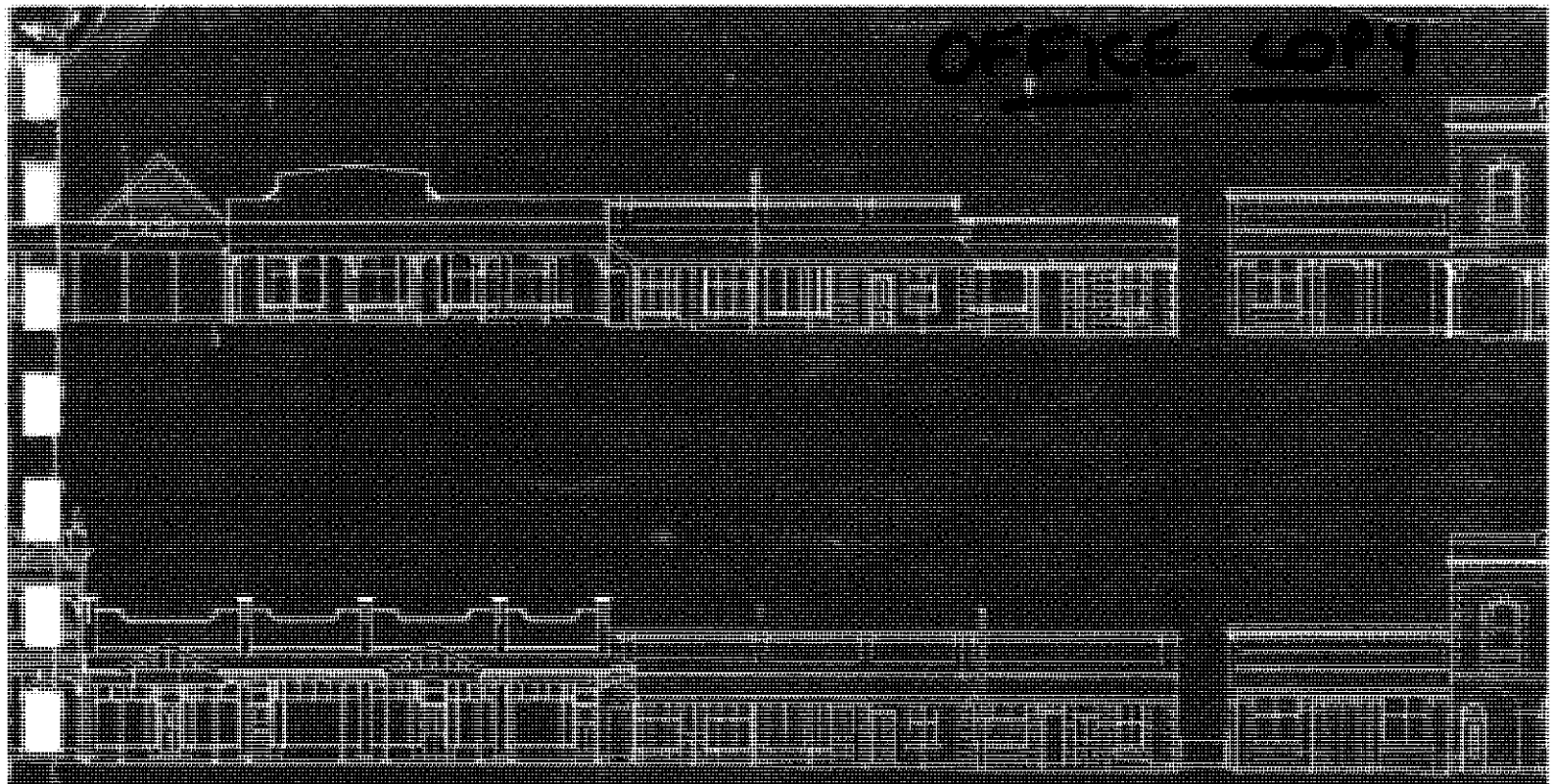
OFFICE COPY



MALDON CONSERVATION STUDY

Jacobs Lewis Vines
Architects 1977

MINISTRY FOR PLANNING AND ENVIRONMENT

MALDON CONSERVATION STUDY

PART ONE

CONSERVATION PRIORITIES AND MANAGEMENT

REPORT AND RECOMMENDATIONS

Commissioned by the Town and Country Planning Board

Jacobs Lewis Vines
Architects

In conjunction with Dr. Miles Lewis

November 1977.

ERRATA

Throughout this report we have referred to the Historic Interest Zone; this area is designated as the Historical Interest Zone in the Maldon Planning Scheme.

p.10 The National Trust of Australia (Victoria) initially advised through their Maldon Committee and later through the Technical Advisory Committee.

First published 1977
Town and Country Planning Board

Republished 1987
Ministry for Planning and Environment

PREFACE TO THE SECOND EDITION

The Maldon Conservation Study was first published in 1978 when 1,000 copies were printed. It has now been out of print for about five years. Many people moving to Maldon since then have not seen the study. This has been a cause of some concern as the publication was intended to inform property owners about the significance of Maldon as well as of particular buildings.

The publication of an updated edition was considered but this is not economically feasible at this stage. Accordingly, it has been decided to produce a limited run of the original study with some modifications of format to ensure local availability.

The study as it now stands provides an interesting historic record of Maldon as it was in 1977. This was just before the establishment of the Maldon Restoration Fund and the appointment of the Heritage Adviser.

The first section of the study addresses recommendations and implementation issues and it is interesting to compare these with subsequent developments. It is heartening to find that most have been addressed even if not fully undertaken at this stage, and that a new Maldon Planning Scheme is on exhibition.

Since the study was first published, some changes in conservation philosophy and community attitudes have also occurred. This has lead to more awareness of issues such as the historic landscape and historic sites, which were addressed by the subsequent Maldon Landscape Study *Trees and Gardens of the Goldmining Era* and by the work undertaken by the Department of Conservation Forests and Lands on the Maldon Historic Reserve. A more enlightened attitude about conservation objectives has developed, providing more flexibility in some respects, as well as lessening the emphasis on historic reconstruction.

The second section of the study, which details the historical documentation, has been of most interest. The existing condition photographs of ten years ago highlight the high proportion of significant properties that have now been subject to restoration work. This section also indicates how little adverse change has occurred. It should, however, be revised, especially with the discovery of many more early photographs.

The study now also serves as an important historic record of Maldon before the impact of the Restoration Fund and Heritage Advisory Service and the dramatically changed attitude towards historic buildings by property owners in Maldon.

The implementation of so many of the study's recommendations and the on-going use of the historic data show that this study has served a very important role in implementing conservation in Maldon.

Nigel Lewis
Maldon Heritage Adviser
November 1987

CONTENTS

APPENDICES

1. INTRODUCTION

This report represents an important stage in the protection of Maldon as an intact nineteenth-century gold mining town.

The first recognition of the historical importance of the town was by the National Trust following a survey by the Melbourne University School of Architecture in 1964. The Trust designated Maldon as a 'Notable Town' in February 1966. This announcement greatly increased public interest in the town and the number of tourists visiting the town dramatically increased. In addition, people from Melbourne began buying homes as weekenders, thereby increasing real estate values in the town. This has occurred at the expense of the cost of living of the original residents, particularly non-home owners. The Trust was concerned that unless planning controls were introduced, the town would soon lose the characteristics that established Maldon as Australia's first Notable Town. Many changes were occurring in the mistaken belief that these were improving the town as a tourist attraction. In fact, they were reducing the original historic character of the town.

A draft was prepared in 1966 to protect the historic character of Maldon, and the Trust published a submission entitled 'Proposals for the Conservation of Maldon in 1969. This report recommended that:

- extensions be made to the proposed Planning Scheme ;
- the scheme be administered by the Town and Country Planning Board within the shire;
- the Trust should have representation on a committee to determine building applications.

In January 1970 the Town and Country Planning Board invoked an Interim Development Order controlling the design and external appearance of all non-government buildings. Advice on most applications was received from the Technical Advisory Committee of the National Trust. The Maldon Planning Scheme was prepared in 1973 and gazetted in October 1977. The Planning Scheme is the first statutory attempt in Victoria to achieve historic conservation of a whole town.

Under the scheme as approved, planning control of the less historically sensitive areas of the town is controlled by the Shire, while the sensitive central commercial area and access routes remain under the control of the Town and Country Planning Board.

The Maldon Conservation Study was commissioned by the Town and Country Planning Board in April 1977 to facilitate the implementation of the Planning Scheme. The study brief outlined two major requirements. Firstly, to provide the necessary historical research for the restoration and re-creation of the Historic Interest Zone for the defined period 1860 to 1899. Secondly to establish priorities and recommendations for an effective conservation programme.

Since October 1977, the Ministry for Planning has become involved with a programme aimed at facilitating historic reconstruction in the town through an architectural advisory service and the provision of restoration funds.

1.1 MALDON CONSERVATION STUDY

Statement of objectives and tasks

(i) the expansion of historical data of the town for the defined period of 1860 to 1900, including evidence of the appearance of the town and its buildings during that period;

(ii) recommending methods of achieving effective conservation.

To achieve these objectives the consultants were required to undertake the following tasks:

(a) historical research to enable the accurate restoration of existing buildings and reconstruction of other buildings that stood in the Historic Interest Zone in the period 1860 to 1900. This evidence has been provided through scaled reconstruction drawings, early photographs, paint scrapings (which indicate original paint colours) and typology studies of architectural elements such as verandahs, signs and fences. A card index of early photographs has been established which, in conjunction with the historical data collected for each building, will enable additional research to be undertaken as more information becomes available.

(b) the establishment of an inventory of all buildings, works and sites of historic importance, including those already under demolition control, indicating historical importance and condition.

Two separate inventories have been prepared: the first covers buildings; this accurately identifies the buildings with street name, crown section, allotment number and photograph, construction date, available historical data and historical significance and condition: the second inventory covers works and sites – indicating historical importance, tourist significance, and condition.

(c) the establishment of a list of restoration and preservation priorities based on the inventories cited above.

This priority listing has established the importance of each building, work or site to the historical character of the town in conjunction with comments on condition. A rating system has been established for each category to enable a rapid identification of buildings, sites or works requiring the most urgent attention. This involved giving a numerical value for each building based on location and historical and architectural importance.

(d) conservation management. This broad area covers an investigation into, and recommendations for the provision of incentive or requirements for property owners to preserve and/or restore their buildings to the original state as provided for in the Planning Scheme and the most appropriate body to administer the scheme.

2. SUMMARY OF RECOMMENDATIONS

The consultants recommendations have been grouped in the following categories, in response to the concerns of the brief.

(1) Building Priorities for Preservation and Restoration.

A rating system for the preservation and restoration of all buildings under demolition control in Maldon has been devised (3.1–3.5). This system is intended to provide an objective assessment to assist in the determination of funding priorities, and establishes a summary of buildings at risk or requiring restoration.

As a result of this rating scheme an initial set of funding priorities is outlined. These include:

- 4 buildings for urgent preservation (3.6.1).
- 7 buildings for preservation (3.6.2).
- 29 buildings for restoration (3.6.3).

It is recommended that restoration and/or preservation of public buildings by the relevant authorities be encouraged. Public buildings requiring action include:

- 2 buildings for preservation (3.7.2).
- 2 buildings for restoration (3.7.3).
- 6 buildings to be maintained (3.7.4)

The attention of the Government Buildings Advisory Council is drawn to the above list which includes five State government owned buildings. (3.7.5).

(2) Recommended Works to Effect Restoration of Maldon as an Historic Town

A series of recommended works (4.1, 4.2) has been prepared to indicate priorities for restoration that would significantly enhance the town's appearance in accordance with the aims of the Planning Scheme. It is the consultants' opinion that these works would considerably increase the tourist appreciation of the town.

(3) Recommended Amendments to the Planning Scheme maps.

It is recommended that the Maldon Planning Scheme maps be altered and gazetted in respect to the following items. These are shown on the accompanying maps.

(a) Zoning

(i) extension of the Historic Interest Zone to include the following areas:
- The Church Hill Precinct (5.2.1)
- The High Street South Precinct (5.2.2)
- The foregound of the principal vista of the town from Anzac Hill (5.2.3)

(ii) extension of Residential A zoning (5.4).

