added to Rowe's Main Street properties. In 1928, Rowe was rated for five properties in Main Street: land (annual value £1); land and sheds (annual value £2); land and sheep yards (annual value £10); land and residence (annual value £45); and land and shop (annual value £40). The property comprising land and shop was noted as 'new', indicating that the subject building was erected around this time (RB 1926–28).

In 1930, the existing stables in High Street to the rear of the shop was erected for Rowe’s business on the site of the former Lounge Hotel. During the construction, 10 oz of alluvial gold was found from the surface, which led to a debate whether the gold was lost there in the early days or an alluvial gutter existed near High Street (*Argus* 19 March 1930:4).

In 1959, Maldon butchers Hugh Fitzpatrick (the younger), and Vincent and Joseph Fitzpatrick became the owners of the subject property (NAA 2003; CT:V4328 F500). It is likely that the existing shopfront was upgraded following the change of ownership. Today the business remains as a butcher’s shop housing Maldon Quality Butchers.

A view of the subject building in the late 1960s can be seen in Figure 2 and c1977 in Figure 3.

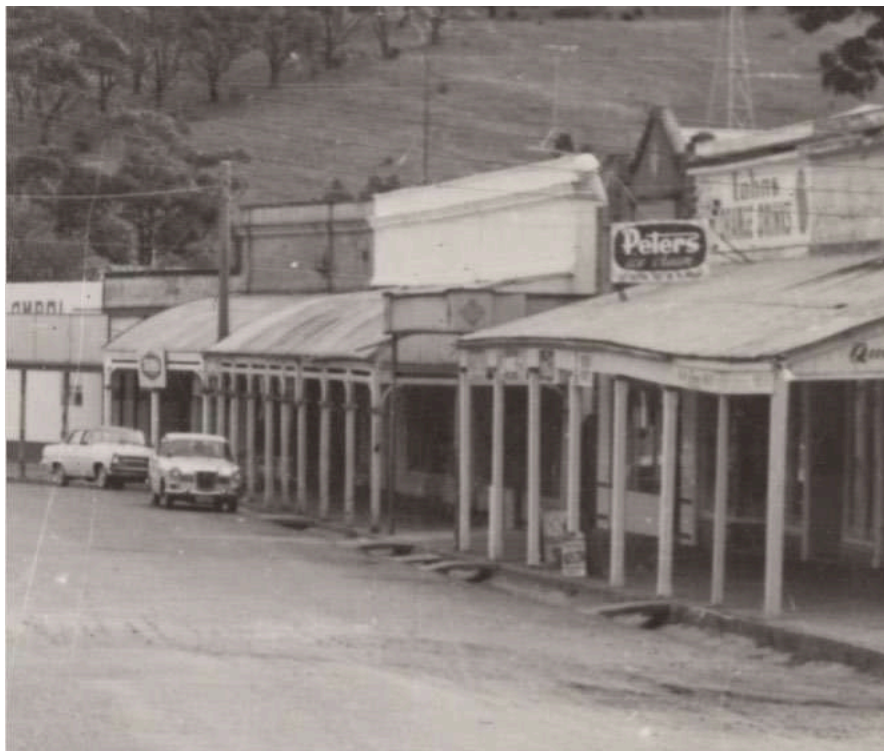


Figure 3. A glimpse of the subject building after 1965 can be seen left of the Peters sign. (Source: ‘Maldon c1950’ SLV)



Figure 4. The subject building c1977, by which time the cantilevered verandah had been propped up with a metal pole at each end and the doorway moved from the centre to the side. (Source: Maldon Tours)

## DESCRIPTION

The 1927–28 butcher’s shop at 19 Main Street, Maldon, is a single-storey brick building located in Maldon’s main commercial strip.

The Main Street frontage (Figure 5) is angled to follow the property boundary. The metal-clad hip and gable roof is concealed behind the parapet which has end piers, a stylised pediment and a vertical vents. The parapet has unpainted rendered finish with tapestry brick trim and tiled detailing. Below parapet, the façade is clad in tiles.

The extant tile-clad shopfront (Figure 6) and verandah with box awning (Figure 5) appear to date from the early 1960s, likely as the result of upgrades following the change of ownership in 1959. The aluminium framed shopfront with highlights, door with metal handle, and round metal verandah posts are elements typically seen in the postwar commercial buildings. There is under-awning signage.

The side (west) elevation (Figure 5) has face brick finish with concrete lintels above the two doorways. There is a lean-to addition to the rear elevation.

A single-storey former stables building built in 1930 exists on High Street (Figure 7). The brick building has a metal-clad gable roof. The utilitarian building has minimal decorative

detailing. On the High Street elevation, it features a flat parapet with clinker brick surrounds. No opening is provided on this elevation. A small window with concrete lintel and shutter is on the west elevation. The site also comprises two gable roofed outbuildings along the northern property boundary, which likely date from the interwar period.



Figure 5. View of the 1927–28 shop from Main Street. Note the original parapet and west elevation. The verandah appears to be the early 1960s addition. (Source: GML 2021)



Figure 6. Note the aluminium framed shopfront likely dating from the early 1960s. (Source: GML 2021)



Figure 7. Former stables building in High Street. Note the clinker brick surrounds along the parapet on the street frontage. (Source: GML 2021)

## INTEGRITY

The butcher's shop at 19 Main Street, Maldon, is highly intact with minimal changes visible to the original and the secondary (c1960s) fabric. The building retains its original single-storey form and scale, and materiality (brick construction with rendered and tiled detailing, and corrugated iron roofing).

The building retains the pattern of fenestration, fine decorative detailing to the parapet including rendered finish, and the use of tapestry brick and tile detailing. The ground floor shopfront and verandah are intact to its early c1960s configuration. The tiled and aluminium framed shopfront with highlights, door with metal handle, verandah with box awning, round metal posts and under-awning signage are the elements retained from this period. The highly intact elements from the early c1960s enhance the integrity of the place, providing tangible evidence of the continued use as a butcher's shop.

The original stables building on High Street is also highly intact.

Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale.

During the first decades of the twentieth century, Maldon's economy was in downturn due to mining decline and the effects of World War I (Jacobs Lewis Vines 1977:4). By 1921, Maldon had fallen back to below its 1891 population of 4344, and in 1933 Maldon had a population of only 723 (*Victorian Places* 2015; Williams 2003:34). Little development occurred in central Maldon during the interwar period.

Other townships in the Mount Alexander Shire experienced a similar pattern of development. Businesses were established at each new gold rush to supply the diggers (RBA 2016:80). Further development virtually ceased by the end of nineteenth century in many townships in the Mount Alexander Shire due to the decline of gold and quartz mining and drastic fall of populations that followed.

Butchering businesses were essential in any rural towns, and many endured through the economic depressions of the late nineteenth century. In the nineteenth century, some businesses established a permanent structure, and some others were housed in a shared premises that often filled more than one role. In Mount Alexander, Chewton had the largest local butcher trade, having 13 butchers in 1868 (Twigg and Jacobs 1994:235). A complex of three sites associated with the nineteenth century slaughter yard and butchering trade exist in Chewton (HO906).



In the Shire of Mount Alexander, the following examples of local significance are comparable to 19 Main Street, in terms of their historical use as butcher's shops. The below examples' associations with respective local butchers are recognised for historic and/or social values in each statement of significance.

- The former Jensen House and butcher's shop at 136 Main Road, Campbells Creek (HO1123), was built by 1872 and occupied by a butcher Hans Peter Jensen into the early twentieth century. The Jensens ran a butcher's shop at a premises attached to the residence (now demolished). The extension that replaced the former shop and brick balustrade supporting the front verandah were added after the time of the Jensens. Despite the changes, the extant Victorian residence is important for its association with the early years of settlement of the Campbells Creek township and with Hans Peter Jensen from the c1870s into the twentieth century.
- Former Loddon House (also formerly known as Passalacqua's Butcher Shop) at 39 Fryers Street, Guildford (HO1169), was initially built in 1861 for J and E Sinclair. John T Sinclair ran general store, drapery and post office until his death in 1884, when the property changed hands. In 1901, the building was converted to a butcher's shop. Between 1926 and 1959, the butcher's shop was operated by A P Passalacqua. The Passalacqua family and the traditional bull-boar sausages were well known locally.
- The former Bubb/Archer Butcher's Shop at 160 Main Road, Chewton (HO721), is a face brick shop built between 1857 and 1862, forming part of a commercial precinct of Chewton. The shop was converted to a butcher by 1875, and continued to operate as a butcher's shop until 1975. The property passed through several hands. Isaac Bubb (1896–1932) and George Archer (1932–75) held the longest associations with the building.
- The former Ottery's Butcher Shop at the corner of Pyrenees Highway and Manchester Street (HO728) is a face brick shop and residence with an uncertain built date (c1871). A butcher Robert Ottery acquired the property in 1871, which he leased for time before he purchased the block. The Ottery family operated a butcher's shop until 1895. This building and the above former butcher's shops in Chewton are the last surviving examples dating from a period in which the township boasted 13 butcher's stores.

In Mount Alexander, the examples of butcher's shops currently listed on the HO are brick buildings constructed in the early decades of settlement. Having housed butchering businesses for at least several decades, the subject building at 19 Main Street and the above examples all represent the continued importance of meat supply in their respective goldfield townships during and after the mining boom. The site at 19 Main Street has been associated with butchers over 120 years since c1898. Purpose-built as a

butcher's shop in 1927–28, the subject building is one of the buildings with the longest continuing association with the meat processing and retailing industry of the local district. The postwar-period shopfront represents the building's continued use as a butcher's shop into more recent times, when many other similar places in Mount Alexander went out of business.

However, the subject building does not directly compare with the above places in terms of its design or age. Built after the peak development period the butcher's shop at 19 Main Street is among the small group of extant interwar commercial buildings established in Maldon or the Mount Alexander Shire. More than any other towns, Castlemaine saw development of some shops in the interwar period (including the shop at the rear of 235–241 Barker Street and 211 Barker Street, both within the extent of HO667 Castlemaine Central Conservation Area). In Maldon, it is one of two shops built during the interwar period, with the other one being a weatherboard shop at 10 Main Street, Maldon (contributory to HO445 Maldon Historical Central Area).

Small-scale retail buildings from the interwar period are not represented on the local HO. Outside the shire, the following examples of local significance are comparable to 19 Main Street, Maldon, in terms of their age, form and design.

- 19 Main Street, Bunyip (Cardinia Shire HO59), is a single-storey brick shop erected in 1925 as a draper's shop and rebuilt c1930. The building housed various businesses including a bakery. The building features a face brick parapet with restrained decorative detailing. The tile-clad shopfront appears largely intact, with ingos and metal-framed windows. The building is located in central commercial area of Bunyip and also significant to Bunyip Commercial & Civic Precinct (Cardinia Shire HO46).
- 736 Main Road, Eltham (Nillumbik Shire HO124), comprises a single-storey face brick shop and attached weatherboard dwelling built c1920. Located in a relatively isolated setting, the building is one of just three early twentieth century shops left in Eltham which predates the intensive development of the area from the 1950s. Reflecting the village character of the area in the interwar period, the face brick shop features minimal decorative detailing. The original timber-framed shopfront appears intact.

Retail premises established in rural towns share some similarities. Like the subject building, the examples in Bunyip and Eltham are single-storey shops with simple rectangular form. These buildings feature simple metal-clad roof, a parapet and shopfront that runs across the entire frontage. Decorative detailing is minimal, often confined to the parapet. Outbuildings and lean-to were also common for this type of building. Overall, the subject building at 19 Main Street, Maldon, is a good representative example of an interwar retail building in rural towns.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

**Extent of overlay:** Refer to map.

## OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

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*Tarrangower Times*, as cited.

## STATEMENT OF SIGNIFICANCE

**Address:** 19 Main Street, Maldon

**HO:** Significant within HO445



### WHAT IS SIGNIFICANT?

The butcher's shop at 19 Main Street, Maldon, is significant.

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

- building's original built form, materials and detailing
- building's high level of integrity to its original design
- original or early elements including the cement rendered parapet with brick and tile detailing
- postwar shopfront upgraded for the continuing use as a butcher's shop
- original stables building fronting High Street, including its original built form, materials and detailing

### HOW IT IS SIGNIFICANT?

The butcher's shop at 19 Main Street, Maldon, is of local historical and representative significance.