(iii) increased allocations for Public Open Space in key areas (5.5.)

(iv) relocation of the Industrial Zone (5.6).

(b) Building Demolition Control

- revision of the Demolition Control List as outlined under Appendix 4.1 'Proposed Building Demolition Control List'. This proposed list recommends an additional 120 buildings for Demolition Control (5.7) and an additional 16 buildings added to the Historic Buildings Register

(c) Demolition Control of Mine Sites and Works

- revision of Demolition Control List to include 7 additional mine sites and 4 other sites (5.8).

(4) Recommended Conservation Programme

The principal recommendations for conservation planning and management for the town of Maldon are as follows:

- The appointment of a conservation officer (6.2.1)
- The establishment of a revolving restoration fund (6.2.2) with a controlling committee (6.2.3).
- The consideration of a comprehensive planning approach to the town (6.3).
- The need for formal agreement and co-operation between relevant government instrumentalities (6.4).
- The adaptive re-use of buildings to minimize the construction of new intrusive buildings in the town (6.5).
- Continued involvement of the local community in the conservation of the town. (6.6)

(5) Planning and Management of Mines and Other Historical Sites

It is recommended that:

- a management committee, similar to those existing elsewhere in the state, be established to control the development of mining sites in Maldon (7.5). This committee would be responsible to the Department of Crown Lands and Survey.
- Funding for the development of mine sites should be provided through existing provisions outlined in Section 14 of the Crown Land Act 1958 (7.6).
- Future mining works be permitted (7.7) but should be subject to planning controls (7.8).
- All mining sites under demolition control be protected and preserved (7.9) with restoration of significant mine sites (7.10).
- Sign posting, description information about mine sites (7.11) and adequate tourist facilities (7.11.1) be provided.

3. PRIORITIES FOR PRESERVATION AND RESTORATION

A numerical rating scheme for the preservation and restoration of all buildings under demolition control (or proposed demolition control) has been devised. It was considered impossible to list buildings numerically (i.e. one to one hundred) according to funding requirements. Therefore the following scheme was devised to give a numerical rating for each building according to:

a) building location
b) architectural and/or historical importance

and weighs the combined priority of the above factors by the building's existing condition and need for reconstruction.

It was felt that this type of system would reduce subjective selection of buildings. The details of this rating system is included in Appendix 1. On the basis of this rating the buildings were grouped by priority and condition and thus the buildings could be grouped according to funding priority. This funding priority requires that buildings in the higher priority groups should receive precedence over other buildings when applications are submitted for funding. In general decisions should be based on such priorities, however other considerations should be made outside these criteria. These include purchase, full restoration and resale of buildings that are characteristic but not in themselves of importance when they are at risk and on the market, and other items such as picket fences in specific locations which could not be included in the rating methodology. The system of rating the building is explained below.

3.1 LOCATION PRIORITIES

It is the consultants' view that the location of buildings, as well as individual importance of the buildings should be considered. It was the virtually intact environment that initially attracted attention to the town and now remains the major aspect of the town's character.

The scale of importance of building location ranges from 0–3, which ranges from areas of least importance (0) to areas of maximum environmental and historical significance (3). The details are outlined below:

Sites rated 0
Areas of little environmental importance, and/or areas which are not viewed from locations of historic or environmental significance or main access roads.

Sites rated 1
Areas which are appurtenant and visible from areas of greater environmental significance, and areas with environmental significance in their own right.

Sites rated 2
All areas zoned or recommended to be zoned Residential A are considered to be areas of environmental importance, whether as access routes to the town or as specific precincts.

Sites rated 3
All areas within the existing Historic Interest Zone (H.I.Z.) or proposed H.I.Z. and areas that form major environmental precincts outside the H.I.Z. These include High Street from the H.I.Z. to Adair Street, and Adair Street between Chapel and High. The particular category is indicated with the rating.

3.2 ARCHITECTURAL AND/OR HISTORICAL PRIORITIES

These also range 0–3 as follows:

0 Rating:
Buildings of little or no architectural or historical merit in relationship to Maldon as a nineteenth century environment.

1 Rating:
Buildings that are of architectural merit without being of particular significance in themselves – they may also be completely intact.

Collectively, these buildings – miners' cottages and larger houses – form the principal basis for the town's overall character.

2 Rating:
Buildings that have additional character or merit, whether intactness, design, materials or historical association.

3 Rating:
Buildings of major importance to the town, although they may not be of significance on a state-wide basis. Buildings classified or recorded by the National Trust are noted, as are those listed on the Register of Historic Buildings or recommended for that Register. A separate list of these follows the priority listing.

3.3 COMBINED PRIORITIES

To establish a funding priority for buildings, these two factors – building location and architectural/historical merit – have been combined. 0–2 indicates a range for buildings where these are protected under demolition control only, and should not be considered for financial assistance unless they are for critical works relating to the building's retention and there are grounds of extreme hardship.

3–4 indicates buildings of moderate priority for which funds should not normally be considered unless buildings are considered at risk.

5–6 indicates buildings of major importance which should be regarded as high priorities for restoration funding depending on condition.

3.4 BUILDING CONDITION

This provides a superficial indication of the external condition of each building and no attempt has been made to obtain information on internal condition, concealed structural problems, or water penetration. A detailed investigation of each building would be required to provide full evidence for funding priorities. The ratings are as follows:

A Buildings at risk – further major damage or further damage could occur unless repairs are carried out immediately.
B Buildings requiring maintenance or restoration.
C Buildings which do not require any significant work at this stage.

3.5 RECONSTRUCTION

R indicates that major or necessary reconstruction work is required. There is a greater emphasis on minor reconstruction for higher priority buildings, which take precedence over similar reconstruction work on lower priority buildings.

Appendix 1 lists all buildings under demolition control and notes architectural elements that are not original and items that require reconstruction and repair. In the Historic Interest Zone paint scrapings were taken of

most of the buildings and the findings are set out in Appendix 5. For buildings outside the Historic Interest Zone paint scrapings should be taken to determine their original colour schemes when repainting is contemplated.

In the residential areas many fences are not original but are compatible with the general character of the area. For example woven wire fences are in most cases compatible with nineteenth century houses although they were only produced from 1910. Where the fence is compatible it is noted that 'fence is not original'. Where the fence is not original and not compatible this is noted as 'not compatible'.

These comments are based solely on the street facade and thus many other alterations have not been noted.

3.6 FUNDING PRIORITIES

Funding priority should take into account combined priority rating, building condition and the effect reconstruction work would create. With limited funds, an attempt should be made to achieve tangible results and a rapid turnover of the available money.

In addition, financial hardship and the eligibility for other funding through the Historic Buildings Act should be taken into account. (Refer to the section on conservation management for detailed proposals for the operation of revolving funds.)

The following groups of buildings constitute an initial set of funding priorities and represent those buildings which require:

URGENT PRESERVATION immediate funds to prevent loss to the town due to further deterioration of building.

PRESERVATION – Other significant buildings at risk or requiring reconstruction.

RESTORATION – Buildings where reconstruction work would have a tangible effect on the town's appearance.

Section	Crown Allotment	Name	Street	Combined Priority Rating
3.6.1 Urgent Preservation				
A	11	Royal Hotel and Theatre	High Street	6 A R
9	2/3	Dr. Hardy's House	High Street	6 A R
10	1	Edward's Crushing Plant	Francis Street	6 A R
11	Church Reserve	Denominational School	Church Street	6 A R
3.6.2 Preservation				
8B	1	Motor Garage and House	Long Gully Road	5 A R
G(Parish)	15	Dickman's Cottage	Castlemaine Road	5 A R
G(Parish)	80	D'Orsa's House	Sandy Creek Road	5 A R
G(Parish)	105	Duer's Cottage	Sandy Creek Road	5 A R
Cemetary	Reserve	Lodge & Rotunda		5 A R
Public Gardens Reserve		Old Fire Station	Fountain Street	5 A R
Crown Land		Government Crushing Battery	Cnr Adair & Evans Streets	5 A R
3.6.3 Restoration				
A	32	Former Dabb's Store (timber)	High Street	4 A R
G(Parish)	34	Marsler's House	Sandy Creek Road	4 A R
2B	32	House	John's Road	3 A R
A	13	McFarlane's Drapery	Main Street	6 B R
A	17	Former Upton's Butcher Shop	Main Street	6 B R
A	27	Former Calder's Ironmongery	Main Street	6 B R
A	28	Calder's House	High Street	6 B R
A	33	McMillan & Padley's Ironmongery	Main Street	6 B R
A	6	Former Bank of NSW	High Street	6 C R
A	9	Langslow's Building	High Street	6 C R
A	12	Grand Hotel and Shops	High Street	6 C R
A	15	Goldsmith's Building	Main Street	6 C R
A	16	Former Albion Hotel	Main Street	6 C R
A	19	Maldon Hotel	Main Street	6 C R
B	1	Maldon Post Office	High Street	6 C R
B	6	Robinson's House	High Street	6 C R
2	4	Welsh Congregational Church	Church Street	6 C R
4	1	Rule's House	Cnr High & Adair Streets	6 C R
9	14/16	House	Adair Street	6 C R
10	1	Vivian's House	High Street	6 B R
10	17/18	Lisle's Cottage	High Street	6 C R
10	21	Tresidder's Cottage	High Street	6 C R
12	1	Scotch Pie House	Cnr. Templeton & Reef Streets	6 C R
12	8	Brook's Store	Templeton Street	6 C R
A1(Parish)	13	Former Maldon Brewery and Residence	Franklin Street	6 B R
Hospital Reserve		Hospital	Cnr. Adair and Chapel Streets	6 C R
1B	19	House	off Parkins Reef Road	4 A
16A	6	House	Hornsby Street	3 A
10(Parish)	26	Stone Buildings	Nuggetty Road	3 A
C		Court House		5 A

3.7 PUBLIC BUILDINGS

The attention of the relevent authorities should be directed to the state of their buildings in Maldon. The significance of each building and need for preservation or restoration should be noted and action in this direction encouraged. The following summarises those public buildings requiring action.

Section	Crown Allotment	Name	Street	Combined Priority Rating
3.7.1 Urgent Preservation				
10	1	Edward's Crushing Plant	Francis Street	6AR
Section C		Court House		5A
3.7.2 Preservation				
Public Gardens Reserve		Old Fire Station	Francis Street	5AR
Crown Land		Government Crushing Battery	Cnr. Adair & Evans Street	5AR
3.7.3 Reconstruction				
B	1	Post Office	High Street	6CR
Hospital Reserve		Hospital	Cnr Adair & Chapel Streets	6CR
3.7.4 Buildings to be Maintained				
Public Gardens Reserve		Market Hall (Maldon Museum)		6B
Public Gardens Reserve		Croquet Club Rooms		4BR
10	1	Temperence Hall	Francis Street	6B
Railway Reserve		Station Buildings & Works		4B
State School Reserve		School Buildings		6C
C		Police Buildings		5C
The Butts		Picnic Shelter	Mt. Tarrengower Road	
3.7.5 The State Government Buildings Advisory Council				
This body should be approached to consider restoration and maintenance of the following buildings:				
Crown Land		Government Crushing Battery	Cnr. Adair & Evans Street	5AR
Railway Reserve		Railway buildings and works	Hornsby Street	
C		Court House		5A
State School Reserve		School		6C
C		Police Buildings.		5C

4. RECOMMENDED WORKS TO EFFECT RESTORATION OF MALDON AS AN HISTORIC TOWN

In the consultants' opinion, an effective works programme to restore the town's nineteenth century atmosphere should incorporate the following recommendations. These works would result in noticeable improvements to the town's appearance without undertaking a comprehensive reconstruction programme.

4.1 RECONSTRUCTION WORK

The most prominent site in the town is the intersection of High and Main Streets A(33 & 34). The present building (the Ampol garage) is of no architectural value and is totally incompatible with the town's character. The view has been expressed by many people connected with the town that the reconstruction of the Bank of Victoria Building would be a major improvement to the town's appearance and an important example of the town's new direction towards preservation and restoration. It has been proposed that if this building was reconstructed it would be an ideal central position for a tourist centre for the town. The present service station occupies the site of both the former Bank of Victoria building and the former Treadwell's and Stone's smithy and thus reconstruction should encompass the rebuilding both buildings.