### WHY IT IS SIGNIFICANT?

The site at 19 Main Street is significant for its association with Maldon's butchering businesses that supported Maldon's meat supply for over 120 years from c1898 to the present time. Charles W Chisholm ran a butcher's shop (c1898–1915) in a two-storey shop and residence erected on this site c1898. The site is also of interest as a former site of the Lounge Hotel, one of the earliest Maldon hotels. The Lounge Hotel operated from

the premises accessed from High Street and Main Street between 1860 and 1910.  
(Criterion A)

Forming part of Maldon's significant streetscape, 6 Main Street is an interwar shop evidencing the later phase of development after the decline of local economy. The existing 1927–28 building replaced a c1898 two-storey shop that housed Chisholm's butcher's shop. Ever since, the subject building housed family-run butchering businesses, operated by the Rowe family (1927–c1959) and the Fitzpatrick family (c1959–c2000s). The stables building fronting High Street was built for William Rowe in 1930 and occupies the former site of the Lounge Hotel. The extant shopfront dating from c1960s demonstrates the butcher's shop's longest association with the Fitzpatrick family.  
(Criterion A)

19 Main Street is of representative significance, as an interwar shop building constructed in the more developed areas of the Mount Alexander Shire. It displays typical characteristics of this type of retail buildings in rural townships, including single-storey brick construction, metal roofing, cement rendered parapet with brick and tile detailing, and utilitarian treatment to its side elevation. The 1930 stables building is also significant, as an element that was integral to the delivering and supplying of meat at the time, before the prevalence of cars. (Criterion D)

# 32 Main Street, Maldon

**Former Albion Hotel**

**Prepared by:** GML Heritage

**Survey date:** December 2021

**Place type:** Commercial

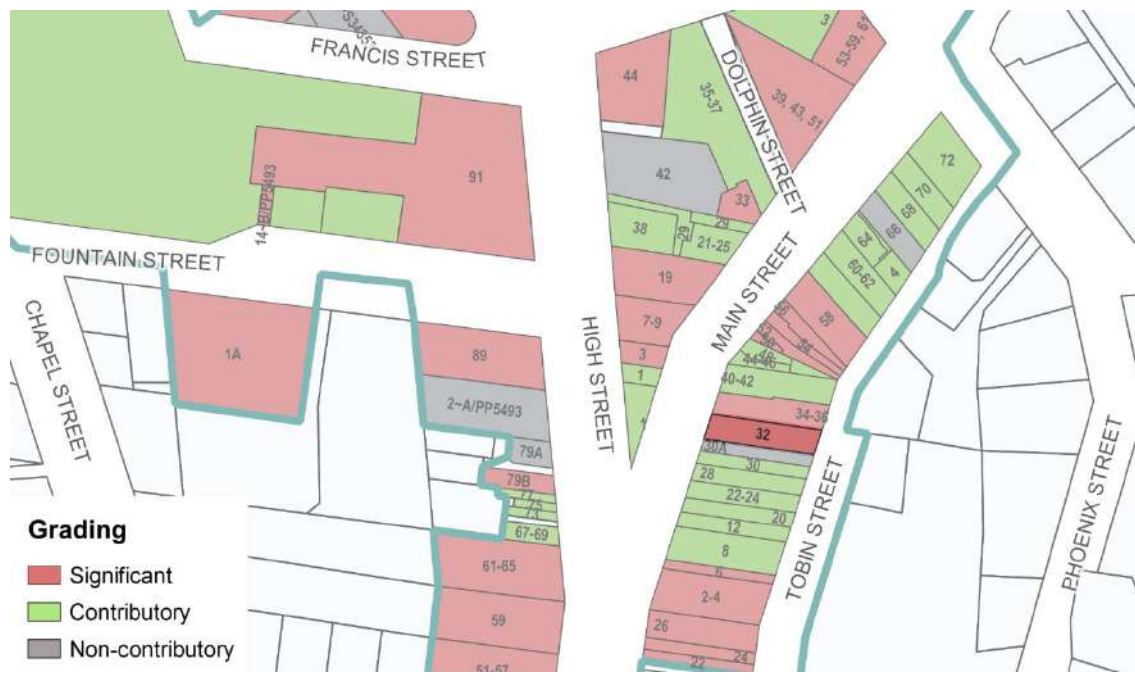
**Architect:** Thomas F Kibble

**Significance level:** Significant

**Builder:** Not known

**Extent of overlay:** Within HO445

**Major construction:** 1866



## HISTORICAL CONTEXT

Maldon occupies the traditional country of the Dja Dja Wurrung who have occupied the area for many tens of thousands of years. The Dja Dja Wurrung language group is one of the five language groups of the Kulin nation. Some of the place names of the area, including *Tar-rar-gouer* (today's Tarrengower), evidence the connection to Aboriginal names for Country (Kane 2019: 9). The Dja Dja Wurrung have maintained strong links with the district and continue to live on Country today.

From the mid-1830s, Europeans took over large tracts of country in the Port Phillip District of New South Wales (the colony of Victoria from 1851) for the grazing of sheep and cattle. The first to take up a run in the Maldon area was Lauchlan MacKinnon in 1839, who called his run 'Tarrangower' (also spelt 'Tarrengower').

After gold was discovered in 1853, Maldon township, surveyed in 1854, was first incorporated as a municipality in August 1858, with adjacent areas managed by the Baringhup Road Board and the Newstead Road Board. The Maldon Borough was formed in September 1863 and the Shire of Maldon in January 1864 (MM&AA; Williams 2003:32). The Shire of Maldon included the township of Maldon, and the villages of Muckleford and Baringhup.

In 1865, *Bailliere's Victorian Gazetteer* described Maldon as comprising the *Tarrangower Times* newspaper (1858), numerous hotels and banks, two schools, a hospital (1 Chapel Street, 1859) and an Athenaeum library (97 High Street, 1863). In addition, a number of churches had been built: the Church of England (52 High Street, 1861), Welsh Baptist (2 Francis Street, 1865), Welsh Congregational (10 Camp Street, 1863), Roman Catholic (5–7 Chapel Street, 1859–61) and Welsh Methodist (1A Fountain Street, 1855–63). In addition, an 'unusual' market hall (93 High Street, 1859) was in evidence (*Victorian Places* 2015).

The Maldon Gold Fields Common, a substantial area of some 10,800 acres, was declared in 1861 (Parliament of Victoria 1861). By 1908, the common had been reduced to 3,000 acres (*Argus* 11 April 1908:16). Much of this land now forms the Maldon Historic Reserve, which is managed by Parks Victoria to protect relics from the gold mining era as well as the natural values of the box ironbark forest. This area provides the township of Maldon with its picturesque bush setting and is a reminder of the close proximity of former gold mining operations to the township (see Figure 1).

The central area of Maldon comprises three interconnected areas: the commercial area of High Street, Main Street and Templeton Street, surveyed on Sections A and 11 of the Maldon Township, comprising mainly commercial buildings interspersed with residences; Church Hill, surveyed on Section 11 between Templeton and Church Street and comprising churches and associated buildings; and the former Commissioner's camp



paddock (Government Reserve), surveyed on Sections B and C bounded by High Street, Fountain Street and Hospital Street and comprising public and community buildings and public gardens.

The Maldon central area developed over three main phases: 1850s-1870s, 1880s-c1900, and 1900s-1930s, with most development occurring between the 1850s and c1900. Only minimal development occurred after World War II.

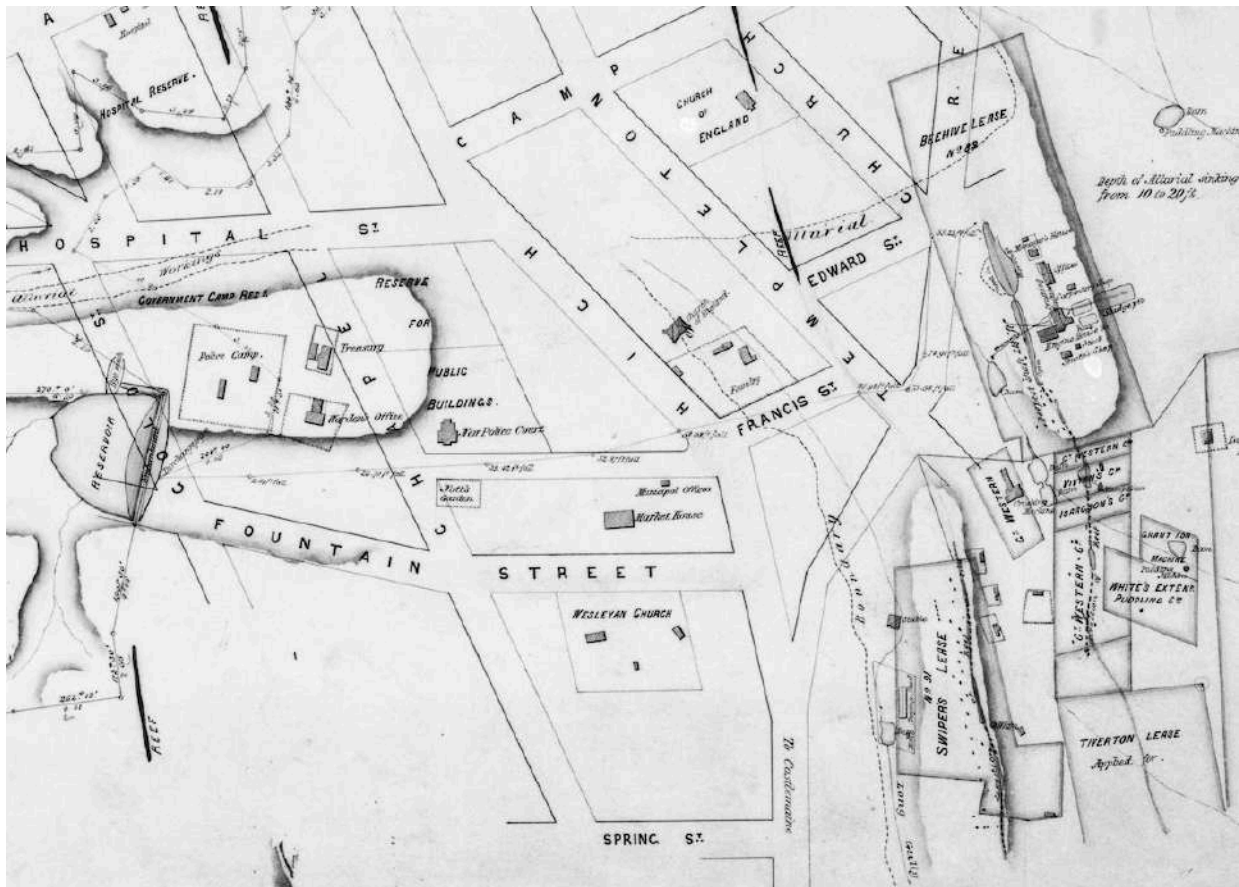


Figure 1. An extract from an 1861 map showing the central area of Maldon in close proximity to existing gold workings and mines. Areas of interest include the Government (Commissioner's) Camp Reserve and Reserve for Public Buildings; Church Hill with the Church of England Reserve between Templeton Street and Church Street and the Holy Trinity Church of England building in High Street marked; and the Wesleyan Church buildings in Fountain Street shown. (Source: Nankivell 1861)

## PLACE HISTORY

*Acknowledgement: The majority of the research for this history has been provided by the Maldon Museum and Archives Association.*

The 1866 former Albion Hotel building at 32 Main Street, Maldon, is located on part of Crown Allotment 16, Section A, Township of Maldon, Parish of Maldon.

Research of old law titles undertaken by historian Brian Rhule indicates that Crown Allotment 16 was first purchased on 7 November 1856 by Henry Napier and sold to Edward Bryant on 31 July 1857 (Memorial Book 51 No 646, Rhule 2004, MM&AA). Edward Bryant then subdivided the allotment, with the subject site sold to George Cushen on 9 November 1859 (Memorial Book 86 No 766, Rhule 2004, MM&AA).

By March 1858, a portion of Crown Allotment 16 was occupied by two hotels standing side by side: the Maldon Larder and the Old Kent Inn. The Maldon Larder, which occupied the subject land, was operated by George Cushen (Memorial Book 60 No 545, Rhule 2004, MM&AA). The Old Kent Inn on the site next door was established by 1860 by Thomas Spencer (Miles Lewis Card Index, Section A Lot 16, 1966-71). The Maldon Larder was renamed the Cricketers Arms in April 1862 by then licensee, Hugh Pettitt (Miles Lewis Card Index, Section A Lot 16, 1966-71; Jacobs, Lewis, Vines 1977:21).

The Cricketers Arms, 'late Maldon Larder Hotel', was advertised for sale in April 1863 (*Mount Alexander Mail* 1 April 1863:3). The site was subsequently purchased by Henry Hunt, Thomas James and David Jones on 5 August 1863 and transferred to David Jones and George Merrifield on 5 April 1865 (Memorial Book 131 No 170 and Memorial Book 148 No 652, Rhule 2004, MM&AA). Hugh Pettitt was still the licensee of the Cricketers Arms at the time (Jacobs Lewis Vines 1977:21)

On 11 September 1866, tenders for the erection of a brick building on the site of the present Cricketer's Arms, Maldon, were called by T F Kibble, architect of Barker Street, Castlemaine (Jacobs Lewis Vines 1977:21; Rhule 2019:178; *Mount Alexander Mail* 11 September 1866:3).

As reported in the *Tarrangower Times* in October 1866, the construction of the subject building was, by then, underway:

Going back to the "liquoring-up" establishments, we observe that Mr. Jones, the owner of the Cricketers Arms property, has started to erect a two-storey brick hotel, which is to be replete with all the latest improvements, and to supply the place of the present wooden building. As a matter of safety, even this improvement to our town may not be lightly thought of, as a strong brick edifice in that part of Main-street, will be a stop-gap and comparative safeguard against fire – no one has been able, to think, without a shudder, of the probable (or almost inevitable) consequences of a fire taking the whole range of

ancient wooden edifices in this locality (*Tarrangower Times* 2 October 1866 cited in Miles Lewis Card Index, Section A Lot 16, 1966-71).

At completion, the hotel was reported as being the only brick building in a row of timber buildings in Main Street (Tarrangower Times 2 October 1866, as cited in Jacobs Lewis Vines 1977b:21). The ground floor façade was originally face brick work with contrasting brick trim around the arched window openings, with the larger archway functioning as an open carriageway.

A view of the subject building in 1867 can be seen in Figure 2, with views in the 1870s shown in Figure 3 and Figure 4.

A simple verandah can be seen in a photograph dated c1875 but appears to have been removed early in the twentieth century (Jacobs Lewis Vines 1977:21).



Figure 2. Showing a photograph of Maldon in 1867, with a rear view of the subject building circled in red. (Source: MM&AA)



Figure 3. Showing a view looking north up Main Street c1870 with the Albion Hotel on the east side of Main Street (circled in red). (Source: VMLD 4539, MM&AA).

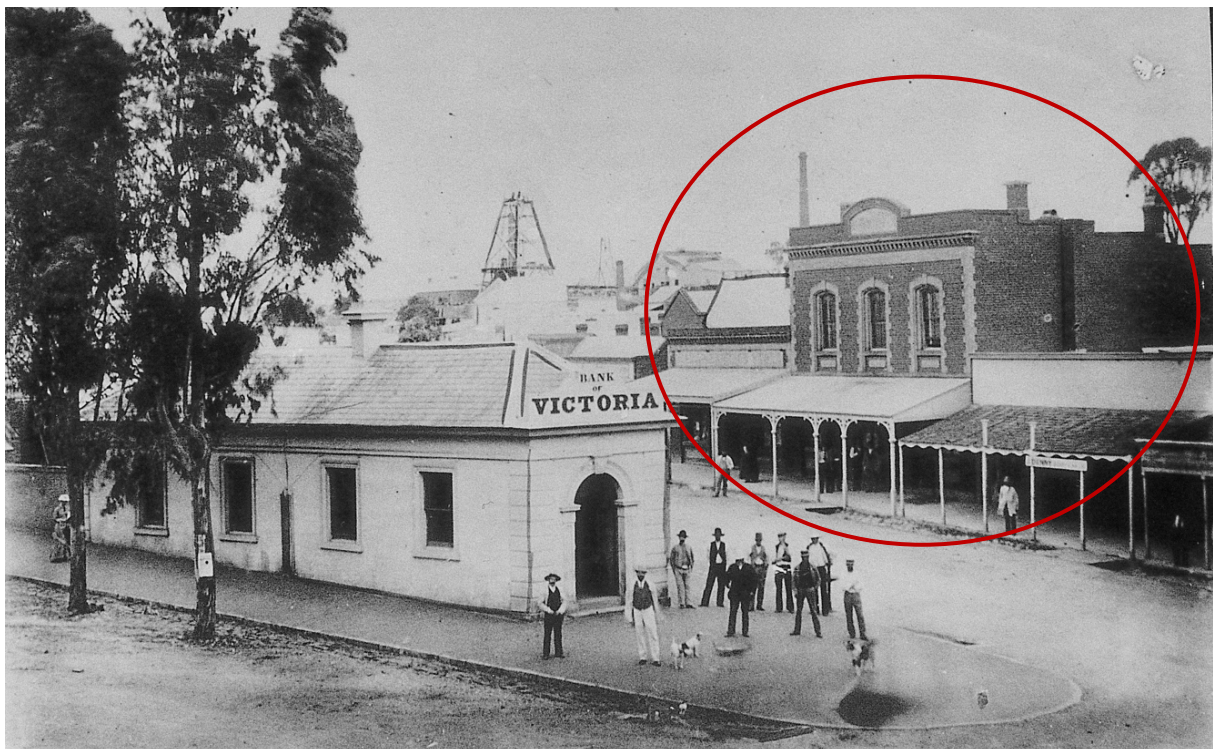


Figure 4. A view of Bank Corner showing the Albion Hotel on the east of Main Street c1875 (circled in red). (Source:MM&AA)

The name Albion Hotel was in use by 1869 when goldmining company meetings were held at the premises (*Argus* 10 March 1869:8).

From April 1870 until 1888, the year the hotel closed, the Albion Hotel was operated by John William Massey. John Massey arrived in Maldon in 1857. He was a member of the Maldon Amateur Dramatic group, and was one of the founders of the Maldon Hospital. Massey left Maldon in 1863, returning in 1870-71 (*Victoria and its Metropolis Volume Two* 1888:270 cited in Miles Lewis Card Index, Section A Lot 16, 1966-71). Massey, with Bendigo mining engineer John Delbridge, local mine owner Robert Oswald, and John McIntryre MLA for Maldon, were the leading promoters of the New Beehive Gold Mining Company established in 1881 (Rhule 2019:233).

Historian Brian Rhule suggests that the Albion Hotel catered for the more 'respectable' classes (Rhule 2019:178). He writes that

The Albion became one of the most profitable hotels in town under its popular actor-hosts John Massey and his wife [Kate], entrepreneurs who not only had the best accommodation in town but also one of the largest bar trades. Publicans often contributed to the community while promoting their businesses at the same time. The Masseys were usually among the first to put on dramatic performances in aid of widows and families of miners is killed an accident, or for others who had fallen simply fallen on hard times (Rhule 2019:178).

John Massey became the owner of the subject site on 15 April 1886 (Memorial Book 330 No 695, Rhule 2004, MM&AA). In February 1887, Melbourne architect A H Cutler invited tenders for additions to the Albion Hotel, Maldon, and for a brick hotel, stables and shops, both for R Oswald Esq (*Age* 26 February 1887:7). By March of the same year, the additions to the Albion Hotel were required instead by J Massey Esq, indicating a brief change of ownership (*Age* 4 March 1887:3).

Until its closure in 1888, in addition to dramatic performances staged by the Masseys and goldmining company shareholder meetings, in the 1870s and 1880s a Castlemaine surgeon and dentist attended patients on a monthly basis at the hotel (*Mount Alexander Mail* 12 October 1874:1).

The Albion Hotel was sold to the London Chartered Bank of Australasia on 10 February 1888, which operated from the premises until 1912 (Memorial Book 344 No 104, Rhule 2004, MM&AA). On 27 February 1888, Melbourne architects Oakden, Addison and Kemp advertised tenders for alterations to the London Chartered Bank in Maldon (*Age* 27 February 1888:3). It is likely that the open carriageway located on the northern wall of the building was bricked in at this time (see Figure 4).

When a substantial fire occurred in Main Street, Maldon, on 16 March 1891 the London Chartered Bank only just escaped destruction, with the bank floor and a front window burnt out and significant damage wrought to the south wall (*Age* 16 March 1891:6). In April 1891, Melbourne architects Oakden, Addison and Kemp called for tenders for the 'reinstatement of the premises' of the London Chartered Bank of Australasia at Maldon (*Argus* 15 April 1891:3).

From 1912 a branch of the State Savings Bank of Victoria, opened in Maldon at the post office in 1865, operated from the subject building (see Figures 4 and 5) (Rhule 2019:187).

The Commonwealth Bank of Australia (CBA) purchased the subject building in the early 1990s and operated a branch from the building until 26 April 1996 (*Tarrangower Times* 11 April 1996:1).

A number of shops operated from the building from 1996, including Brett Waller Financial Services from 1998 to 2001 (MM&AA). The building currently houses a retail outlet.

Views of the subject building can be seen in Figure 5–Figure 7.



Figure 5. Showing the State Savings Bank, the subject building, c1920. (Source: VMLD 4602, MM&AA)

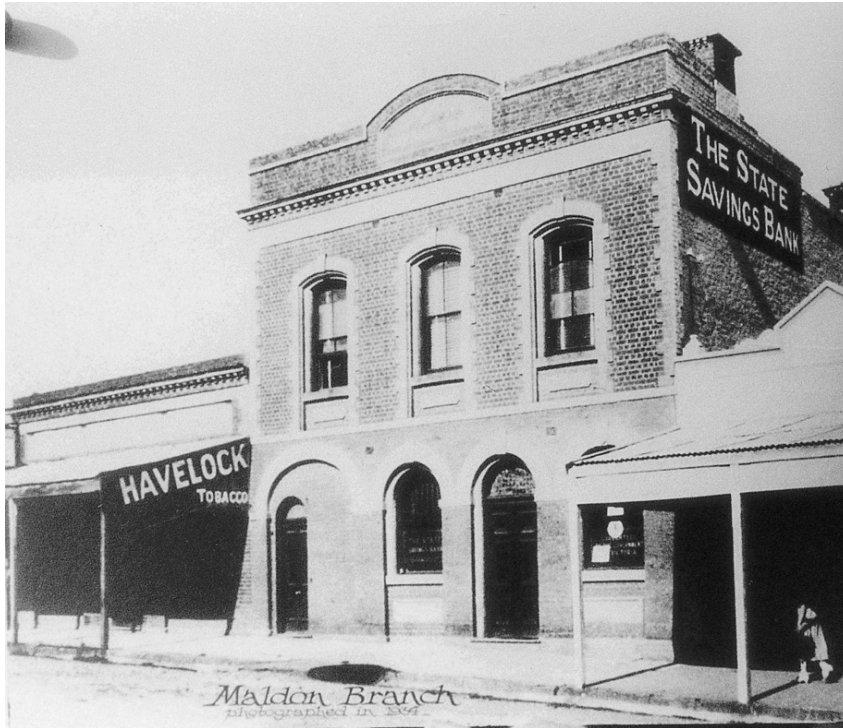


Figure 6. Showing the State Savings Bank, the subject building, in 1934. (Source: MM&AA)



Figure 7. A view of the subject building in 1977. (Source: MM&AA)

*Thomas F Kibble, architect*

Architect Thomas Kibble had opened offices in Castlemaine by 1861 (*Mount Alexander Mail* 11 November 1861:3). Kibble designed a number of buildings in Castlemaine and the region, including the Metropolitan Hotel Castlemaine (1861) (*Mount Alexander Mail* 11 November 1861:3); the Wesleyan Church at Maldon (1863) (MM&AA); Guildford State School No 264 (1868) (VHR H1030 'Guildford Primary School' 1994); a flour mill at Newstead (1871) (*Mount Alexander Mail* 10 March 1871:2); the Independent Church at Sutton Grange (1875) (*Mount Alexander Mail* 3 March 1875:2); St Peters Church of England at Muckleford (1886) (*Mount Alexander Mail* 15 June 1886:2); and the All Saints Church of England at Newstead (1868).

In addition to the hotel at 36 Main Street, Maldon, Kibble also designed the central double storied section of the Maldon Hospital in 1867 (VHR H1683 'Maldon District Hospital' 1982).

Kibble's father, James Kibble was a builder who also traded in Castlemaine and nearby districts including Maldon. Thomas Kibble died in Hawthorn in 1904 (*Australasian* 29 October 1904:63).

## DESCRIPTION

32 Main Street, Maldon, is a two-storey former hotel building built in 1866. The building has a corrugated metal-clad skillion roof concealed behind parapets. The street-facing parapet has a central pediment, and the side parapets are stepped. The building retains four simple brick chimneys above the main roof. Side and rear elevations are overpainted. There is single-storey rear wing with a tall chimney along the northern boundary of the allotment.

On the upper floor, the red face brick façade features contrasting all-brick detailing (Figure 8), including quoining, raised panels, and cornice with brackets below the parapet. Three segmental arched openings with quoining and keystones are provided on this level. The brick detailing around the openings has been overpainted. The original timber-framed double-hung sash windows have been replaced by metal windows.

The ground floor has four round-arched openings, one of which is a result of the 1888 alteration that involved bricking in of an original carriageway (Figure 9). The timber-framed double-hung sash windows appear original. The doorframes with highlights are also original, but both doors and glazing to the highlights are replacement. The ground floor was rendered and painted between 1934 and 1977.



The six-by-six double-hung sash windows at the rear elevation also appear original.

The extant replacement verandah (Figure 10) features simple timber posts with timber fretwork that loosely refers to the original (as seen in Figure 4).