The reconstruction of the Bank of Victoria would provide a prime focus to the existing commercial area and would have great visual impact upon entering the town. The intersection was known as Bank Corner and was the major meeting place in the town. Due to this many photographs exist of the building and therefore full and detailed reconstruction drawings could be readily prepared, using these as evidence.

The following additional reconstructions in the Historic Interest Zone, if undertaken, would greatly enhance the town's appearance:

A(4)* Argyle House – reconstruction of shop front on left and restoration of verandah.

A(4) Hornsby's Building – reconstruction of shop fronts and verandah.
A(7) Former Warnock's Beehive Store – reconstruction of shop fronts and verandah.
A(11) Royal Hotel and Theatre – reconstruction of verandah over theatre and reconstruction of the details of the theatre entrance.
A(12) Grand Hotel and shops – reconstruction of shop fronts and removal of plastic advertising sign on hotel.
A(15) Goldsmiths Building – reconstruction of ornate timber parapet.
A(19) Maldon Hotel – removal of plastic advertising sign and removal of partitions that close in the upper verandah.
A(27) Calder's Ironmongery – reconstruction of verandah.
A(27/29) Tarrangower Times Office – reconstruction of verandah.
A(30) Wades Building – restoration of shop fronts.
A(31) Chisholm's Butcher Shop – reconstruction of verandah to match scale of earlier building's verandah.
A(33) McMillan and Padley's Ironmongers – remove advertising facsia on verandah.
A(33) Former Dabbs Store, High Street – repair timber buildings.
A(30) Wade's House, High Street – removal of existing fence and replacement with a picket fence.
A(28) Calder's House, High Street – reconstruction of picket fence on High Street to match existing on Francis Street.
B(1) Post Office – removal of aluminium and glass telephone box on street. Reconstruction of timber verandah posts and picket fence.

The two most intrusive buildings in the streetscape of Maldon, beside the Ampol Service Station on A(33 & 34) are the Country Fire Authority Building, High Street A(2) and the Maldon Take Away, Main Street A(14). The ultimate removal of these unsympathetic buildings and replacement with reconstructions of the earlier buildings that occupied these sites would greatly enhance the town's appearance. While this may not be practical in the short term, steps should be instigated to achieve this result in the future.

As a short term measure it is suggested that the removal of these buildings should be considered, as vacant land would be preferable to their continued presence.

4.1.1 Paint Colours

Research has indicated that very few buildings within the Historic Interest Zone have maintained their original paint work or have been repainted their original colours.

While wholesale repainting of the town would be impractical and undesirable, encouragement and if necessary assistance with repainting or restoration of original finishes should be provided. (Refer Technical Appendices for details of original colours. Painted brickwork should either be stripped chemically if possible or repainted to match the original brickwork colour, but *not* sand blasted.)

This execution of original finishes is just as important as the reconstruction items outlined as it involves restoring the existing historic built fabric of the town to its original appearance.

4.1.2 Signs

It is recommended that signs erected or painted prior to the planning controls being imposed that are substantially out of character should be progressively replaced. This could involve redesign and supply of alternative signs by government. If this was undertaken on a large scale basis there could be substantial cost savings over individual jobs; such government action would provide a strong incentive to remove inappropriate signs whilst ensuring rigid design specifications were being adhered to.

4.1.3 Screen Planting

In the period prior to the establishment of planning controls, and to some extent since, certain buildings have been erected or are being erected which require some softening by tree planting. The following represent the most conspicuous cases.

1(1) House, High Street – prominent when travelling North.
6(3) Proposed Masonic Hall, corner High and Parker Streets – this building will be prominent from High Street in both directions.
12(5) House, corner Reef and Edwards Streets – prominent when entering the town from Bendigo.

*Reference numbers refer to Section and Crown Allotment.

4.2 PUBLIC WORKS

Following is a list of projects primarily concerning the Shire of Maldon, the State Electricity Commission, Road Safety and Traffic Authority and the Country Roads Boards.

4.2.1 Streets

Locate and replace slate flagstone paving of streets in the Historic Interest Zone. This could be undertaken in stages with priorities given to areas with remnants of existing sections of slate paving or to the precincts of important buildings.

4.2.2 Road Surfaces

Future roadworks should be constructed using a light coloured topping (e.g. crushed quartz) as this would be in keeping with the town's original character of gravelled streets. The light coloured topping would also blend with the existing gravel edges (e.g. High Street). The atmosphere of Maldon is enhanced by the few remaining gravel roads and these should not be reformed and sealed.

4.2.3 Drains and Kerbs

The existing local stone drains and kerbs are a major contribution to the character of Maldon and echo the use of local stone in buildings. These should be maintained, and where necessary or appropriate, restored to original condition.

4.2.4 Street Lighting and Overhead Lines

The overhead lines should be placed underground in the Historic Interest Zone. Where street lighting is required more care must be taken with design and placement of light standards, which at present penetrate through verandahs and detract from the town's appearance. A complete redesign of the lighting of the Historic Interest Zone should be undertaken and this proposal, together with the proposed undergrounding of electricity lines should be brought to the attention of the State Electricity Commission.

Photographs show the position of gas lamps outside various buildings in the town; their replacement with *authentic* lamps should be investigated.

4.2.5 Street Planting and trees generally

Early photographs indicate a more extensive planting of trees in the Historic Interest Zone. Trees, of the species shown in these photographs should be replaced in their original location. Where new street trees are planted they should be protected by timber picket guard fences.

The impact of intrusive modern buildings could be lessened by appropriate street planting to screen these buildings.

Early photographs of the Public Gardens show that it was enclosed by a hedge and fence and was more heavily planted than it is now. The amenity of this area would be enhanced if the hedge and fence were reinstated and a planting programme undertaken. This would also aid in diminishing the visual impact of the modern Shire Offices.

The character of Maldon is in part the trees and scrub on road reserves and crownland. This should be maintained and where clearance or thinning be required for fire protection, an impact study should be undertaken so as to minimise the extent of this work.

4.2.6 Public Conveniences

The present facilities are located in Francis Street, outside the Temperence Hall [10(1)] and are totally incompatible with the area. A more central, but less obtrusive location is required for these facilities. Although presently in private ownership, the rear of A(27), near the corner of Francis and Dolphin Streets, would be a less intrusive location.

4.2.7 Street Furniture

Additional seating could be provided in the same manner as those outside the Royal Hotel or McArthurs Bakery, both examples requiring repair.

Permits should be required for display of goods on the street in front of shops, to prevent an over commercialised appearance in the town. All street planting and displays must be under the control of the Shire Council: including the pots, tubs, logs, etc. that are mushrooming in the Historic Interest Zone.

The design of all new street furniture, such as letter boxes, telephone boxes should be carefully considered so as to retain the character of Maldon. An interesting example of the placement of a letter box that could be used in other situations is on the corner of Templeton and Adair Streets.

Consideration should also be given to the reconstruction of hitching posts, where evidence exists of their location.

4.2.8 Traffic and Directional Signs

A comprehensive system of signs for tourist and traffic purposes should be designed to be compatible with the town's character. At present there are, in some areas, insufficient signs for the guidance of tourists which diminishes their appreciation of the town and its history. Such a sign system should only provide basic information and should be produced in conjunction with a detailed tourist guide.

4.2.9 Traffic Control

One of the main detractions of the appreciation of Maldon as an historic town is the volume and speed of through traffic and the number of parked cars occurring on weekends and holidays. As an interim measure, for these periods, it is recommended that Main Street be closed between High and Templeton Streets, by traffic barriers with vehicle access for traders only. This would create a pedestrian mall and eliminate the dangerous corner of High and Main Streets on days of high traffic volume. It would allow safer pedestrian use of the whole Historic Interest Zone and greater appreciation of the area's buildings.

If the Bank of Victoria building is reconstructed on the corner of High and Main Streets, the southern end of Main Street will have to be closed permanently due to the reduced visibility which will occur at the existing dangerous intersection.

In addition the traffic speed in the central area of the town should be reduced to 40 kph.

Consideration should be given to up grading the by-pass roads, especially to Bendigo, and thus reduce the through traffic in the town. The problem of through traffic to the north-west of the state should be investigated, as the volume of traffic passing through Maldon should not be increased, which may occur with up grading of the highway from Melbourne to Mildura. It is the consultants' opinion that an increase in through traffic would detract from, rather than increase the town's commercial activity.

4.2.10 Other Public Works

Some other public works which should be undertaken include:

- Restoration of Cemetary graves, paths, etc.
- Reconstruction and restoration of Rotunda and Lodge at the Cemetary Reserve.
- Protection and Maintenance of grave in Chapel Street.
- Reopening of well in Spring Street, fenced and sign posted.
- Maintenance of memorial cairn in Long Gully Road.

5. AMENDMENTS TO THE MALDON PLANNING SCHEME

During the course of the Conservation Study it became apparent that the Planning Scheme had certain deficiencies. These are specifically related to areas and buildings as defined in the Planning Scheme Maps.

Accordingly, a series of recommended amendments have been prepared. These relate to:

1) Changes in zoning boundaries.
2) Changes to the Demolition Control Map.

Although strictly outside the terms of the brief, it was the consultants' view that these recommendations should be made to ensure the retention of the historic environment.

The recommendations arose from the consultants' field work and have been made where it was felt that there was inadequate control over certain sensitive or historic areas and buildings.

All recommended changes to the Planning Scheme Maps are shown on Map 1 and 2 "Proposed Amendments to Maldon Planning Scheme". Recommended change to Demolition Control is also listed under Appendix 4 'Proposed Demolition Control list'.

5.1 PLANNING SCHEME ZONING

The zoning as shown by the Planning Scheme appears to be well considered. However, it is the consultants' opinion that in some instances increased protection is required to safeguard the environment of certain areas. Increased protection could be afforded by the following zoning changes:

(1) the extension of the Historic Interest Zone to include areas which are considered to be of major historical and environmental importance.

(2) the extension of the Residential A Zone to include certain areas at present zoned Residential B. This reassessment has resulted from the examination of precincts within residential areas of the town that are not on tourist access routes, but are of historical and architectural importance.

It appears that the present Residential A zoning has been confined to tourist access routes, and it is the consultants' view that *all* sensitive areas should be considered. In certain areas of the town it is considered that greater flexibility be exercised in less sensitive areas as in the defined Residential B zoning.

5.2 RECOMMENDED EXTENSIONS OF THE HISTORIC INTEREST ZONE

It is recommended that the Historic Interest Zone be extended in the following areas as shown on Map 2.

5.2.1 The Church Hill Precinct:

(centred on Church, Camp and Templeton Sts).

This forms an important environmental area containing the following key buildings; the Denominational School and the former Church of England Parsonage (11 (Church of England Reserve)) House, Templeton Street (11(9)) and the Welsh Congregational Church (2(4)). This precinct is in an elevated position, visible from most of the town and is covered with mature trees. It has retained the atmosphere of a nineteenth century gold mining town as strongly as the shopping area of the town.

The main elements, other than the buildings outlined, that contribute to the precinct and should be preserved, are as follows:

(i) **Vegetation and landscaping of the free hold allotments,**

Particularly the former Church of England Reserve with native trees and ground cover and exposed clay areas. The terraced garden of 11(9) in Templeton Street, by comparison, has been intensely cultivated over a very long period of time and has a completely different form, but complementary character to the Church of England Reserve. In addition, there are other gardens and open spaces that have remained relatively unaltered for a long period.

(ii) **Road Reserves**

The steeply rising hill of Camp Street from Templeton to Church Street is one of the strongest features of the precinct: The unmade road and footpaths contrast with stone stormwater channels and should not be altered in any way. Similarly, the arid scrub on the road reserves of both Camp and Church Streets contribute to the essential character of the precinct and should be preserved in its present condition.

The stone stormwater channels of Templeton Street are particularly well constructed and should be maintained in their present state. (Refer to Section 4 on Public Works Road Reserves).

(iii) **Existing open space**

The character of this area is dependent on the quality of the buildings and the open spaces that surround it. It is recommended that existing open spaces within the defined area should be maintained. These spaces are environmentally sensitive and virtually any new development would be inappropriate. The impact of existing inappropriate buildings could be softened with appropriate tree planting programmes. The kindergarten on the corner of Camp and Templeton Streets is a good example of how the impact of a new building can be reduced. This is particularly successful as this building is of a small scale and situated on a low lying site.