At the rear of the property is a weatherboard garage with simple metal-clad gable roof and double-door entry for vehicle access. The garage is likely to date from the interwar period.



Figure 8. The upper-level façade retains contrasted detailing, all originally finished in face brick (now overpainted). (Source: GML 2021)



Figure 9. Original carriageway converted to a doorway in 1888. (Source: GML 2021)



Figure 10. Note the replacement verandah with simple timber posts and timber fretwork that is based on the design of the original verandah. (Source: GML 2021)

## INTEGRITY

32 Main Street, Maldon, is generally intact with some changes visible to the original fabric. The building retains its original two-storey built form and scale, and materiality (brick construction with corrugated iron roofing).

The building retains all chimneys, the original (dating from 1866) and early (from 1888) original pattern of fenestration, fine decorative all-brick detailing especially on the upper floor (partially overpainted) including quoins, window surrounds, trims, cornice with brackets, and raised brick panels. Apart from the replacement window frames, the upper floor façade remains highly intact.

The ground floor displays some changes including overpainting and rendering but retains original round-arched window openings and timber double-hung sash timber-framed windows. Despite these changes, the ground floor contributes to the integrity of the place and its ability to demonstrate its layered historical development. The original carriageway is still legible, representing the building's original use as a hotel between 1866 and 1888, and the 1888 doorway with round-arched highlight provides physical evidence of its conversion to a bank in 1888.

While the proportion of the posts and fretwork differs from the original (as seen in Figure 4), the extant verandah is sympathetic to the building's period of development. The verandah does not diminish the building's integrity. Overall, the building has high integrity.

## COMPARATIVE ANALYSIS

The Maldon Historic Central Area is notable as a largely intact example of a Victorian gold-mining town. While some of the earliest commercial buildings had been established by the mid-1850s, Maldon saw an intensive period of commercial development in High Street and Main Street during the two decades following the 1857 Crown land sale. High Street and Main Street were nearly fully developed with commercial and industrial buildings by the 1870s.

The former Albion Hotel building at 32 Main Street is among the group of extant commercial buildings established during this key period of development, brought on by the gold-mining boom.

Other townships in the Mount Alexander Shire experienced a similar pattern of development. Townships in the shire developed from the 1850s following the discovery of gold earlier in the decade. Hotels were central to early settlement around gold fields and routes, and were established predominantly along main thoroughfares. Nineteenth century hotels are currently well represented on the Mount Alexander Shire's Heritage Overlay (HO).

While there are 35 hotels and ruins, or archaeological remains, of hotels individually listed on the HO, many examples provide limited scope for comparison in terms of built form and materiality. Hotels outside Maldon and Castlemaine are mostly single-storied, with many examples displaying simple domestic-style architecture.

In Maldon, the former Albion Hotel is the only two-storey nineteenth century hotel, with the Maldon Hotel being a later two-storey example from 1909.

In Mount Alexander, surviving face brick hotel buildings include: the former hotel at 29 Fryers Street, Guildford, and the former Blackwall Hotel at 70 Fryers Street, Chewton. These are more modestly scaled and have parapets with minimal decorative detailing.

In the Shire of Mount Alexander, the following examples of local significance are more directly comparable to 32 Main Street, in terms of their age, scale, and/or architectural style.

- The former Albion Hotel at 66–68 Mostyn Street, Castlemaine (HO651; HO667 Castlemaine Central Conservation Area), built in 1860, is a two-storey hotel building with the 1885 verandahs. The brick building has a rendered finish to the façade, featuring decorative elements influenced by classical architecture. The building has gabled roofs concealed behind the flat parapet. It is possible this hotel was built to a design by T F Kibble, who called for tenders in 1860 to erect a commercial building in Mostyn Street for J Maguire, who was the licensee of the Albion Hotel in 1860–69 (*Mount Alexander Mail* 4 May 1860:1). The ground level

shows some signs of alteration, including a new doorway provided on the eastern bay on the ground floor, on which was likely a carriageway originally.

- The former Supreme Court Hotel at 68 Lyttleton Street, Castlemaine (HO87; HO667 Castlemaine Central Conservation Area), built c1858, is a two-storey corner hotel building with a splayed corner. The c1858 building was altered and converted to a hotel in 1859 to a design by architect Edmund Spencer. It is presumed that T F Kibble was involved in the initial development (*Mount Alexander Mail* 14 March 1862, via Perrott Lyon Mathieson Pty Ltd 1979, inventory no 53). The rendered brick building has a hipped roof concealed behind the flat parapet, with intact original chimneys. The building features rendered decorative detailing, influenced by classical architecture.

In Castlemaine, surviving nineteenth century hotels are predominantly two-storey brick masonry brick with rendered finish. In addition to the above, other nineteenth century two-storey brick hotels with rendered finishes in Castlemaine are included in HO667 Castlemaine Central Conservation Area without an individual HO or grading. These include:

- Former Criterion Hotel at the corner of Barker Street and Mostyn Street
- Former Cumberland Hotel at the corner of Barker Street and Lyttleton Street
- Former Bedford Hotel at the corner of Barker Street and Forest Street.

The subject building is distinguished from the above Castlemaine examples, by its refined face brick decorative detailing. In terms of the built form, the subject building is most closely comparable to the former Albion Hotel at 66–68 Mostyn Street (likely designed by Kibble), as all other examples above are corner hotels with two street frontages (with or without splayed corners) and have no verandahs.

Historically, conversion of hotel buildings was common in the Mount Alexander Shire, as the population growth slowed by the late nineteenth century due to the downturn in local mining industries. This is demonstrated by the subject hotel (used as a hotel 1866–88) and the Castlemaine hotels including the former Albion Hotel (1860–69) and the former Supreme Court Hotel (c1858–1913). Having been occupied by various banks between 1888 and 1996, the subject building continued to provide essential financial services to the generations of community members.

Overall, the subject building built in 1866 compares well with the two individually significant examples in Castlemaine, in terms of refinement of detailing, the stylistic influence of classical architecture, two-storey scale, age and level of integrity. It is an important example representative of the nineteenth century hotel buildings erected in regional towns with relatively greater population. Being the only example of a two-storey hotel from the mid-Victorian period, it demonstrates the important development phase of Maldon following the discovery of gold in the 1850s.

## RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Mount Alexander Planning Scheme as a significant place in HO445.

**Extent of overlay:** Refer to map.

## OTHER

No additional controls are proposed for this place. Refer to the recommendations for HO445 for the Schedule to the Heritage Overlay (Clause 43.01) in the Mount Alexander Planning Scheme.

## REFERENCES

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*Argus*, as cited.

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Rhule, Brian 2019, *Maldon: a new history 1853-1928*, Exploring History Australia, Bendigo.

*Tarrangower Times*, as cited.

Victorian Heritage Register (VHR), <https://vhd.heritagecouncil.vic.gov.au>, as cited

## STATEMENT OF SIGNIFICANCE

**Address:** 32 Main Street, Maldon

**HO:** Significant within HO445



### WHAT IS SIGNIFICANT?

The former Albion Hotel at 32 Main Street, Maldon, is significant.

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

- building's original built form, materials and detailing
- building's high level of integrity to its original design, including its highly intact upper-level façade and all-brick detailing
- original or early elements including the brick chimney
- original or early pattern of openings, including the bricked in original carriageway; 1888 doorway added during the conversion to a bank
- original or early detailing to the ground-level façade including the original timber windows
- original or early detailing to the rear elevation including the original windows with timber-framed double-hung sash
- interwar weatherboard garage built during the use by State Savings Bank of Victoria.

The replacement verandah is an acceptable replacement that is sympathetic to the building's period of development. Non-original doors, and window frames on the upper-floor façade are not significant.

## **HOW IT IS SIGNIFICANT?**

The former Albion Hotel at 32 Main Street, Maldon, is of local historical and representative significance.

## **WHY IT IS SIGNIFICANT?**

Forming part of Maldon's significant streetscape, 32 Main Street is historically important as an early commercial building evidencing the early development of Maldon following the goldmining boom in the 1850s. The site is significant as a site of one of Maldon's earliest hotels, which provided essential services and place for socialising and entertainment in the township. By 1858, the subject site was occupied by a hotel named Maldon Larder, which was renamed the Cricketers Arms in 1862. This early hotel was replaced by the extant building designed by Castlemaine architect T F Kibble in 1866. (Criterion A)

The former hotel is historically significant as tangible evidence of early community life in Maldon. The hotel, known as Albion Hotel by 1869, catered for the more 'respectable' classes until its closure in 1888. In 1870–88, the hotel was operated by John William Massey, a member of the Maldon Amateur Dramatic group, and was one of the founders of the Maldon Hospital. Actor-hosts John Massey and his wife Kate often staged dramatic performances for charities. During this period, the hotel also provided space for goldmining company shareholder meetings and a Castlemaine surgeon and dentist who attended patients on a monthly basis at the hotel. (Criterion A)

The subject building is historically significant as it housed several banks for 108 years following the closure of Albion Hotel. The London Chartered Bank of Australasia (1888–1912), State Savings Bank of Victoria (1912–early 1990s), Commonwealth Bank of Australia (early 1990s–1996) operated from the subject building. The building is significant as a place that continued to provide essential financial services to the generations of community members. Some changes made for conversion to a bank are legible in the carriageway bricked in in 1888. The interwar weatherboard garage built for the State Savings Bank of Victoria is also demonstrative of this period. (Criterion A)

32 Main Street is of representative significance as a mid-Victorian hotel building built in more developed areas of the Mount Alexander Shire. It displays typical characteristics of this type including two-storey brick construction, metal roofing, two-storey verandah and use of stylistic detailing influenced by classical architecture. It is an important example of



a two-storey hotel that features refined face brick detailing rather than rendered ornamentation, which was far more common within the shire. (Criterion D)

## **Appendix A: Maldon Historic Central Area Review Stage 1 — Preliminary Review**

CONTEXT

# Maldon Historic Central Area Review

Stage 1—Preliminary Review

*Report prepared for the Shire of Mount Alexander*

October 2021

# Report Register

The following report register documents the development and issue of the report entitled Maldon Historic Central Area Review—Stage 1 Preliminary Review, undertaken by Context in accordance with its quality management system.

Job Number	Issue Number	Notes/Description	Issue Date
2772	1	Preliminary Review: draft report	26 July 2021
2772	2	Preliminary Review: final report	6 October 2021

## Quality Assurance

The report has been reviewed and approved for issue in accordance with the Context quality assurance policy and procedures.

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We respect and acknowledge the First Peoples of the lands and waters on which we live and work, their rich cultural heritage and deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with First Peoples to support the protection of their culture and heritage. We strongly advocate social, cultural and political justice and support the Uluru Statement from the Heart.

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# 1 Introduction

## 1.1 Background and methodology

In March 2021, Context submitted *Maldon Streetscape Project—Significance and Heritage Impact Assessment (Schematic Design)—Revised Report* ('Maldon Streetscape Project HIA') to the Mount Alexander Shire Council. One of the issues identified in this report was that the lack of a heritage citation for HO445 Maldon Historic Central Area (HO445), including a statement of significance, that was compliant with current heritage practice.

In May 2021, Context was engaged to undertake a detailed review of the documentation associated with HO445 Maldon Historic Central Area for the Mount Alexander Shire Council. The review is to consist of two stages. The current report, Stage 1—Preliminary Review, involves a review of existing documentation, limited historical research, field survey, and documentation of the HO445 precinct and the individual heritage places within the commercial area, to inform the specific scoping for Stage 2—Detailed Assessment. Stage 2 is to involve the preparation of an updated HO445 precinct citation and statement of significance that is compatible with Planning Practice Note No 01 'Applying the Heritage Overlay' (Department of Environment, Land, Water and Planning, 2018).

Following the project inception meeting with the staff of the Mount Alexander Shire Council on 11 May 2021, Context carried out a desktop review of existing documentation associated with the precinct to inform an understanding of the history and significance of the precinct. The key documents were the *Maldon Conservation Study* (1977), *Mount Alexander Shire Thematic Heritage Study* (2016) and the Schedule to the Heritage Overlay of the Mount Alexander Shire Planning Scheme. We have also reviewed Council's internal list of identified errors and anomalies in the current planning scheme map and schedule.

On 28 and 29 June 2021, two Context consultants drove and walked the area within and adjoining HO445. During and following fieldwork, data was systematically collated and filed using GIS software. A brief investigation of comparable nearby precincts in the Shire and beyond was also undertaken to assist with benchmarking.

At the conclusion of the above tasks, on 6 July 2021, an internal team workshop was held to:

- discuss fieldwork findings and establish the benchmarking indicators for local significance gradings (Individually significant, Contributory or Non-contributory), and
- inform our recommendations and the scope for Stage 2.

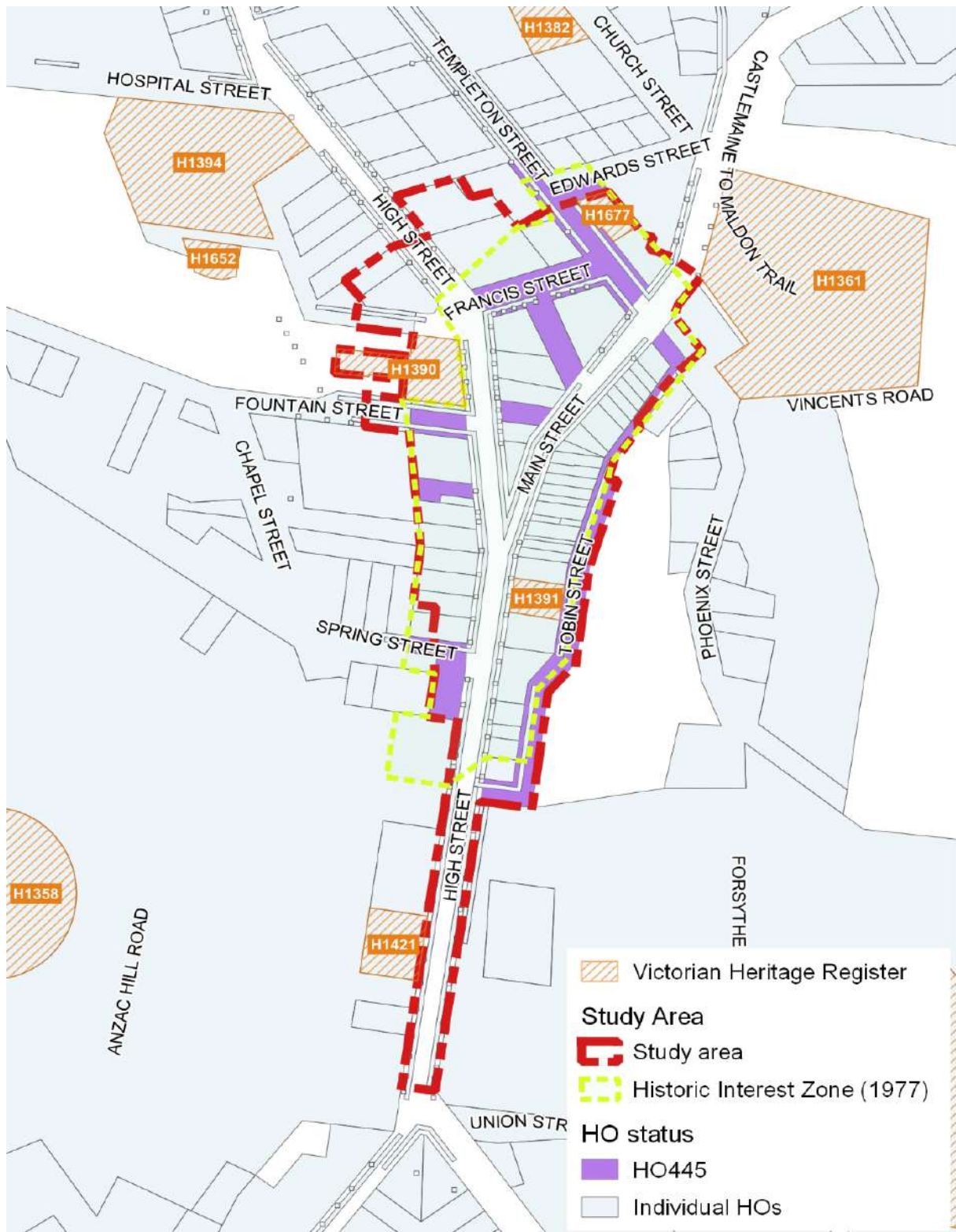
The preparation of benchmarking indicators was informed by analysis during fieldwork, as well as an analysis of other examples beyond the project study area that are currently protected within the Shire of Mount Alexander's Heritage Overlay.

## 1.2 Study area

HO445 Maldon Historic Central Area is included on the Schedule to the Heritage Overlay (HO) of the Mount Alexander Shire Planning Scheme. However, the mapped extent of HO445 covers only some sections of road and a number of individual buildings. The majority of buildings in the precinct are listed as Individually Significant places on the HO.

The coverage of HO445 and the places in the immediate vicinity that are covered by an individual HO are largely informed by the extent of 'Historic Interest Zone' surveyed in the *Maldon Conservation Study* (1977). In addition, the bluestone gutters (HO981) and trees (various HOs) are mapped as part of the

municipality’s HO. The study area investigated for the purpose of Stage 1—Preliminary Review included the junction of High Street (generally between Hospital Street and Newstead Road) and Main Street (between Edwards Street and High Street). The properties and public realm elements within the study area were considered, with consideration of the broader context, as well as the extent of the Historic interest Zone in the 1977 study (Figure 1).



**Figure 1.** The study area shown in relation to the Historic Interest Zone, generally covering the central commercial area in Maldon and the High Street corridor, a main approach to the central area.



### 1.3 Limitations

In the review process, the following limitations were identified.

- **Property addresses and mapping anomalies:** Discrepancies between the current parcel addresses and references in the *Maldon Conservation Study (1977)* became apparent during the course of the Stage 1 review. In addition to this, discrepancies were identified between the extent of HO polygons adopted on the Mount Alexander Planning Scheme and the Schedule to the Heritage Overlay (clause 43.01). We have cross-referenced our findings with Council's internal list of identified errors and anomalies in the current planning scheme map and schedule in the process of the Stage 1 review.
- **Lack of individual citations or statement of significance for individual places:** We have based our analysis on the existing information provided in the 1977 study. Some of the places reviewed in Stage 1 require further research in Stage 2 to confirm historical details and fully determine their relative significance within the context of the precinct.

## 2 Analysis and findings

### 2.1 Draft Statement of Significance

The following draft Statement of Significance, prepared as part of the Maldon Streetscape Project Heritage Impact Assessment, provided the basis for the justification of the relevant precinct boundaries of Maldon's Historic Central Area.

#### **What is significant?**

*The Maldon Historic Central Area precinct largely developed between 1855 and the 1920s, and encompasses parts of Main, High, Francis, Dolphin, Fountain, Templeton and Tobin streets. The following features contribute to the significance of the precinct:*

- *The unique street layout, which is a result of both the historical development of the settlement that formed organically along the gold tracks between Maldon and other goldfields, and a response to the underlying definition of the landscape context, proximity to the gold diggings and human intervention to manage water run-off. Associated features include the 'kink' in Main Street, the distinct V-shaped intersection of Main Street and High Street, formerly known as View Point, and the broad width of the streets.*
- *The pattern of development in the precinct which has produced a mixed streetscape of early and later Victorian, Edwardian and interwar commercial buildings, and the key features and original detailing characteristics of their respective styles, including but not limited to verandahs, decorative parapets, intact shopfronts, and chimneys.*
- *The distinct character afforded by differences in built form (hipped and gabled roofs; predominately single-storey wall heights with several landmark buildings throughout the precinct, often double-storey and occupying prominent corner allotments), materials and detailing (weatherboard, face brick or stucco external cladding), and siting (verandah scale and form).*
- *Streetscape materials/urban infrastructure such as the flagstone paving.*
- *Stone kerb-and-channels and water management system, including under road drainage and early concrete and timber channel crossovers.*
- *Mature street tree plantings including the avenue of Dutch Elm trees along High Street and the Peppercorn trees in High Street.*
- *Views to, from and within the precinct, as well as prominent terminated vistas to significant built elements and topographic features including, but not limited to, the Beehive chimney, Anzac Hill and Mount Tarrengower.*

*Features that do not contribute to the significance of the precinct include intrusive alterations and additions to the contributory buildings.*

#### **How is it significant?**

*The Maldon Historic Central Area is of historical, architectural (representative), aesthetic and social significance to the Shire of Mount Alexander.*

#### **Why is it significant?**

*Historically, the Maldon Historic Central Area is significant as a largely intact example of a Victorian gold-mining town largely developed from the mid-1850s and the 1860s. This is demonstrated in the layout of the main roads of the original town centre, including Main Street and High Street, which were developed from diggers' tracks rather than being laid out as part of a formal town survey. Other elements that demonstrate the historical development of the town centre include: the types of buildings represented, which include commercial buildings, several hotels, public buildings, a state school and several churches*

*(with a strong representation of Non-Conformist denominations, which were more prevalent amongst mining populations); the form and style of the commercial buildings, many of which have a sense of uniformity in terms of their setbacks, form, scale and fabric; and the retention of some of the early form of the footpaths of Main Street and High Street, with their deep gutters and pedestrian cross-overs, and partial retention of stone paving. (Criterion A)*

*Historically, the Maldon Historic Central Area is significant for its part in the development of heritage recognition in Victoria, being declared the first 'notable town' in Victoria in 1966 by the National Trust of Australia (Vic); being subject to the first heritage controls in Victoria, implemented by the Town and Country Planning Board in 1973; and being the subject of the first conservation study in Victoria (Jacobs, Lewis, Vines 1977). Maldon was the first town centre for which heritage protection and heritage controls were introduced, and this played a key role in the subsequent development of heritage protection in planning schemes across Victoria. (Criterion A)*

*Aesthetically, the Maldon Historic Central Area is significant as an intact yet diverse streetscape of predominantly nineteenth-century and early twentieth-century commercial buildings. Differences in scale and form (single and double-storey wall heights, hipped and gabled roofs), materials (weatherboard, face brick and stucco) and detailing (eclecticism across ornamented parapets and verandah details) combine to present a distinctly layered and picturesque streetscape character. A sense of homogeneity is achieved through the apparent variations in similar architectural styles and proportions. Intact rows of shops, many still retaining timber verandahs and original shopfront detailing (eg metal pressed fascia and leaded or patterned glass transoms) are punctuated with several landmark commercial buildings, including the elaborate two-storey Maldon Hotel, Phoenix Building and Kangaroo Hotel. The mature street tree plantings along High Street, particularly the avenue of Dutch Elms which provide a prominent gateway to the township, also contribute to the precinct's aesthetic significance. Similarly, the relatively wide and open aspect of High and Main streets in particular afford significant views to, from and within the precinct. The unique street layout evidencing the historical development of the settlement which formed organically along the gold tracks formed between Maldon and other goldfields, and demonstrating a response to the underlying definition of the landscape context, proximity to the gold diggings and human intervention to manage water run-off, provides prominent terminated vistas to significant built elements and topographic features throughout and from the precinct. Associated features include the 'kink' in Main Street, the distinct V-shaped intersection of Main Street and High Street, formerly known as View Point, and the broad width of the streets. (Criterion E)*

*The Maldon Historic Central Area is of social significance as an important social and cultural landmark, and a focal point within the broader Maldon township. For the local people of Maldon, and of Mount Alexander Shire more broadly, Maldon is a special place that powerfully evokes the history of the gold-mining period. It is a much-loved locality and an important part of peoples' everyday lives. It is valued for its aesthetic character, its strong associations with history and heritage, and for representing a strong and resilient community. Despite periods of decline the Maldon community has demonstrated a commitment to working together to preserve the past and build the future. In its non-regimented and somewhat unorthodox street layout, informal public spaces have been created where locals can engage with each other, formally and informally, as part of shopping or alternatively through other events, activities and other forms of social engagement. Lines of sight are clear within High Street and Main Street, which brings a sense of social cohesion to the central town area. The Maldon Historic Central Area works as a vehicle to symbolically connect people to their own pasts and those of the wider community. Community members feel strongly about the heritage values of Maldon and feel that the place is important in representing Victorian goldfields history. Maldon is a place where strong and special attachments have been created and continue to be reinforced; this goes beyond the simple utility of the town centre as a place to shop or eat. These attachments are linked to the place itself, the function of the place, and the interpersonal relationships that are part of the place. (Criterion G)*

## 2.2 Justification of precinct boundary

The draft Statement of Significance defines the elements that form the historical significance of Maldon’s Historic Central Area as follows (emphasis added):

*Other elements that demonstrate the historical development of the town centre include: the types of buildings represented, which include **commercial buildings, several hotels, public buildings, a state school and several churches** (with a strong representation of Non-Conformist denominations, which were more prevalent amongst mining populations); ... retention of some of the **early form of the footpaths of Main Street and High Street, with their deep gutters and pedestrian cross-overs, and partial retention of stone paving...** (Criterion A)*

*... The mature street tree plantings along High Street, particularly **the avenue of Dutch Elms which provide a prominent gateway to the township**, also contribute to the precinct’s aesthetic significance. Similarly, the relatively **wide and open aspect of High and Main streets** in particular afford significant views to, from and within the precinct. ... (Criterion E)*

The area of primary importance is the junction of and extensions to High Street and Main Street, where the commercial and civic buildings are concentrated. In addition to this, the elements in the secondary streets, including Francis Street, Fountain Street, Tobin Street, Edwards Street and Templeton Street contribute, to the character of the central area. Overall, the following structures in Table 1 are the key elements that form the essence of this area.