5.2.2 High Street South Precinct:

This precinct includes all freehold land in High Street South, and the freehold land which forms the junction of Long Gully, Parkins Reef Road and Union Street.

These areas are important because they form an integral part of the approach to the town centre and are surrounded by public open space on both sides. The buildings that remain, are key elements in the townscape. The freehold open spaces surrounding the buildings are of importance to the precinct and should not be built upon. Exceptions should be made only for properly researched and documented reconstruction of buildings now demolished.

5.2.3 The foreground of the principal vista of the town, from Anzac Hill.

The various views and vistas from different areas of the town form a principal element of the town's character. The organic development of subdivisions related to the undulating terrain provides a series of pleasant and often unexpected vistas.

However, the best appreciation of the town's layout can be obtained from Anzac Hill. From this location it is possible to identify most of the buildings of the Historic Interest Zone and adjacent areas.

Thus, the retention of the character of the foreground of this view is of particular importance and has been included in recommended extensions to the Historic Interest Zone.

The Methodist Church is included in this proposed extension to the Historic Interest Zone.

5.3 RESTORATION AND RECONSTRUCTION OF ADDITIONAL AREAS TO THE HISTORIC INTEREST ZONE

As these additional areas have different characteristics from the commercial centre of the town, it is less important to reconstruct buildings that have been subsequently demolished. Priority should be given to reconstruction and restoration of existing buildings. Where accurate historical data survives, reconstruction of now demolished buildings should be permitted.

Due to the spread out nature of this area, reconstruction drawings have not been undertaken. It is recommended that any reconstruction project undertaken be individually considered on the evidence available.

5.4 RECOMMENDED EXTENSION OF RESIDENTIAL A ZONING

It is recommended that the Residential A Zone be extended as shown on the accompanying map.

The area behind Parkins Reef Road and Long Gully Road including both sides of Gray Street is a particularly unspoiled and self contained precinct. The unusual subdivision patterns with a large 'common' combined with a pond, complete with water lilies, provide additional elements to complement the building stock.

Other extensions to Residential A have been recommended because of the importance of the building stock and also to act as a 'buffer' to areas recommended for addition to the Historic Interest Zone.

5.5 INCREASED ALLOCATION OF PUBLIC OPEN SPACE

Additional areas for public open space are proposed to maintain the existing atmosphere of the town and to preclude the construction of new buildings in sensitive areas.

Within the township boundaries, allotments in Section 14 (High Street near Oswald's Cottage) and Section 1C (Parkins Reef Road) have been proposed as additional open space to preserve their present landscape value in these sensitive visual areas.

Outside the town boundaries larger areas have been included as public open space to preserve their present landscape value. These areas are the Nuggetty Ranges north of the town, the North British Mine Site, in Parkins Reef Road and the area to the north on the side of Mount Tarrengower. At present these do not appear to be covered by any planning controls. The North British site, especially, requires control for its major mining relics, including the mullock heaps and dam.

5.6 RELOCATION OF THE INDUSTRIAL ZONE

The present Industrial Zone, situated north of the railway station, is poorly located especially if the proposal to re-open the railway line as a tourist attraction comes to fruition. The area is also one of great landscape interest with its large tailings and mullock heaps from the Government Crushing Battery and Alliance Mine. It is therefore proposed that this area be zoned a Landscape Interest Zone.

The area proposed for the Industrial Zone is not on a major tourist route and is not visually prominent from the town area. Some industrial buildings are already situated in the area. The area has ready access to the Bendigo Road without passing through the township and therefore industry in this area would not increase the town's traffic problems and at the same time would be accessible to the by-pass road proposed by the Shire of Maldon.

5.7 BUILDING DEMOLITION CONTROL

After fully surveying all nineteenth century buildings in the town and considering which buildings helped to constitute the character of Maldon, the initial Demolition Control list (as designated by the Maldon Planning Scheme) has been recommended to be increased. This increase is based on the consultants' view that many buildings that are off the defined main roads and outside the Historic Interest Zone are as important as those already under demolition control.

The demolition of these additional buildings would substantially reduce the character and amenity of Maldon. A similar criterion for placement under Demolition Control was used by the consultants as established for the original listing; the additional buildings appear to have been simply overlooked by the original survey. Therefore the original listing of approximately 190 buildings has been increased to 310 buildings. These are listed in Appendix 4.1.

It is felt that the present Demolition Control map of the Historic Interest Zone (Town and Country Planning Board, Maldon Planning Scheme, Sheet 5) is misleading and inadequate. It places only the street facades of the buildings under Demolition Control, when elsewhere in Maldon, Demolition Control covers the entire building and/or site.

The emphasis on facades could be interpreted as placing less importance on the rear of these buildings and outbuildings. This could endanger such important environments as Tobin Street. Therefore it is proposed that entire sites be placed under Demolition Control so that all parts of the buildings can be retained.

This Planning Scheme map is also inadequate in that several buildings in the Historic Interest Zone have not been placed under Demolition Control, viz. *Main Street* – A(8) Freemasons Hall, A(14) Miss Hockey's shop, A(18) Tobin's Buildings, A(31) Chisholm's Butcher Shop, A(33) McMillan and Padley's Ironmongery. *High Street* – A(30) Wade's House, A(32) Timber buildings. These buildings are compatible in scale and form with the character of the town and as such should be under Demolition Control, although some were constructed later than 1900.

It is therefore proposed that Maldon Planning Scheme Sheet 5 be replaced by the revised Demolition Control map as presented in this report. This would place controls on all sites marked, including vacant sites as even these contain elements, such as fences which contribute to the character of the town. The only building deleted from the Town and Country Planning Board Demolition Control list is 10(11) Morris Street which has been recently demolished.

5.8 DEMOLITION CONTROL OF SITES AND WORKS

In addition to Demolition Control of buildings in Maldon, Demolition Control of mine sites and other sites is considered essential to preserve the historic fabric of the town. The original listing of three mine sites has been increased to ten, and one other mine site has been increased to five. Thus a total of 15 mine and other sites are recommended for Demolition Control. These are listed in Appendix 4.2.

6. CONSERVATION PLANNING AND MANAGEMENT

6.1 PLANNING BACKGROUND

Following the declaration of Maldon as a Notable Town by the National Trust of Australia (Victoria) the immediate introduction of planning controls became necessary. This action by the Trust, appears to have precipitated a spate of improvements which in some cases detracted from the town's historic character. In addition the general pressure of growth in the region has compounded the problems of undertaking historic conservation.

The granting of planning controls to the Town and Country Planning Board was initially welcomed by the residents until the realities of living with these controls became apparent. Planning applications were required not only for new buildings and alterations but for what most people regarded as maintenance work, such as painting and roofing repairs.

The Planning Scheme comprises a series of controls according to the particular zoning. The degree of control is intended to reflect the historical importance of the particular area or important locations on tourist routes.

Because of the National Trust's involvement with, and support for the introduction of planning measures, the Trust was consulted in decision relating to planning applications. This function has been performed by the Trust's Technical Advisory Committee (T.A.C.). This involvement has been at the Town and Country Planning Board's discretion and has usually been when there was need, in the Board's opinion, for historical and technical expertise, outside the Board's capacity.

Unfortunately, this situation has been seen by some Maldon residents as being high handed interference by outsiders and this has caused some resentment particularly related to the Trust's objectives of historic conservation.

The system, while having given valuable assistance to the Board, has been considered by many to be deficient in the following aspects:—

1. Delays in dealing with planning applications

The existing procedure of the application being forwarded through the Shire to the Town and Country Planning Board, where they are processed before being sent to the Technical Advisory Committee, has proven, in many cases, to be extremely lengthy. This has created further resentment. The delays have often been the result of the inability of the structure established to make rapid decisions or to facilitate direct negotiations between all parties. Delays have often jeopardised the co-operation that is required from property owners to achieve effective conservation.

2. Use of voluntary resources of the Technical Advisory Committee for permit processing.

This procedure entails the use of scarce resources of skilled voluntary time being absorbed in fairly repetitive procedures. Such resources would appear to be better occupied in formulating policies and guidelines for the whole state and not just the few planning schemes on which the T.A.C. at present deliberates. It would appear to be appropriate for the Government to fund advisors when required in the determination of planning decisions and give the National Trust the option to become involved when it felt that this advice was inadequate or they had some particular interest in the application.

6.2 PROPOSED CONSERVATION MANAGEMENT PROGRAMME

During the preparation of this report a preliminary report was prepared by the consultants in July 1977 outlining a proposed conservation planning programme for Maldon (see Appendix 5). This report strongly recommended that a Conservation Officer position, such as exists in certain designated Conservation Areas in the United Kingdom, be established to assist in the administration of conservation programmes in Maldon.

The report also discussed conservation funding and recommended the establishment of a State revolving fund. A revolving fund is a fund which is administered in such a way as to be profitable and establish a permanent source of finance for conservation. Various alternative funding programmes are available using a state revolving fund:

- the provision of market interest rate loans for conservation projects.
- the provision of low interest or deferred interest loans to property owners who cannot afford market interest finance.
- the provision of direct grants.
- government acquisition and/or restoration.

These are outlined in Appendix 5, section 4.

In October 1977, with the official launching of the Maldon Planning Scheme, the government announced new measures to assist the aims of the Planning Scheme. These measures included:

6.2.1 The setting up of the Maldon Architectural Advisory Service.

A part time architectural advisor was appointed commencing in early November. This position has been created for a period of eight months and is regarded as a pilot project. The appointment is to provide general advice on design, availability and use of materials, production of sketch plans and the preparation of application for planning permits. It is proposed that after the initial appointment period has expired, the advisor's role be reassessed to determine the need for a permanent position, possibly on a regional basis.

6.2.2 Funds for restoration.

The Victorian Government has made finance available for the setting up of a revolving fund for restoration of historic buildings in Maldon. The consultants' recommendations for such funding administration is outlined in Appendix 5, Section 4.

6.2.3 Controlling Committee

The Architectural Advisory Service and the revolving fund is to be controlled by a seven member committee made up of:—

A member nominated by the Maldon Shire Council.
The Maldon Shire Engineer.
A member nominated by the Maldon Historical Promotion League.
A representative from the Ministry for Planning.
A representative from the Town and Country Planning Board.
A representative from the National Trust Technical Advisory Committee.
A representative from the Historic Buildings Preservation Council.

This committee is to meet when required to examine applications for financial assistance and to control the operation of the Architectural Advisory Service.

The Architectural Advisory Service, in conjunction with the revolving fund represents a new approach in Australia to the problems of achieving effective conservation.

6.3 ADDITIONAL PLANNING MEASURES

Strategic Planning

As stated earlier the Maldon Planning Scheme is based on zoning with degrees of environmental controls according to the particular importance of each zone. It is not concerned with any strategic planning approach that considers such factors as:–

(1) employment

(2) socio-economic factors, such as the effect on the original residents, particularly their children, of the steeply increased land values, weekend houses and gentrification.

(3) the increased demand for housing.

(4) changes in the population.

(5) locational decisions for new developments such as elderly persons' housing and tourist accommodation.

(6) traffic control.

Feasibility studies of proposals to create employment are required. These could include the provision of accommodation for the tourist trade and the development of appropriate industry.

There appears to be a need for consideration to be given for a comprehensive planning approach to consider all the environmental and social consequences of all such alternative strategies for Maldon, especially in its context as a viable historic town.

The Shire's recent application for membership of the Loddon–Campaspe Regional Planning Authority should greatly assist in developing a co-ordinated regional approach to planning and should provide particular assistance in the areas of tourism, employment and conservation.

6.4 INTERDEPARTMENTAL CO-OPERATION

Statutory planning control over freehold land in Maldon is exercised by both the Town and Country Planning Board and the Shire of Maldon. In addition the Shire controls road reserves except for major connecting roads which are the responsibility of the Country Roads Board.

However there is no statutory control over other relevant government instrumentalities functioning in Maldon. In several cases an informal agreement for co-operation exists (notably the Department of Crown Lands and Survey, the Mine Department and the Housing Commission, Victoria). However, there are other government departments whose co-operation is required if the quality of the environment is to be maintained or enhanced in Maldon.