**Table 1.** Key places that contribute to the character of HO445.

Place	Location
Historical commercial, community or mixed-use buildings developed between the 1850s and the 1970s around the junction of High Street and Main Street.	<ul style="list-style-type: none"> <li>• 31–89 High Street</li> <li>• 46–48 High Street</li> <li>• 1–63 Main Street</li> <li>• 2–72 Main Street</li> <li>• 2–6 Templeton Street</li> <li>• 1A Reef Street.</li> </ul>
Historical residential buildings associated with businesses or business people.	<ul style="list-style-type: none"> <li>• Places including 38 and 44 High Street. (Further research required to support the inclusion of other places)</li> </ul>
Community buildings, monuments and the reserve near the corner of High Street and Francis Street.	<ul style="list-style-type: none"> <li>• 93–97 High Street including the Maldon Post Office, Maldon Athenaeum Library, Maldon War Memorial and the Maldon Visitor Information Centre building.</li> <li>• Maldon Progress Hall (former Temperance Hall) at 4 Francis Street.</li> </ul>
Bill Woodfull Recreation Reserve comprising elements of historical and social interest: <ul style="list-style-type: none"> <li>• Maldon Croquet Club</li> <li>• Football Netball Club</li> <li>• Maldon Lion Club (former Maldon fire station)</li> <li>• Reserve pavilion</li> <li>• mature trees.</li> </ul>	<ul style="list-style-type: none"> <li>• Fountain Street.</li> </ul>

Place	Location
Churches and associated buildings in the immediate vicinity of the junction of High Street and Main Street. (See Section 2.2.2)	<ul style="list-style-type: none"> <li>• Welsh Congregational Church, 10 Camp Street.</li> <li>• Presbyterian Church, 1 Church Street.</li> <li>• Presbyterian manse, 3 Church Street.</li> <li>• former Denominational School, 11 Church Street.</li> <li>• Baptist Church, 8 Edwards Street.</li> <li>• Wesleyan Church, 1A Fountain Street.</li> <li>• Welsh Baptist Church, 2 Francis Street.</li> <li>• Former Holy Trinity Church, 50 High Street.</li> <li>• Holy Trinity Church vicarage, 14 Templeton Street.</li> </ul>
Public realm elements, including the avenue of Dutch Elms along High Street, footpaths and deep gutters and cross-overs, and stone paving of High Street and Main Street	<ul style="list-style-type: none"> <li>• High Street and Main Street, especially the approach to the Historic Central Area from the south.</li> </ul>

### 2.2.1 VHR-listed places within and around HO445

The indicative boundary includes the former Market Hall and Royal Oak, which is listed on the Victorian Heritage Register (VHR). Although this place is of state significance, it is included within the boundary of HO445 for investigation in Stage 2 for the reasons detailed in Table 2.

Table 2. VHR-listed places recommended for inclusion in HO445.

VHR	Place	Reason
H1390	Former Market Hall and Royal Oaks, 93 High Street Maldon	The existing VHR statement of significance does not acknowledge elements other than the former Market Hall and Royal Oaks. The Maldon War Memorial and the c1960s cream brick building within the extent of H1390 satisfy threshold for local significance rather than State, and contribute to the character of HO445. Individual HO353 also applies to the parcel. It is advised that the elements of potential local significance are investigated as part of HO445. If the mapping extent of HO445 cannot be extended to this parcel or part of this parcel due to the issue of double mapping, it is recommended that an independent statement of significance for the local listing is provided to acknowledge the elements that meet the local thresholds.

The following VHR-listed places that are immediately outside the indicative precinct boundary were also considered, but were not recommended for inclusion in HO445. However, it is anticipated that they will be referenced in Stage 2 due to their visual relationship with the precinct.

**Table 3.** VHR-listed places not recommended for inclusion in HO445.

VHR	Place	Reason
H1382	Former Denominational School, 11 Church Street Maldon	<p>Its position on an original Crown reserve for Church of England and later development of a denominational school broadly contribute to the historical significance of HO445.</p> <p>Its inclusion within HO445 was also considered for the merit of capturing two further religious buildings of potential local significance: Holy Trinity Church Vicarage (14 Templeton Street) and Welsh Congregational Church (10 Camp Street), both of which have potential local significance.</p> <p>The place is to be retained as Individual HO71 outside HO445. However, it is noted in the citation and statement of significance for HO445.</p>
H1391	Former Royal Hotel and Theatre, 14–18 High Street Maldon	<p>While the theatre in the Royal Hotel is of particular historical and architectural importance as a rare example of a surviving goldfields theatre in Victoria, the building also contributes to the broader streetscape of HO445 as an early commercial hotel.</p> <p>The place is to retain Individual HO118 outside HO445. It is advised that this place is retained in the citation and the statement of significance for HO445.</p>
H1394	Maldon Primary School No 1254, 109 High Street Maldon	<p>While the school has a strong visual presence in the central area (especially when viewed from the elevated area), the school site and building are fully covered by the extent of the VHR listing. Its historical architectural significance is also sufficiently acknowledged by the existing statement of significance.</p> <p>The place is to retain individual HO154 outside HO445. It is advised that this place is noted in the citation and the statement of significance for HO445.</p>
H1421	Lauriston, 9 High Street Maldon	<p>The house’s contribution to Maldon’s central area has been considered. The first owner, Robert Dent Oswald, who played an important role in Maldon’s mining industry, has more direct and important association with the mining activities that took place outside the central area.</p> <p>Therefore, its historical and architectural significance is adequately understood with the existing VHR listing outside the context of HO445. The place is to retain individual HO154 outside HO445.</p>
H1652	Former Maldon Court House, Fountain Street Maldon	<p>The former court house was an important civic element in Maldon’s centre area. The building is also currently located on the larger public reserve between Fountain Street and Francis Street, which is nominated for further investigation as part of HO445 in Stage 2.</p> <p>The place is to retain Individual HO352 outside HO445. It is advised that this place is retained in the citation and the statement of significance of HO445.</p>

VHR	Place	Reason
H1677	Brooks Store, 6 Templeton Street Maldon	While the store is of particular importance as a rare demonstration of the early co-operative movement on the goldfields, the building also contributes to the broader streetscape of HO445 as an early country store complex. The place is to retain Individual HO318 outside HO445. It is advised that this place is retained in the citation and the statement of significance of HO445.

## 2.2.2 Inclusion of religious buildings

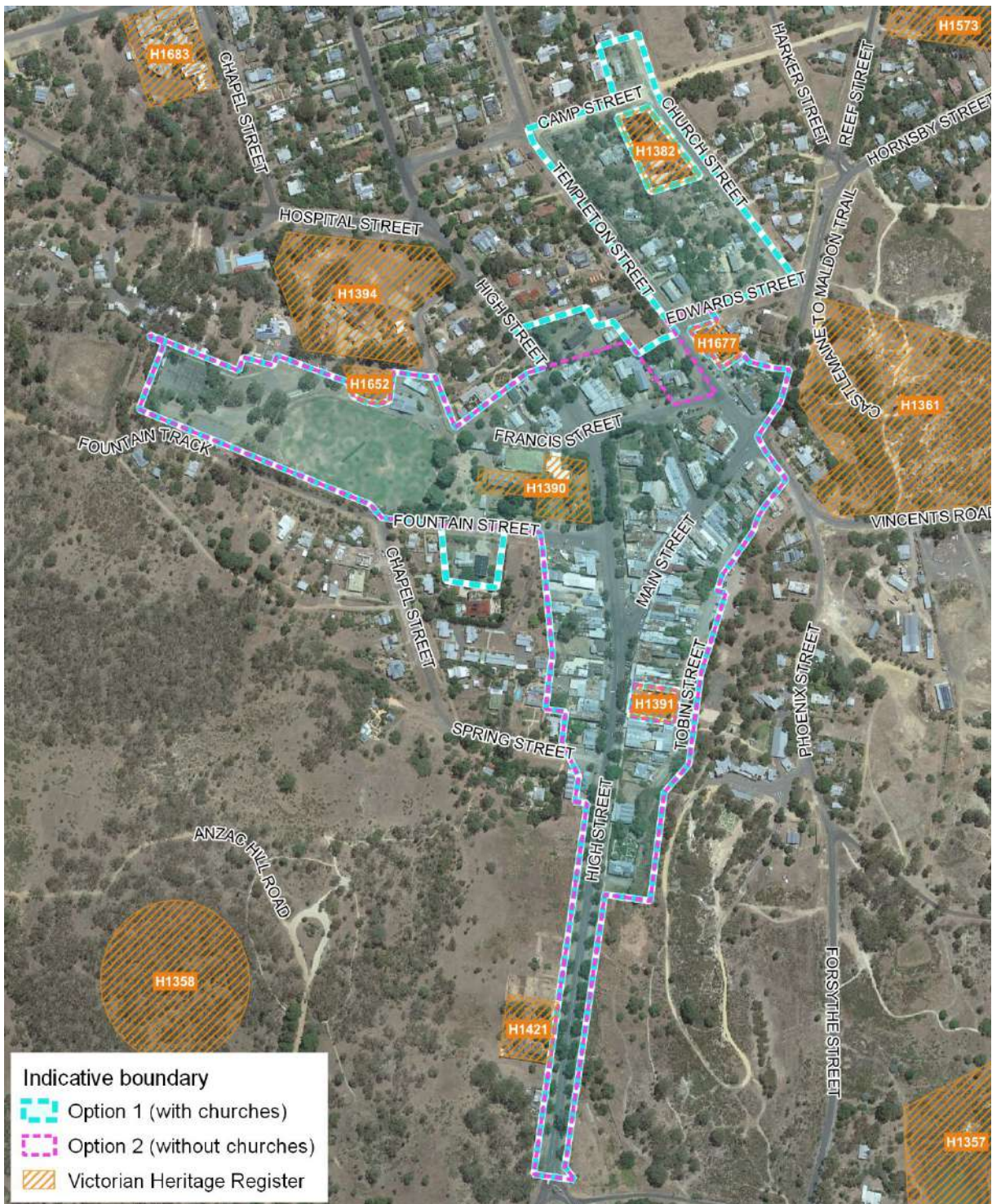
Some churches that were established in the immediate vicinity of the junction of High Street and Main Street are currently within HO444 Historic Residential Area. Two options were considered in relation to the inclusion of religious buildings within HO445. They could be:

- assessed as part of HO445 in Stage 2, or
- as individual places or as part of HO444 in the future.

The preferred option is that the churches are assessed as part of HO445 for their contribution to historical and aesthetic significance of HO445. As noted in the draft statement of significance, churches are part of the elements that demonstrate the historical development of the town centre. Religious institutions were fundamental to the nineteenth century community. Following the declaration of the Township of Maldon in 1854, churches and denominational schools were soon established to support the growing township. The strong representation of non-conformist denominations and Welsh churches evidences the demographics of the early years. In Maldon's streetscape, predominantly consisting of one or two-storey buildings, the height and scale of a number of churches and their proximity to each other also contribute to the prominent views and aesthetic of the town centre.

## 2.2.3 Indicative precinct boundary

Based on the discussion above, the indicative precinct boundary is shown on Figure 2. A list of buildings and places considered as part of the Stage 1 review is included in Appendix A.



**Figure 2.** Indicative precinct boundary for HO445 Maldon Historic Central Area. Note that the precinct boundary is to be confirmed following the detailed assessment in Stage 2.



## 2.3 Benchmarking places in HO445

### 2.3.1 Benchmarking indicators

Each place listed on the local planning scheme is assigned with one of the three categories of heritage significance: Significant, Contributory or Non-contributory. The Mount Alexander Planning Scheme does not provide definitions of these terms, but within the context of this study, these levels of significance are defined as follows:

- **Significant** — Places of individual importance at local or State significance. If located within a precinct, they may also contribute to the precinct.
- **Contributory** — Places that contribute to the identified precinct values.
- **Non-contributory** — Places within a precinct that do not contribute to the identified precinct values.

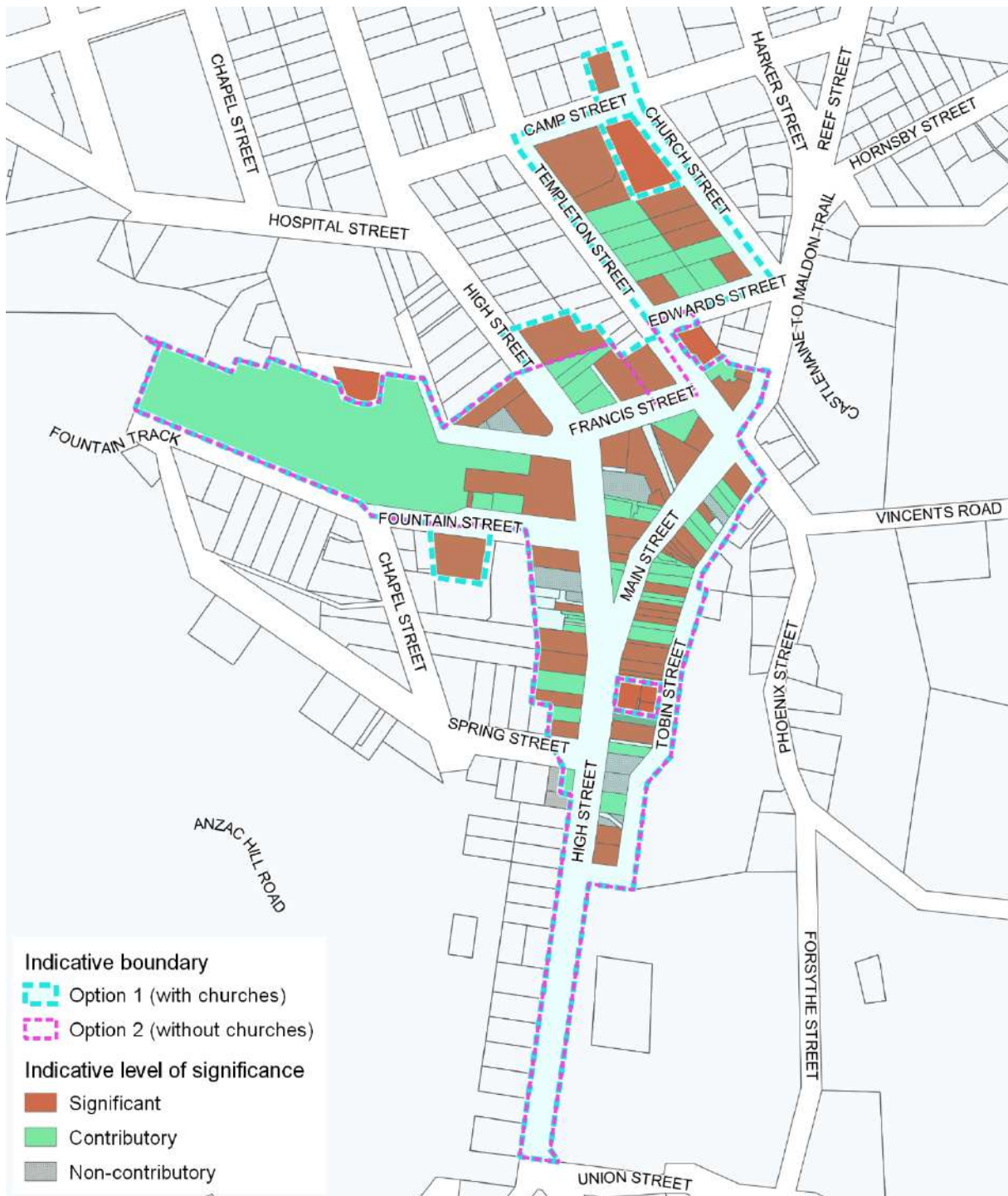
The area's building stock represents various development periods. All types and development periods (generally up to the 1970s) have been considered. In considering large groups of places of a similar type or across many types, it is useful to benchmark relative heritage significance on the basis of a range of indicators for comparative purposes and for establishing gradings. The following table contains a summary of the key benchmarking indicators, developed for benchmarking places considered in the Stage 1 review. The benchmarking indicators are intended to inform the justification for adjustment the significance grading of existing places within HO445 or inclusion of any new places in the HO. The majority of listed indicators should be met. Non-tangible factors such as former or current use, streetscape contribution, historical merit, and social or associative values would also be considered.

### 2.3.2 Indicative level of significance

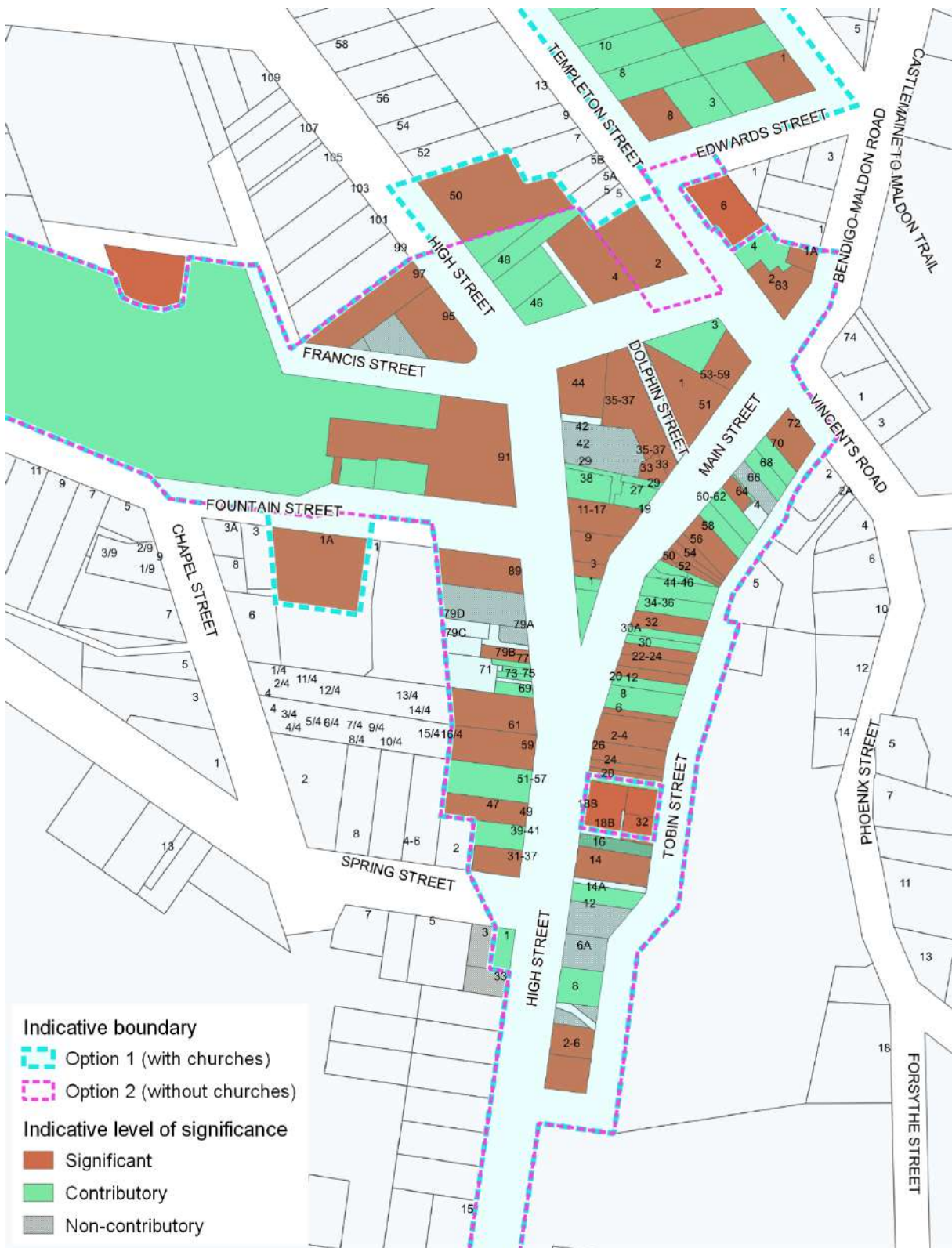
Based on the benchmarking indicators above, indicative level of significance has been assigned for the places nominated to be included in the revised HO445. Appendix A provides indicative significance for places considered as part of the Stage 1 review. Further notes are also provided for the places that require further research in Stage 2 for the justification of the level of significance.

**Table 4.** Benchmarking indicators for HO445.

Level of significance	Examples and notes
<b>Significant</b>	
<ul style="list-style-type: none"> <li>• High architectural or historical merit.</li> <li>• Interesting detailing or unusual finishes.</li> <li>• Early/pioneering examples in the area.</li> <li>• Original or early built form and roof form intact.</li> <li>• Original or early physical fabric extant (i.e. opening patterns, joinery, decorative or unique detailing, wall surfaces).</li> <li>• No alterations or additions to the building (including roof) that are visually dominant from the public domain.</li> </ul>	<p>In Maldon’s central area, the following places are considered to be of potential individual significance.</p> <ul style="list-style-type: none"> <li>• All VHR-listed places.</li> <li>• Pre-1860 commercial places in High Street and Main Street.</li> <li>• Civic/community buildings and places that characterises the town centre area.</li> <li>• Architect- or builder-designed buildings (both commercial and non-commercial) with refined designs.</li> <li>• Buildings of exceptional intactness and integrity.</li> <li>• Early buildings with unusual building materials or techniques (i.e. two-storey timber building, mixed-material construction and etc.).</li> </ul>
<b>Contributory</b>	
<ul style="list-style-type: none"> <li>• Retains key characteristics that relate to the place type or style but otherwise highly typical/representative example.</li> <li>• Medium to low architectural merit, some interesting detailing.</li> <li>• Built during the major development period of the type or style.</li> <li>• Original or early built form extant. No change to the primary roof form.</li> <li>• Minor alterations or additions to the building, so long as they are visually recessive or set back behind the primary roof form.</li> <li>• Original or early physical fabric (i.e. opening patterns, joinery, decorative or unique detailing, wall surfaces) largely intact, reflecting original designs.</li> </ul>	<p>In Maldon’s central area, the following places are considered to be of potential contributory significance.</p> <ul style="list-style-type: none"> <li>• Typical commercial places in High Street and Main Street that were generally built from the 1860s to 1890s.</li> <li>• Commercial places of later era (generally from the 1900s to 1960s) that contribute to the character and significance of HO445 but otherwise typical.</li> <li>• Early commercial buildings with some visible alterations including those to shopfronts.</li> <li>• Non-commercial or non-community buildings (i.e. private residences) that are related to and contributory to the character and significance of HO445.</li> <li>• Early buildings that are connected to the character and significance of HO445 but that are typical or somewhat altered examples.</li> </ul>
<b>Non-contributory</b>	
<ul style="list-style-type: none"> <li>• Typical example, still legible as an example of type or style, but with extensive changes.</li> <li>• Low architectural merit.</li> <li>• Visible alterations and/or additions to the front of the building (including roof).</li> <li>• Original or early physical fabric (i.e. opening patterns, joinery, decorative or unique detailing, wall surfaces) substantially altered.</li> <li>• New buildings/buildings built outside the main period of development for the precinct.</li> </ul>	<p>In Maldon’s central area, the following places are considered to be non-contributory.</p> <ul style="list-style-type: none"> <li>• Places that were developed during the key phases of development but substantially altered (i.e. altered beyond recognition).</li> <li>• Buildings that are recent additions (generally post-1980) to the streetscape.</li> <li>• Other buildings that do not contribute to the character and significance of HO445.</li> </ul>



**Figure 3.** Indicative precinct map for the revised HO445, showing the proposed boundary and level of significance for each place. Note that level of significance for each place is to be confirmed following the detailed assessment in Stage 2.



**Figure 4.** Indicative precinct map for the revised HO445, showing the commercial area. Note that level of significance for each place is to be confirmed following the detailed assessment in Stage 2.

## 3 Recommendations

### 3.1 Recommendations for HO445


The following table presents the recommendations of the Maldon Historic Central Area Review Stage 1—Preliminary Review.

**Table 5.** Recommendations for HO445.




Issues relating to	Recommendations
HO445 Maldon Historic Central Area	<p>It is recommended that:</p> <ul style="list-style-type: none"> <li>• HO445 is assessed to provide a precinct citation with statement of significance that is compatible with Planning Practice Note No 01 'Applying the Heritage Overlay' (Department of Environment, Land, Water and Planning, 2018).</li> <li>• The precinct boundary is extended to include the places listed in Table 1 and Table 2.</li> <li>• The level of significance for each place is confirmed in Stage 2—Detailed Review based on the benchmarking indicators in Table 4.</li> <li>• Further historical research is undertaken to confirm the relative significance within the precinct (see Appendix A).</li> </ul>
Significant places in HO445	<p>Further, for the places that are confirmed to be Significant in HO445 in Stage 2, it is recommended that</p> <ul style="list-style-type: none"> <li>• Individual statement of significance is provided, OR</li> <li>• The places are specifically noted in the precinct history, description and precinct statement of significance to provide planning guidance in the future.</li> </ul> <p>Preferably, statements of significance should be prepared for each place found to satisfy local threshold, as this will provide those responsible for statutory processes with more comprehensive information to make decisions about the place.</p>
Mapping of HO445	<p>It is recommended that the existing individual HOs are removed from:</p> <ul style="list-style-type: none"> <li>• All places confirmed included in HO445 in Stage 2 and incorporated into HO445 (unless specific controls are required on the planning scheme, or listed on the VHR).</li> <li>• Places that are confirmed excluded from HO445 and does not meet the local threshold as an individual place.</li> </ul>
Other significant elements in HO445	<p>The gutters and street trees that are currently mapped with separate polygons could be:</p> <ul style="list-style-type: none"> <li>• Incorporated to the broader mapping extent of HO445, OR</li> </ul> <p>Retained for further investigation and assessment as part of a larger network across Maldon.</p>

## Appendix A — Table of places surveyed and considered in the Stage 1 Preliminary Review



The following table contains the list of places surveyed and considered as part of Maldon Historic Central Area Review: Stage 1—Preliminary Review. Note that the gradings and other details are indicative only. The preliminary decisions are based on the information provided in the *Maldon Conservation Study* (1977) and the findings from the fieldwork and internal benchmarking exercise. The specific level of significance for each place is to be confirmed after further investigation and historical research in Stage 2—Detailed Review.