These are the Country Roads Board, the State Electricity Commission, the Forests Commission, Victoria, State Rivers and Water Supply Commission, Australian Post, Telecom Australia, the Education Department, the Attorney-General's Department, the Railways Department and the Country Fire Authority.

The most important of the departments, in terms of impact on the Maldon environment are the Country Roads board, the Crown Lands & Survey Department, Mines Department, and the State Electricity Commission and the State Rivers and Water Supply.

6.4.1 Country Roads Board

The CRB should co-ordinate its highway planning programme and road construction design with all planning and conservation authorities, as well as taking into account the landscape and environmental impact of all proposed road construction in sensitive areas. Proposals to up grade the route between Melbourne and Mildura through Castlemaine and Maldon appear to pose a grave threat to the tourist potential of the Central Goldfields Area, in particular to Chewton and Maldon.

Already traffic through Maldon detracts significantly from the unhurried character of the town and the speed of traffic poses a constant threat to pedestrians, particularly the elderly. Thus it is the consultant's view that all plans by the CRB should be scrutinised carefully and if an increase in road traffic is being contemplated a bypass road for the town should be regarded as essential. Recommendations to control existing levels of traffic are outlined in Section 4. Recommended Requirements to Effect Restoration of Maldon as an Historic Town.

6.4.2 Crown Lands & Survey Department

This department controls all Crown Land and Public Open Space, which forms a large proportion of the Planning Scheme Area. Recommendations regarding the Department of Crown Lands and Survey are covered in Section 7, "Mining and other Sites: Planning and Management Proposals." These cover protection, maintenance, interpretative development and tourist facilities for these sites.

6.4.3 The Mines Department

Recommendations for restrictions on new mining development are also covered in Section 7 referred to above.

6.4.4 The State Electricity Commission

The Commission has a major role to play in enhancing the character of all historic towns. In Maldon it is recommended that the SEC take the initiative in undertaking the following works:

1. Undergrounding of electricity supply cables within the Historic Interest Zone as well as the development of a sympathetic system of street lighting in this area.

2. Relocation of power lines where practical in open space areas to avoid the constant and drastic pruning required to reduce the potential fire hazard in hot windy weather. This relocation is essential to maintain the character of the mature trees on road reserves, particularly along the main access roads to the town.

6.4.5 The Ministry for Conservation.

The Ministry could play a major role in the town if more stringent protection was considered necessary for sites and forest areas.

6.4.6 The Department of State Development (Tourism Division)

There is a need for the Department to assess tourist potential and encourage the development of appropriate facilities.

6.4.7 The Housing Commission

The Housing Commission is involved in Maldon in two ways. The first is with respect to applications of housing standards. This has caused many conflicts with the Planning Scheme in the past. Controls in this respect should be through the discretion of the Shire Engineer who also administers the Health Act.

The second is the Commission's role in the provision of Welfare Housing. The Commission could use its powers to rehabilitate existing housing stock for rental housing to complement the aims and objectives of the Planning Scheme.

The Commission's role in building elderly persons' units should be seen in context with similar local initiatives and take into account access by elderly persons to the shopping area.

6.4.8 Government Departments with Buildings in Maldon

These departments should be formally approached with a view to undertaking the work recommended in this report.

The Australian Post and Telecom Australia – Maldon Post Office

The Country Fire Authority – modern building in Historic Interest Zone which should be relocated.

The Education Department – State School.

The Attorney-General's Department – Court House and Police Station.

The Railways Department – Maldon Station, railway line, associated structures and works: The proposals by the Maldon and Castlemaine Railway Preservation Society to reopen the line for tourists should be given very serious consideration. This would provide another source of tourism for the town as well as providing an appropriate setting for an historic train line.

Such a project would provide great promotional value for historical tours on the historic Melbourne to Echuca line with its major engineering works and architecturally and historically important station buildings.

Detailed recommendation for the above buildings are located in 'Priorities for Preservation and Restoration'.

The Government Buildings Advisory Council should investigate the condition of all State Government buildings.

6.5 ADAPTIVE USE OF EXISTING BUILDING STOCK

Maldon is currently faced with a shortage of houses and at the same time an oversupply of public buildings which are either redundant or considered unfit for current requirements.

The establishment of the Uniting Church has caused Congregational and Presbyterian Churches, both located in Church Street to become redundant. The Masonic lodge is moving from its current building to a new hall and function room which is due to commence construction in the near future. The Elderly Citizens who have been the principal users of the Progress Hall have produced tentative plans for a new building opposite the Shire Offices. This would leave the Progress Hall virtually unused.

Adaptive re-use of such buildings should be considered before a decision is taken to rebuild elsewhere. There are two major grounds for this:–

1. Reuse of old buildings ensures their continued maintenance, and that of the existing historic environment, and prevents such buildings falling into disrepair.

2. It is extremely difficult to construct new large-scale buildings without creating adverse environmental effects.

Thus investigation of existing premises should be undertaken before new alternative venues are considered.

For example, a feasibility study should be undertaken to determine whether the Progress Hall can be upgraded to provide the same facilities proposed for the new Elderly Citizen scheme and still maintain the existing requirements of the Progress Association. The interior of the building is not of special merit and major sensitive internal reorganization could be undertaken without destroying the overall integrity of the building. A full comparison between the costs of recycling the existing structural shell and constructing a new building on a different site should be undertaken before a final decision is made for redevelopment.

The principle of multi-use buildings in a small town is particularly important as it enables the maximum use of capital investment and provides a community centre for all purposes.

Surplus accommodation and facilities at the school could also be utilised for community purposes.

The Court House should be either reopened for use as a Court House or be converted into sporting club rooms, or some other similar function. It also has considerable tourist potential because of its apparently intact 1850 s interior.

There are also examples of under-utilised privately owned buildings. The town's hotels should be encouraged and if necessary assisted to upgrade and increase the amount of their accommodation. Such assistance could be through the Tourism Division of the Department of State Development.

Since most visitors are attracted to Maldon by the historic buildings of the town, it would be logical to provide accommodation in historic buildings in historical areas of the town. The Steam Packet Hotel in Echuca, located right on the Echuca wharf and the Youth Hostel at Beechworth are excellent examples of how such adaptive use can be undertaken. Throughout Europe historic buildings are utilised for tourist accommodation.

There are a number of other large commercial buildings in the town centre which could also be utilised for accommodation in the form of holiday flats.

The main restriction would be whether the necessary car parking for any additional accommodation could be handled without overflowing on to the main streets or being visible from important views or streetscape locations.

6.6 LOCAL INVOLVEMENT

Local involvement remains the most important element in achieving effective conservation. The importance to the town of the objectives of the Planning Scheme must be understood and accepted by the community.

The circulation of leaflets outlining aims of this study appear to have created an understanding of the objectives. The publication and distribution of the historical and reconstruction data of the Conservation Study is intended to achieve the same positive public response that has resulted from the *Beechworth Historical Reconstruction* (produced by the Faculty of Architecture and Town and Regional Planning in 1976).[1] This report contained similar material and has stimulated restoration and reconstruction in the town.

Involvement of the local community with the distribution of restoration funds through the three representatives on the Restoration Fund Committee and control by the Shire of most of the area covered by the Planning Scheme should help stimulate local involvement in the future of Maldon an historic town

1. Faculty of Architecture, Building & Town & Regional Planning. *Beechworth – Historical Reconstruction.* National Estate Project 228. November 1976.

7. PLANNING AND MANAGEMENT OF MINES AND OTHER HISTORICAL SITES.

7.1 IMPORTANCE OF MINING RELICS AS A TOURIST ATTRACTION.

Maldon forms part of a triangle of tourist attractions in the Central Goldfields with Bendigo and Castlemaine. However it is unique in Victoria, as an important, rich and stable deep quartz mining area which had been worked for over seventy years. Although it does not offer many relics, such as the old mining equipment found in Bendigo, the mines are provided with an historic setting by the town, now protected by the Maldon Planning Scheme. This facilitates historic interpretation of the town's mining activity. The rural, rather than urban, setting provides a better opportunity for development of recreational activities, such as educational walking tracks, picnic and camping facilities.

At present tourism is focussed on the town itself, because there has been little development of the educational potential of the mine sites.

7.2 LIMITATIONS OF THE EXISTING SCHEME AND CONTROLS WITH RESPECT TO HISTORIC SITES

Planning controls over Crown land containing mining relics are not as clear cut as for freehold land. On paper at least Planning controls over Crown Land are to be exercised by either the Town and Country Planning Board or the Shire of Maldon, whilst management remains the responsibility of the Department of Crown Lands and Survey. However the co-operation of the Mines Department is required to prevent further tailing licenses being issued or the granting of other leases that may be detrimental to the historic or natural environment. There is no provision for a uniform management of mine sites within defined guidelines.

At present no action has been taken to provide protection from relic collectors and vandals, preservation of deteriorating structures, or tourist facilities except for the work undertaken by the towns people. For example, the restoration of the Beehive Chimney and provision of drainage works and a ragstone toilet block at Carman's Tunnel were undertaken by local initiative.

There is a lack of comprehensive directions and plaques to locate and outline the history of the mines. Carman's Tunnel is the best developed tourist site; no other ruins or historic sites are identified.

7.3 RECOMMENDATIONS FOR MANAGEMENT OF HISTORIC SITES AND MANAGEMENT OBJECTIVES

It is suggested that management objectives for the mining sites in Maldon should include:

- the preservation and protection of sites and relics.
- the provision of public recreation and educational opportunities through the protection and enhancement of the environment, provision of necessary facilities for and assistance with the understanding of the history and the natural or man-made features of the site.

Most of the sites outlined in the proposed demolition control list (see Appendix 4.2) are located on Crown Land. Accordingly, management of these mine sites becomes the responsibility of other government departments in addition to the two responsible planning authorities.

The future planning and management of *all* Crown Land in the area is subject to the investigation of the Land Conservation Council's North Central Study Area. However, it is the consultants' opinion that specific recommendations are required for the development and management of mining and historical sites.

7.4 MINING SITES OUTSIDE THE PLANNING SCHEME

Management of mining sites outside the Planning Scheme Area but related to mining activities of Maldon should also be provided. These mining sites have not been outlined as they do not fall within the consultants' brief. Such areas could include Sandy Creek, Muckleford, and Porcupine Flat.

7.5 MANAGEMENT PROPOSALS FOR MINING SITES

It is important that one authority is responsible for planning, development and management of these sites and that this authority has continuous access to funding.

The most appropriate management structure would be a committee of management operating under the provisions of Section 14 of the Crown Land Act 1958. Such committees have been established throughout the state and should comprise the Department of Crown Lands and Survey, the Town and Country Planning Board, the Shire of Maldon and the Mines Department.

Site development and site management should be undertaken by an officer of the Department of Crown Lands and Survey with specific projects being contracted to the Shire.

The Department of Crown Lands and Survey's previous experience in interpretative development, (or the provision of information through signs, guides, etc.) and site management would be essential to ensure the objectives outlined above are met. (At least one employee of the Department of Crown Lands and Survey should be allocated to the sites covered by the Planning Scheme as well as related sites outside the scheme.)

7.6 FUNDING FOR MINING SITES

Funding provisions already exist for Crown Lands Department projects whether undertaken by the department iself or through a committee of management.

7.7 FUTURE MINING WORKS

It is the consultants' opinion that new mining work should be permitted for various reasons. As gold was the reason for the establishment of the town, a renewal of mining activities should be seen as compatible with the character of the town and in addition help maintain local employment.

The educational value of the mine sites would be enhanced by the presence of an operating mine.

7.8 RESTRICTIONS ON NEW MINING DEVELOPMENTS

7.8.1 All Mining Operations should be Subject to Planning Controls

Such controls would cover the type of mining processes employed, ancillary site works, construction equipment and buildings. Mining should be prohibited in the vicinity of sites of major historical, environmental or educational interest, as shown on the accompanying map. These sites include:

- the North British, Independent and Carman's Tunnel area.
- the New Chum-Derby Mine area (the visible mullock heaps to the east of High and Tobin Streets).
- the vicinity of the Beehive Chimney.
- the Alliance mine and battery, although continued use of the battery should be encouraged.
- any location that would effect the environment of the South German settling dam in Union Street.

7.8.2 Recommended Controls for different Types of Mining Activity

(i) Deep Quartz Mining
Tunnelling methods only should be permitted. The adverse environmental effects of open cut techniques employed by the Lone Star Mine makes a clear case against permitting any further open cut mining. Traditional shafts with poppet heads as employed at Wattle Gully or horizontal adits need not cause significant environmental problems.

(ii) Retreatment of Tailings
These have potential for retreatment for extraction of gold and other minerals. This should be permitted where such retreatment does not cause environmental or health problems and be prohibited in areas indicated on the map. Processed tailings should be returned to their original location and form.

(iii) Tailings have considerable use for road and building construction materials. However, as they form an essential part of the physical and historical character of the town, their permanent removal should only be permitted only where this is not visible from any of the significant mining or historical sites, environmentally important areas or important historical or environmental precincts of the town itself. These aeas are shown on the map.

7.9 RECONSTRUCTION, RESTORATION AND PRESERVATION OF MINING SITES

The treatment of mining relics and sites should be in the following order of priority:

1. Protection from vandalism, relic collectors and other thoughtless acts of visitors with some fencing and supervision by Crown Lands Department employees.

2. Protection of mine sites from extractive industries.

3. Stabilisation of buildings, relics and sites against natural deterioration and structional instability.

4. Restoration of structures to conditions at some previous specified time.

5. Reconstruction of original mine structures that have subsequently been removed.

7.10 RECOMMENDED RESTORATION WORKS

- the Government Battery
- site and creek crossings associated with Oswald's Caledonian crusher.
- structures and earth works at the North British Site.

Other restoration projects may become apparent following an archeological investigation of sites and the research of documentation. The Victorian Archeological Survey has the ability to undertake such research. In some cases the reconstruction of buildings, workings, equipment, tramways or other manifestations of mining activity could be considered a necessary adjunct to restoration and preservation work.

7.11 INTERPRETATIVE DEVELOPMENT

It is recommended that a comprehensive guide to mine sites containing a history and early photographs keyed to explanatory plans and sections of each mine or mining works be prepared. Walking tracks should be incorporated into the guide.

7.11.1 Facilities for Visitors

A public information centre is required in the town to disseminate guides to mining and other historic sites as well as the buildings of the town itself. It may be necessary as an interim measure to operate such a centre from existing commercial premises until such a centre becomes viable. It is recommended that the reconstructed Bank of Victoria building would be a suitable building.

7.11.2 Picnic Areas

Existing facilities at the Springs should be upgraded with further new facilities near Carman's Tunnel.

7.11.3 Car Parking

It is essential that car access is restricted at mine sites. Adequate car parks should be provided which are effectively landscaped to limit their intrusion on the environment. All car parks and roadways in sensitive areas should be finished in local quartz gravel. Black bitument finish should be avoided. Road blocks should be considered in locations where existing access is detrimental to the site.

7.11.4 Fencing and Signs

Fencing should be constructed from local timber and left unstained and unpainted. The use of treated pine logs and ranch stains should be avoided. Signs should be unpretentious, with black engraved lettering on white background as employed for road signs, and should provide only essential information.

7.11.5 Camping

Existing facilities need to be extended and upgraded and a new site developed for group camping by school groups, adult education and naturalists.

7.11.6 Walking Tracks

A network of walking tracks is recommended. This network should provide walks around mine sites as a means of keeping vehicular traffic away from these areas. Walking tracks are also recommended for the reserved forest areas of Mt. Tarrengower and the Nuggetty Ranges.

APPENDIX 1

BUILDING PRIORITIES FOR PRESERVATION AND RESTORATION

Explanation of terms

Crown Section and Allotments – All buildings in Maldon are cited with reference to Crown Section and Allotment as there is no street numbering system. The Section number or letter is given first followed by the allotment number.

Locational Importance

A rating is given in the range 0 to 3

HIZ	Historic Interest Zone as defined in the Maldon Planning Scheme
prop HIZ	Proposed extension to the Historic Interest Zone as shown on Map 1.
Precinct	Located in proposed precinct as shown on Map 1.

Architectural or Historical Importance

A rating is given in the range 0 to 3

NTR	Recorded by the National Trust of Australia (Victoria)
NTC	Classified by the National Trust of Australia (Victoria)
HBR	Placed on the Historic Buildings Register
RHBR	Recommended by the consultants for addition to the Historic Buildings Register.
NE	Placed on the proposed listing in the Register of the National Estate.

Priority

This is obtained by adding the rating for locational importance to the rating for Historical and Architectural Importance. Range 0 to 6.

Condition

A	Building at risk further or major damage could occur unless repairs are carried out immediately.
B	Buildings requiring maintenance or restoration
C	Buildings which do not require any significant work at this stage.
R	Reconstruction work is required to return the building to its original appearance. Reconstruction work can be minor, as in verandah valence details or major, as in reconstruction of the entire shop front.

* Denotes a building which is recommended for addition to the Demolition Control List.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
A	Wesleyan Church buildings and parsonage Fountain St.	3 HIZ	3 RHBR	6	B	Barge boards on church halls require repairs. Minor repairs of brick work. Parsonage requires restoration. Reconstruct picket fence.
A–1	Kangaroo Hotel, High Street	3 HIZ	3 RHBR	6	B	"Limestone brick" quoinwork around doors requires repair or replacement as existing are cracked. Restore corner entrance. Remove acrylic advertising sign over vaulted entrance.
A–3	Former Commercial Hotel, High Street	3 HIZ	3	6	C	Paint colours not original. See Appendix 4.3, Part 2.
A–4	Argyle House, High St	3 HIZ	2	5	B, R	Verandah and shop front of southern shop require reinstatement, and painting. Paint colour to match existing unpainted sections. Window joinery should be restored back to varnished cedar finish and original paint colours. (See Appendix 4.3 Part 2)
A–4	Hornsby's Building, High Street	3 HIZ	2	5	B, R	Stabilize structure. Reinstate parapet detail, verandah and shop fronts. Originally face brick work, paint to match original brick colour.
A–5	Former Carriers' Arms Hotel, High Street	3 HIZ	3	6	C	Originally face brick work but building plastered probably in the 1870's or 1880's. Note window shutters are not original but compatible. For paint colour see Appendix 4.3 .
A–6	Former Bank of N.S.W. High Street	3 HIZ	3 NTR	6	C, R	Originally brick with rendered parapet, facade rendered by 1867. Parapets of house and bank require cornice mouldings replaced. Awning over entry should be removed. Brick dwarf wall should be replaced by a 2 m high capped closed paling fence. Double palisade iron gate to yard should be reconstructed (originally entrance to gold smelter).