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Welsh Congregational Church	10 Camp Street, Maldon	1863	Religion		Significant	Not available
Presbyterian Church, Maldon Neighbourhood Centre	1 Church Street, Maldon	1905	Religion		Significant	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Presbyterian manse	3 Church Street, Maldon	1858–59	Residential		Significant	Not available
Former Denominational School	11 Church Street, Maldon		Religion, Education	VHR H1382. The place is to be retained as individual HO71 outside HO445. However, it is noted in the citation and statement of significance for HO445.	Significant	Not available
	3 Edwards Street, Maldon		Residential	Further research required to justify its contribution to HO445.	TBC	Not available




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Maldon Baptist Church	8 Edwards Street, Maldon	1896	Religion		Significant	
Old Fire Station, Maldon Lions Club	Fountain Street, Maldon	c1870	Community	Currently outside HO. Of high historical merit.		
Wesleyan Church	1A Fountain Street, Maldon		Religion		Significant	









Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Bill Woodfull Recreation Reserve	Francis Street, Maldon		Community	Currently outside HO. Of high historical and social merit. The site includes a pavilion and structures associated with sporting clubs including Maldon Croquet Club. Further historical research required. (Questions include: When was the oval reserved and formed? Are the trees on the HO related to any former streets?)		
Maldon Exchange (Telstra)	Francis Street, Maldon		Community	Recent construction, of low architectural merit.	Non-contributory	
Maldon Court House	Francis Street, Maldon	1861	Community	VHR H1652. Can be included in HO445 as part of a group of important early civic buildings.	Significant	Not available




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Welsh Baptist Church	2 Francis Street, Maldon	1865	Religion		Significant	
Temperance Hall	4 Francis Street, Maldon	1873	Community	Edward's Crushing plant (c1856 brick early mining building) might also be on the site towards the rear. Further research and investigation required.	Significant	
Gray's House	2-6 High Street, Maldon	c1895	Residential		Significant	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
	(part of) 2–6 High Street, Maldon		Land		Contributory	
	6A High Street, Maldon		Residential	Recent construction, of low architectural merit.	Non-contributory	
Shop	8 High Street, Maldon		Commercial	Recent construction (built in 2004, confirmed by Council permit), of low architectural merit.	Non-contributory	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Residence	12 High Street, Maldon		Residential	Recent construction, of low architectural merit.	Non-contributory	
	14 High Street, Maldon		Commercial	Further research required to confirm the date of construction.	Significant	
	14A High Street, Maldon		Residential	Main access likely at Tobin Street. May be a recent construction. Further historical research required to confirm the date of construction and use.	TBC	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
	16 High Street, Maldon		Commercial	May be a recent construction. Further historical research required to confirm the date of construction and use.	Contributory?	
Royal Hotel and Theatre	18B High Street, Maldon	1857, hotel 1862	Commercial	VHR H1391. Contributes to the character and significance of HO445.	Significant	
Lolly shop	20 High Street, Maldon		Commercial	Further research required to confirm the date of construction.	Contributory	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Former Grand Hotel and Shops	22–26 High Street, Maldon		Commercial	Further research required to confirm the date of construction.	Significant	
Langslow's Building	31–37 High Street, Maldon	1898	Commercial	Further research required to confirm the date of construction.	Significant	
Wade's House	38 High Street, Maldon	c1865?	Residential	The projecting bay to the front may be a later addition. Of high historical merit as the residence of B. Wade, but further historical research required to confirm the date of alteration and historical associations.	Contributory	



Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Part of Former Warnock's Flour Mill	39–41 High Street, Maldon	1873	Commercial		Contributory	
Old tourist centre / public toilets	42 High Street, Maldon		Community	Further research required to confirm the date of construction.	Non-contributory	
Calder's House	44 High Street, Maldon	c1885	Residential	Oh high historical merit as the former residence of Calder. Also of interest for highly intact, refined design.	Significant	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Motor Garage	46 High Street, Maldon	c1900	Commercial	Further historical research required to confirm the original and later uses. Its use as a motor garage and then a motor museum is of historical and social merit.	Contributory	
	(part of) 46 High Street, Maldon		Community	Further historical research required to investigate the date of construction and uses.	Contributory	
	48 High Street, Maldon		Residential	Likely incorporating an earlier building, but the façade may be a recent construction. Further historical research required to confirm the date of construction and use.	Contributory	







Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Freemasons Hall	49 High Street, Maldon	c1863; front facade 1908	Community		Significant	
Holy Trinity Anglican Church	50 High Street, Maldon	1861	Religion		Significant	
Former Warnock's Beehive Store	51–57 High Street, Maldon	c1858	Commercial	Of high historical interest as a highly intact motor garage and service station along main road. Further historical research required to investigate the use as a motor garage.	Contributory	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Former Bank of NSW	59 High Street, Maldon	1858, 1864 (adj residence)	Commercial		Significant	
Former Carrier's Arms Hotel	63 High Street, Maldon	1857, 1893 (south side addition)	Commercial	Confirm its former use as a hotel - warrants Significant grading if confirmed.	Significant	
Hornsby's Buildings	67-69 High Street, Maldon	c1900	Commercial		Contributory	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Hornsby's Buildings	71 High Street, Maldon	c1867–1895		This is driveway underneath Hornsby's building to a residential property to rear of 67-69 high Street. The house appears to be built in stages. Further research required. (Also see <a href="https://www.realestate.com.au/sold/property-house-vic-maldon-120774249">https://www.realestate.com.au/sold/property-house-vic-maldon-120774249</a> )		Not available
Argyle House	73 High Street, Maldon	1866	Commercial		Contributory	
Argyle House	75 High Street, Maldon	1866	Commercial		Contributory	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Argyle House	77 High Street, Maldon	1866	Commercial		Contributory	
	79A High Street, Maldon		Commercial	Recent construction, of low architectural merit.	Non-contributory	
Land	79 High Street, Maldon (between 79A and 79B)		Land		Non-contributory	



Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Former Commercial Hotel	79B High Street, Maldon	1867	Commercial		Significant	
Parcel at the rear of 79B High Street	79D High Street, Maldon				Non-contributory	Not available
Parcel at the rear of 79B High Street	79C High Street, Maldon				Non-contributory	Not available


Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Kangaroo Hotel	89 High Street, Maldon	1866, and c1905	Commercial		Significant	
Maldon Museum (Old Shire Hall)	93 High Street, Maldon	1859, 1865 (porch)	Community	VHR H1390. Also on the site at 93 High Street are the Maldon War Memorial and a c1960s cream brick building. Further historical research required to confirm the history of the reserve and the building. The whole site is of high historical, architectural and social merit.	Significant	
Maldon Post Office	95 High Street, Maldon	1869	Commercial		Significant	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Maldon Athenaeum Library	97 High Street, Maldon	1934	Community		Significant	
Country Fire Authority Building	85 High Street, Maldon	1957	Community	Of some historical interest as a fire brigade building, but of low architectural merit. Further research and comparative analysis needed to justify its relative significance.	Non-contributory	
part of former Wade's Building	Main Street, Maldon	c1880	Commercial		Contributory	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
former Upton's Butcher Shop	40–42 Main Street, Maldon	c1858	Commercial		Contributory	
Formerly Treadwell & Stone's Smithy	1 Main Street, Maldon	c1960s	Commercial	Further historical research required to confirm the original and later uses. Of some historical interest as a former service station.	Contributory	
McFarlane's Drapery	2–4 Main Street, Maldon	c1870	Commercial		Significant	









Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
McMillan & Padley's Ironmongery	3 Main Street, Maldon	1858	Commercial		Significant	Not available
Mohr's hairdressers	6 Main Street, Maldon	c1870	Commercial	Of high architectural interest as a two-storey timber shop.	Significant	
Former Dabb's Store	7 Main Street, Maldon	1859 onwards	Commercial		Significant	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Site of Matthews Plumbing, Maldon Take Away	8 Main Street, Maldon	c1920	Commercial		Contributory	
Former Miss Hockey's Shop	12 Main Street, Maldon	c1920	Commercial		Contributory	
Former Chisolm's Butcher shop	19 Main Street, Maldon	c1930	Commercial		Significant	Not available




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Goldsmith's Building	20–24 Main Street, Maldon	1897	Commercial		Significant	
			Commercial			
Wade's Building	29 Main Street, Maldon	c1880	Commercial		Contributory	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Berryman's Bootshop (Walter Realty)	30A Main Street, Maldon	1895	Commercial		Contributory	
Berryman's Bootshop	30 Main Street, Maldon	1895	Commercial		Contributory	
Former State Bank of Victoria (formerly Albion Hotel)	32 Main Street, Maldon	1866	Commercial		Significant	



Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Former Tarrengower Times Office	33 Main Street, Maldon	c1860	Commercial	Of historical (former use by Tarrengower Times) interest. Further research required to investigate the association.	Significant	
Former Dabb's Produce Store	34–36 Main Street, Maldon	c1870	Commercial		Contributory	
Former Calder's Ironmongery	35–37 Main Street, Maldon	1866	Commercial		Significant	




Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
McArthur's Bakery	39 Main Street, Maldon	c1895	Commercial		Significant	
Swann's Building	44–48 Main Street, Maldon	1866	Commercial		Contributory	
Tobin's Buildings	50–56 Main Street, Maldon	1912	Commercial		Significant	



Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Former Phoenix Building	53–61 Main Street, Maldon	1906	Commercial		Significant	
Maldon Hotel	58 Main Street, Maldon	1909	Commercial		Significant	
Maldon Hotel Stables	(part of) 58 Main Street, Maldon	1909	Commercial		Contributory	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Shakespeare House	60–62 Main Street, Maldon	1907	Commercial		Contributory	
Scotch Pie House	63 Main Street, Maldon	1866	Commercial	From 1977 study entry on Scotch Pie House reads: 'Further research and investigation of the structure may indicate if the smaller brick building in Templeton Street survived the 1865 fire and thus dates from c1859. This small brick building has had alterations which are noticeable in the brickwork.'	Significant	
Farr's Building	64 Main Street, Maldon	c1860	Commercial		Significant	



Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
	66 Main Street, Maldon		Residential	Recent construction, of low architectural merit.	Non-contributory	
Wearne's building	68 Main Street, Maldon	c1895, timber building after 1920	Commercial		Contributory	
	70 Main Street, Maldon		Residential	Further research required to confirm the date of construction and association.	Contributory	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Franklin's Building, former Dabbs Store	72 Main Street, Maldon		Commercial	Further research required to confirm the date of construction and changes of use.	Significant	
	1A Reef Street, Maldon		Commercial	Currently outside HO. Likely connected with a former building on site (demolished). Of high historical merit as a former stable.	Significant	
	1 Spring Street, Maldon		Commercial	May be a recent construction. Further historical research required to confirm the date of construction and use.	Contributory	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Y-Worri Residence	3 Templeton Street, Maldon	c1920	Residential	Generally contributory to HO445 as a residence in a central area. Further research required to confirm the date of construction and associations.	Contributory	
	4 Templeton Street, Maldon		Residential?	May be a recent construction. Further historical research required to confirm the date of construction and use.	Contributory	Not available
Brook's Store	6 Templeton Street, Maldon	1866, extended 1868 and 1872	Commercial	VHR H1677. Contribute to the character and significance of HO445.	Significant	

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
	8 Templeton Street, Maldon		Residential		Contributory	Not available
	10 Templeton Street, Maldon		Residential		Contributory	Not available
	12 Templeton Street, Maldon		Residential		Contributory	Not available

Name	Address	Development date	Place type	Notes	Indicative grading	Image (Context, June 2021)
Holy Trinity Church Vicarage	14 Templeton Street, Maldon		Residential		Significant	Not available
	4 Tobin Street, Maldon		Land		Non-contributory	Not available
	32 Tobin Street, Maldon			Rear of VHR H1391 and within the VHR mapping extent.	Significant	Not available