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
A–7	Former Warnock's Beehive Store, High St.	3 HIZ	2	5	B, R	Parapet with cornice requires restoration. Reinstatement of verandah (note, originally sheeted with iron roofing tiles). Shop fronts restored to original. These appear to have been varnished cedar. Paint colours (see Appendix 4.3, Part 2). Note Freemasons Hall once part of store. Note elements of original shop fronts still remain. Roofing requires attention. Current use has led to major internal alterations although ceilings are intact.
A–8	Freemasons' Hall, High Street	3 HIZ	2	5	B *	Originally built as part of Warnocks Store. Facade added when converted to Masonic Lodge c 1907. Originally face brick with plaster decoration, should be painted to match original brick colour. Internal damp problems require attention.
A–8	Former Warnock's Flour Mills, High St.	3 HIZ	3	6	C	Verandahs are not original but are compatible. For shop front colours see Appendix 4.3, Part 2.
A–9	Langslow's Building, High Street	3 HIZ	3	6	C, R	Reconstruct verandah return in Spring Street. Replace missing pediment decoration. Originality of doors in questionable. Paint colours require investigation.
A–10A	Warnock's House, Spring Street	3 Prop	3 RHBR	6	C	
A–10E	Gray's House, High St.	3 HIZ	1	4	C	Paint scraping required to ascertain original colour scheme.
A–11	Royal Hotel & Theatre, High Street	3 HIZ	3 RHBR	6	A, R	Reconstruct part of verandah that continued northward over carriageway and south over theatre entrance. Plaster moulding over entrance to theatre needs restoration. Entire fabric of building requires investigation. Note altered roof structure to hotel section. For paint colours see Appendix 4.3, Part 2.
A–12	Grand Hotel and shops, High Street	3 HIZ	3	6	C, R	Both shops require entire shop front reconstruction. Note left hand shop front contains elements of original shop front. Note cast iron brackets need replacement on end posts of verandah. Remove acrylic advertising sign mounted on verandah. Restore pediment decorations. Note bar doors are not original. For paint colours see Appendix 4.3, Part 2.
A–12A	Moore's House, Spring Street	3 Prop HIZ	2	5?	C	
A–13	McFarlane's Drapery, High Street	3 HIZ	3	6	B, R	Replace glass door to shop entrance. Pediment requires reconstruction. For paint colour see Appendix 4.3, Part 2.
A–13	Mohr's Hairdressers, High Street	3 HIZ	3	6	C	Structural condition of building requires investigation. Note street verandah timber valence is not original. For paint colours see Appendix 4.3, Part 2.
A–13A	Ralph's House, Chapel Street	3 Prop HIZ	2	5	B	Requires investigation.
A–14	Miss Hockey's Shop, Main Street	3 HIZ	2?	5	C, R *	Verandah posts require investigation. Investigate paint colours.
A–15	Goldsmith's Buildings, Main Street	3 HIZ	3	6	C, R	Reinstate original richly decorated timber parapet. Note heart shaped decorations of timber (one in possession of Mr. S.R. Merlo). Leadlight highlight windows are possibly a later addition. For paint colours see Appendix 4.3, Part 2.
A–16	Berryman's Boot shop, Main Street	3 HIZ	2	5	C, R	Parapet decoration requires restoration. Note tiled front is a later alteration, but does not detract unduly from appearance. For paint colours see Appendix 4.3, Part 2.
A–16	Former Albion Hotel, Main Street	3 HIZ	3	6	C, R	Reconstruction of verandah. Note ground floor originally face brick, and arched recess was originally a carriageway. Replace both doors.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
A–17	Former Dabb's Produce Store, Main Street	3 HIZ	3	6	C	Originally face brick work. Note opening on right altered to match window on left of doorway. Verandah posts require restoration of capitals.
A–17	Former Upton's Butcher Shop, Main Street	3 HIZ	3	6	B, R	Note changes to bressummer on verandah. Parapet has been raised to north. Window is not original. For paint colours see Appendix 4.3, Part 2.
A–18	Swann's Buildings, Main Street	3 HIZ	2	5	C	Verandah bressummer detail was originally finer. Originally face brick. For window joinery and stall board colours see Appendix 4.3, Part 2.
A–18	Tobin's Buildings, Main Street	3 HIZ	1	4	C *	For verandah paint colours refer Appendix 4.3, Part 2.
A–19	Maldon Hotel, Main Street	3 HIZ	3	6	C, R	Remove acrylic advertising sign from parapet. Remove asbestos cement walls from verandah ends and restore cast iron. Unsympathetic additions to rear of building. Paint colours require investigation on verandah, rendered parapet and window joinery.
A–20	Maldon Hotel Stables, Main Street	3 HIZ	2	5	C	Originally face brick work. No evidence for doors having been fitted but evidence of gate hinges exists.
A–21	Shakespeare House, Main Street	3 HIZ	3	6	C	Ground floor originally face brick work now painted; paint to match original brick colour. For paint colours of joinery and render see Appendix 4.3, Part 2.
A–21	Farr's Building, Main Street	3 HIZ	1	4	B	For paint colours refer Appendix 4.3, Part 2. Requires general maintenance.
A–22	Wearne's Building, Main Street	3 HIZ	2	5	B	Note cast iron not original. Replace with replicas of original. Note shed at side built since 1920. For paint colours refer to Appendix 4.3, Part 2.
A–23	Franklin's Building, Main Street	3 HIZ	3	6	B	Requires general maintenance. Slate facing should be replaced by original render finish. Display window appears to be a later alteration. Paint colours require investigation. Doors and fenestration of corrugated iron section require further investigation.
A–24	Phoenix Building, Main Street	3 HIZ	3	6	C	Corner door and highlight grill appear to be later alterations. Ground floor face brick has been painted on Francis Street elevation. Refer Appendix 4.3, Part 2, for paint colours.
A–26	McArthur's Bakehouse, Main Street	3 HIZ	3) RHBR	6	C	The present brick street facade was built in front of an earlier brick facade. The right hand window of street facade has recently been converted to a door. These restorations are compatible. Verandah requires re-sheeting.
A–26	McArthur's Bakery, Main Street	3 HIZ	3)	6	C	For paint colours refer Appendix 4.3, Part 2. Display windows require further investigation to determine originality.
A–27	Calder's Ironmongery, Main Street	3 HIZ	3	6	B, R	Parapet requires restoration to original detail. Reconstruct verandah. Further investigation of shop fronts to determine originality. Existing shop front is compatible but differs from original. Paint colours see Appendix 4.3, Part 2.
A–27/29	Tarrangower Times Office, Main Street	3 HIZ	2	5	B, R	Verandah requires reconstruction. Window is a recent alteration but appears to be compatible with building. For paint colours see Appendix 4.3, Part 2.
A–30	Wade's Building, Main Street	3 HIZ	2	5	B, R	North shop front requires reconstruction. Present verandah capitals are not as original and beaded moulding absent on present bressummer. Refer Appendix 4.3, Part 2 for paint colours.
A–31	Former Chisholm's Butcher Shop, Main Street	3 HIZ	–	3	C, R *	Although this building is a modern intrusion it retains the same use as the previous building that existed in 1900. Reconstructing the form of the early building's verandah would greatly assist in integrating this building with the streetscape.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
A–31/2	Former Dabb's Store, Main Street	3 HIZ	3 RHBR	6	B	The building is important due to its intactness. Requires maintenance and painting. Refer Appendix 4.3 Part 2, for paint colours but further investigation required as scraping not permitted by occupier. Colours obtained from flaking paint.
A–33	McMillan and Padley's Ironmongery, Main St.	3 HIZ	3	6	B, R *	Remove advertising fascia on verandah. General maintenance and painting. For paint colours further investigation required.
A–28	Calder's House, High Street	3 HIZ	3 RHBR	6	B, R	General maintenance of building fabric and fences. Restore picket fence and gate on High Street.
A–30	Wade's House, High Street	3 HIZ	–	3	C, R *	Requires detailed investigation as appears to be an altered earlier building. Present fence is an intrusion in the HIZ.
A–31	Brick Store, High St.	3 HIZ	1	4	C	
A–31	Former Dabb's Store, (brick), High St.	3 HIZ	2	5	C	General maintenance required. Faded painted signs are of interest and restoration of these should be considered.
A–32	Former Dabb's Store, (timber), High St.	3 HIZ	1	4	A, R *	In dilapidated condition. Structure requires stabilizing. Weatherboards require repair. Fenestration and door openings have been altered. Investigation required of paint colours.
A–35	House – Phoenix St.	3 Prop HIZ	1	4	B	Fence and front windows not original.
A–41	House – Phoenix St.	3 Prop HIZ	1	4	B	Fence not original, the form of the recent addition at rear is compatible but the scale and roof pitch are inappropriate.
A–42	House – Phoenix St.	3 Prop HIZ	2	5	C	
A–ADJ/41	House – Phoenix St.	3 Prop HIZ	–	3	C, R *	Requires reconstruction of windows, doors and possibly verandah.
A (Crown Land)	House – Phoenix St.	3 Prop HIZ	–	3	B, R *	Remove extraneous cladding from verandah and general maintenance.
A2–5K	House – Morris St.	2	1	3	B *	
B–1	Maldon Post Office, High Street	3 precinct	3	6	C, R	Remove unsympathetic glass and aluminium telephone cabinet. Reconstruct verandah posts and picket balustrading and fence. Investigate paint colours.
B–2	Athenaeum, High St.	3 precinct	–	3	C *	
B–3	House – High St.	3 precinct	2	5	C, R	Front fence incompatible. Investigate verandah details.
B–5	House – High St	3 precinct	1	4	C, R	Scale of fence inappropriate. Check verandah details.
B–6	Robinson's House, High Street	3 precinct	3 RHBR	6	C, R	Reconstruct picket fence. Barge board decoration needs restoration and finials replaced. Roof requires re-slating.
B–	Maldon Primary School No. 1254	3 precinct	3	6	C	Fencing not original.
C–	Court House	2	3 NTC	5	A	General maintenance. Interior threatened by water penetration and furniture and fittings require restoration.
C–	Old Police Stables	2	3	5	C	
D–4	House – Fountain St.	1	1	2	*	
D–6	House – Fountain St.	1	1	2	C, R *	Windows not original.
D–10	House – Fountain St.	1	1	2	C *	
D–11	Clifton Cottage – Fountain Street	1	1	2	C	
D–13	House – Chapel St.	3 Prop HIZ	1	4	C, R	Fence not original.
D–14	House – Chapel St.	3 Prop HIZ	1	4	C, R	Fence not original, lean-to is not compatible.
F–1	House – Spring St	3 Prop HIZ	1	4	C, R	Investigate original condition.
1–4	House – Templeton St.	2	1	3	C, R *	Fence is incompatible.
1–5	House – Templeton St.	2	1	3	C, R	Fence is not original.
1–8/9	House – Templeton St.	2	1	3	C	
1–10	House – Templeton St.	2	3	5	C	
1–11	Shop and House – Templeton Street	2	2	4	B, R	House verandah requires extranious cladding removed. Investigate paint colours

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
1–14	House – Adair St	3 precinct	2	5	C	
1–15	House – High Street	3 precinct	2	5	C	
1–16	House – High Street	3 precinct	1	4	C, R	Verandah requires restoration.
1–18/19	"Glendonald" – High Street	3 precinct	3	6	C	Face brick work painted. Fence requires repair. Investigate paint colours.
1A–1	House – Parkins Reef Road	2	–	2	B, R	Recent alterations have altered the scale and character of this building.
1A–4A	House – Parkins Reef Road	2	1	3	C, R	Verandah requires investigation. Fence is not original.
1A–10	House – Newstead Rd	1	1	2	C, R	Verandah details require reconstruction.
1A–11	House – Newstead Rd	1	2	3	B, R	Fence requires reconstruction. House condition requires investigation.
1A–12	House – Newstead Rd	1	2	3	B, R	Fence is not original. Complex requires investigation.
1A–22	House – Newstead Rd	1	1	2	C, R	Fence is not original.
1B–1	Kyndalyn – Parkins Reef Road	2	3	5	B, R	Fence is not original.
1B–2	House – Parkins Reef Road	2	1	3	B, R *	Has later, intrusive gable addition. Fence is not original.
1B–19	House – off Parkins Reef Road	2	2	4	A	Picket fence requires restoration. House requires repair and restoration.
1C–4A	House off Gray St	1	1	2	B *	Fence not original. Garage a later addition.
1C–4D	House off Gray St	1	1	2	A *	Fence requires restoration. House requires general maintenance.
1C–5	House – Parkins Reef Road	2	1	3	C	Fence and verandah enclosure are not original.
1C–9A	House – Parkins Reef Road	2	1	3	C	Fence is not original. Early stone building at rear requires investigation.
1C–10A	House – Parkins Reef Road	2		2	C	
1C–11	House – Parkins Reef Road	2		2	C, R *	Fence is not original. Verandah details are not original.
1C–C.L.	House off Anzac Drive	3	1	4	C	
1C–31	House – Parkins Reef Road	2	1	3	C	Fence is not original.
1C–33	House – Parkins Reef Road	2	1	3	C	Fence incompatible.
1C–34	House – Parkins Reef Road	2		2	C, R	Verandah requires reconstruction.
1C–37A	House – Gray St	2	2	4	C *	
2–4	Welsh Congregational Church	3 Prop HIZ	3	6	C,R *	Fence requires reconstruction.
2–5	House – Church St	3 Prop HIZ	2	5	C, R *	Fence requires reconstruction.
2–12	House – Adair St	1	1	2	C *	Fence requires reconstruction.
2–13	House – Adair St	1	1	2	C *	Fence not original.
2–15	Tara View – Templeton Street	2	1	3	C, R *	Fence requires reconstruction. Verandah details require reinstatement.
2–17 & 18	Chapman's House – Templeton Street	3 Prop HIZ	3	6	C *	Fence requires reconstruction.
2–19	House – Templeton St	3 Prop HIZ	2	5	C, R *	Fence not original. Concrete paths and drive, and landscaping are not compatible.
2A (opp 3A–2)	House – Adair St	1	1	2	C *	Fence incompatible.
2A–7	House – Harker St	1	1	2	C *	Fence not original.
2A–8	House – Harker St	1	1	2	C, R *	Gate not original. Section of verandah enclosed.
2B–2	Bunya – Long Gully Road	3 Prop HIZ	2	5	C, R	Fence incompatible. Garage is an intrusion. Investigate verandah details.
2B–4	House – Long Gully Road	3 Prop HIZ	2	5	B, R	Fence not original. Building requires investigation.
2B–6	House – Long Gully Road	2	1	3	B	Fence and gate not original. Verandah requires investigation.
2B–11	House – Long Gully Road	2	1	3	C, R	Fence not original. Verandah enclosure requires removal, and reconstruction of details.
2B–14	Mulberry House – Long Gully Road	2	1	3	C, R	Picket balustrade is not original. Verandah posts later addition and sides enclosed.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
2B–17	House – Parkins Reef Road	3 Prop HIZ	2	5	B, R	Fence requires reconstruction. Earlier out-buildings require restoration. Verandah details require investigation.
2B–20	House – Parkins Reef Road	2	3	5	C, R	Verandah details require investigation. Fence requires reconstruction.
2B–21	House – Parkins Reef Road	2	1	3	C	Verandah details require investigation. Fence is not original.
2B 22	House – Parkins Reef Road	2	1	3	C, R	Fence is not original. Verandah has been enclosed.
2B–24	House – Parkins Reef Road	2	2	4	B, R	Balustrade is not original. Verandah details require investigation, also side additions.
2B–25	House – Gray St	2	1	3	C *	Verandah details require investigation.
2B–26	House – Gray St	2	–	2	C, R *	Right hand side verandah requires restoration to match left hand side. Cladding requires replacement to match original.
2B–32	House – John's Rd	2	1	3	A, R *	Reconstruct front verandah. Structural condition requires investigation, general maintenance.
2C–8	House – Ireland St	2	1	3	C *	Front fence not original.
2C–9	House – Ireland St	2	2	4	B, R *	Front fence not original. Verandah details require investigation.
2C–13	House – Adair St	–	1	1	B, R *	Fence not original. Verandah details and windows require investigation.
2C–15	House – Harker St	–	1	1	C *	
3 1	House – Adair St	2	1	3	C *	
3–3	House – Adair St	2	1	3	C *	Fence not original.
3–6	House – Church St	1	1	2	C *	Fence not original.
3–8	House – Church St	1	1	2	C *	
3–13	Building – Parker St	1	2	3	B *	Investigate original state of building. Requires new guttering and general repair.
3–17	Nimrod Cottage – Templeton St	1	2	3	B *	Fence is not original. Requires investigation as to original condition and decoration.
3–18	Tara – Templeton St	1	1	2	C *	Fence is not original. Colour scheme inappropriate.
3–19	House – Templeton St	1	2	3	C *	Fence not original. Verandah decoration requires investigation.
3A–2/3	House – Adair St	1	2	3	C, R *	Verandah posts are inappropriate and require replacement. Check other verandah details.
3A–13	House – Parker St	–	1	1	C, R *	Verandah has been built in. Verandah details require investigation. Fence is not original.
3A–16	House – Church St	1	1	2	C *	Fence is not original.
3A–18	House – Church St	1	1	2	A *	Fence is not original. Building requires further investigation.
3B–15	House – Harker St	1	1	2	B, R *	Fence not original. Verandah details require investigation. Gable section is a later addition. Windows have been altered.
3B–16	Urana – Harker St	1	1	2	C *	Fence is not original
3B–18	House – Harker St	1	1	2	C *	Fence is not original. Verandah details are not original.
3B–19	House – Harker St	1	2	3	C *	Fence is not original.
3C–2	House – Reef St	2	2	4	B *	Requires general maintenance.
3D–1	Rosenbert – Long Gully Rd	2	1	3	B *	Requires investigation. Requires general maintenance.
3D–3	House – Long Gully Rd.	2	1	3	B *	Requires general maintenance.
3D–9A	Dalry – Long Gully Rd	2	1	3	C	
3D–12	Old Post Office – Long Gully Rd	2	1	3	C	Fence not original.
3D–13	House – Long Gully Rd	2	1	3	B	Requires general maintenance.
3D–14	House – Long Gully Rd	2	2	4	C	Fence is not original.
3D–15	House off Gray St	2	1	3	B	Require general maintenance.
3D–17	House – Gray St	2	1	3	C	Fence is not original but sympathetic.
3D–19	House off Gray St	2	1	3	C, R	Unsympathetic additions should be removed.
3D(C.L.)	House off Gray St	2	1	3	C *	Verandah post details have been altered from the original.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
3D 20	The Pines, John's Rd	2	1	3	C *	
3D–23	House off John's Rd	2	1	3	C *	Fence not original.
3E–4	House Reef St	2	1	3	C, R *	Fence not original. Check verandah details. Protruding addition is unsympathetic.
4–1	Rule's House High St	3 precinct	3 NE	6	C, R	Fence not original – posts appear to have been cut down from original. Should be reconstructed. Rear section of building requires investigation as later additions are not sympathetic with original.
4–2	House – Adair St	2	3	5	C *	Requires new gate.
4–3	House – Adair St	2	1	3	C *	Fence is not original but compatible with later rough cast stucco finish of house.
4–6	Elhar Janeff – Templeton St	1	2	3	C *	Fence not original, verandah details require investigation. Garden decoration unsuitable.
4 9	House – Templeton St	1	1	2	C *	Fence is not original. Verandah details require investigation.
4–17&18	House – High St	2	1	3	C *	Fence not original.
4A 1	House – Franklin St	2	2	4	C *	
4A 20	Former Eaglehawk Hotel Reef St	2	3 RHBR	5	C	
4B–1	House Ireland St	1	1	2	C *	Fence is not original.
4B–16	House – Ireland St		1	1	C *	Fence is not original. Verandah alteration details are incompatible.
4C 1	House – Reef St	2	1	3	C *	Originality of fence requires investigation.
4C–10	House – Reef St	2	1	3	C *	
4C 11	House – Reef St	2	2	4	C, R *	Verandah posts are unsympathetic alterations.
4C–12	House – Reef St	2	1	3	C *	Fence not original and unsympathetic. Verandah details require investigation.
4E 5	House – Adair St		1	1	C *	Rear Section requires investigation.
5–1/2	House cnr Chapel and Adair Sts	3 precinct	3	6	C	
5–5	House – High St	2	1	3	C	
5–8	House – High St	2	–	2	C, R	Fence not original, verandah built in. Verandah details are not original. Unsympathetic window alterations.
5–18	House – High St	2	1	3	C, R *	Verandah details require investigation.
5C–1	House – Stump St	–	1	1	C *	Fence is not original. Verandah details require investigation.
5C 26	House – Reef St	2	1	3	C *	Requires investigation.
5C–28	House cnr Stump and Reef Sts	2	1	3	C *	Check verandah details.
6–20	House – Chapel St	–	1	1	B *	Check fence and verandah details and general condition.
6A–44	House – Wattle Gully Rd	1	1	2	B *	Fence not original. Check verandah.
6A–58	House – Wattle Gully Rd	–	1	1	? *	Not visible from road, requires investigation.
7–7	House – Templeton St	1	1	2	C *	Fence not original. Verandah built in but compatible.
7–9	House – Templeton St	2	1	3	B, R *	Fence not original. Verandah details require reinstatement.
8–1	House – Templeton St	1	1	2	B *	
8–9	House – Templeton St	1	1	2	B *	
8A–1	House – Church St	2	2	4	B *	Requires general maintenance. Gate is not original.
8B–1	Maldon Motors – Long Gully Rd	3 Prop HIZ	2	5	A, R *	Rear of house and garage require investigation and restoration. Front covered section of garage is incompatible and should be removed. Front should be restored as shown in photograph PH51.
8B(C.L.)	House cnr Union and Mills Sts	2 Visible Prop HIZ	1	3	C, R *	Requires reinstatement of verandah details.
8B(C.L.)	House – Mills St	1	1	2	C *	
8B–14	House – Long Gully Rd	2	1	3	B	
9–2/3	Dr Hardy's House – High St	3	3	6	A, R *	Verandah requires reinstatement.
9–4	School Cottage – High St	3	2	5	C	Original roof shingled. Verandah details require investigation.
9–5	House – High St	3	1	4	C	Verandah built in – should be reinstated.
9–8	House – High St	3	1	4	C	Carport and fence are unsympathetic. Colour scheme requires investigation.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
9 9	House – High St	3	1	4	C	Fence not original. Side addition to verandah is unsympathetic.
9–13	House–Adair St	3	2	5	C, R	Verandah details require reinstatement.
9–14/16	House – Adair St	3	3	6	C, R	Paint scheme inappropriate, requires investigation. Fence requires reconstruction. Verandah details require reinstatement.
9–22	House – Chapel St	1	1	2	C *	Fence not original, verandah details require reinstatement.
10 1	Temperance Hall	3 HIZ	3	6	B	General maintenance. Location of public convenience mars appearance of hall and should be relocated.
10–1	Edward's Crushing Plant	3	3	6	A, R	Requires detailed investigation and restoration to original state.
10–1	Vivians House – High St	3	3 NTR	6	B, R	Reconstruction required of fan light over doorway. Colour scheme requires investigation. Investigation of general condition required.
10–1	Motor Garage cnr High & Francis Sts	3 HIZ	1	4	C, R	Remove fascia on corner section.
10–2	Baptist Church – Francis St	3	2	5	C	Requires investigation.
10–7/8	House – Templeton St	3	2	5	B	Requires general maintenance. Verandah details require investigation.
10–10	House – Templeton St	3	1	4	C *	Fence not original.
10–11	House – Templeton St	3	1	4	C, R	Verandah details require reinstatement. Fence is not original.
10–14/15	House cnr Camp and High Sts	3	1	4	C	
10–17/18	Lisle's Cottage – High St	3	3	6	C, R	Fence not original. Verandah built in – should be reinstated as shown in photograph PH52.
10–21	Tresidder's Cottage – High St	3	3	6	C, R	Fence is not original and requires reconstruction.
10–23/24	Holy Trinity Church – High St	3	3 NE NTC RHBR	6	C	
11 Church Reserve	Denominational School Camp St	3 Prop HIZ	3 NE NTC RHBR	6	A, R	Fence requires reconstruction and investigation as to original type. Entire structure should be investigated. Requires full renovation and restoration including guttering, roofing, brick work, weather boards, windows and internal construction.
11 Church Reserve	Former Holy Trinity Parsonage – Templeton St	3	2	5	C, R	Verandah details require investigation. Determine original style of fence and reconstruct if necessary.
11–1	Baptist Church – Templeton St	3 Prop HIZ	2	5	C	Investigate fence.
11–2	Gredo – Edward St	3 Prop HIZ	1	4	C *	Verandah details require investigation. Fence is not original.
11–3	Presbyterian Church – Edward St.	3 Prop HIZ	3	6	C	
11–7	Presbyterian Manse – Church St	3 Prop HIZ	2	5	B, R	Verandah details require investigation. Fence is not original and incompatible. General maintenance. Note later additions are not compatible.
11–9	House – Templeton St	3 Prop HIZ	2	5	B, R	Requires investigation. General maintenance and fence reconstructed.
11–12	House – Templeton St	3 Prop HIZ	1	4	B	Requires maintenance.
11A–3	House – Reef St	2	1	3	C	Verandah details require investigation. Fence not original.
11A–4	House – Reef St	2	1	3	C	Fence is not original.
11A–6	House – Reef St	2	1	3	C, R	Fence is not original. Verandah details require investigation and reinstatement.
11A 7	House – Church St	2	1	3	B *	Fence is not original. Verandah details and structure require investigation.
11A(C.L.)	House – Church St (next 11A(5))	2	1	3	B, R *	Fence is not original. Requires general maintenance. Verandah requires investigation.
11A(C.L.)	House – Harker St (next 11A(6))	2	1	3	C *	Fence is not original. Building requires investigation.
11B–1	House cnr Camp and Reef Sts	2	1	3	C	Fence is incompatible and requires reconstruction.
11C–2	House – Boundary St	–	1	1	B *	Verandah details require investigation. Fence is not original.
11C–14	House – Phoenix St	–	1	1	B *	Requires investigation.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
12–1	Scotch Pie House cnr Templeton and Reef Sts.	3 HIZ	3	6	C, R	Verandah requires investigation and reinstatement. Colour scheme requires investigation.
12–2	Stables – Former Shire Arms Hotel – Reef St	3 HIZ	2	5	C	Requires investigation.
12–8	Brook's Store – Templeton St	3 HIZ	3	6	C, R	Verandah details require reinstatement, see photograph PH53.
13–12	House – Spring St	3 Prop HIZ	1	4	C, R	Requires investigation and possible restoration.
13–14	House – Spring St	3 Prop HIZ	1	4	C	
14–3	Loddon Store – High St	3 Prop HIZ	3	6	C	Requires investigation.
14–5	Oswald's Cottage – High St	3 Prop HIZ	3 NE NTC RHBR	6	C	
15A(C.L.)	House – Phoenix St opp. A(35).	2	1	3	C	
15A–2	House – Phoenix St	2	1	3	C	Fence not original and incompatible.
15A–3	House – Phoenix St	2	1	3	C	Fence not compatible. Check verandah details. Colour scheme requires investigation.
15A–8	House – Phoenix St	2	1	3	B *	Fence not original, requires maintenance.
15A(C.L.) opp 11C(4)	House – Boundary St	–	1	1	C *	Check verandah details. Fence is not original.
16 next 16–4	Residence – Hornsby St	2	1	3	B *	Investigate verandah details. General maintenance.
16–1	House – Hornsby St	2	1	3	C *	Investigate verandah details. Fence is incompatible.
16–2	House – Hornsby St	2	1	3	C *	Fence not original. Check verandah details.
16–3	House – Hornsby St	2	1	3	C *	Fence not original.
16–4	House – Hornsby St	2	1	3	C *	Fence not original.
16–8	House – Reef St	2	1	3	C *	Check verandah details. Fence not original.
16–9	House – Reef St	2	1	3	C *	Verandah requires reinstatement. Alteration is totally incompatible.
16–10	House – Reef St	2	1	3	C *	Check verandah details.
16–12&13	House – Hornsby St	2	1	3	C *	Verandah details require investigation. Fence is not original.
16A(C.L.)	The Cottage – Hornsby St nr cnr Boundary St	2	–	2	C *	Front section is new addition after fire. Compatible but not rebuilt to original details.
16A–6	House – Hornsby St	2	1	3	A *	Poor condition – requires restoration.
16A–7	House – Hornsby St	2	1	3	C *	Verandah details require investigation.
17–7	House – Chapel St	1	1	2	C *	Verandah details require investigation. Fence is not original.
17–12	House – Warnock St	1	1	2	C *	Verandah details require investigation. Fence is not original.
17–13	St Brigid's Roman Catholic Church – Adair St	2	2	4	C *	Fence not original and incompatible.
18–10	House – Chapel St	–	1	1	B *	Requires general maintenance. Fence not original.
18–11	House cnr Chapel and Parker Sts	1	1	2	B *	Requires general maintenance. Fence not original.
19–3	House cnr Chapel and Franklin Sts	1	1	2	B *	Verandah details require investigation. Oiled boards not an original treatment. .
21–11	House cnr Parker and Warnock Sts.	1	1	2	C *	Fence not original.
22–3	House – Warnock St	1	1	2	C *	Fence requires restoration.
22–6	House – Warnock St	1	1	2	C	Fence not original.
22–7	House – Warnock St	1	1	2	C	Fence not original. Verandah details require investigation.
23–6	House – Lawrence St	2	1	3	C, R *	Verandah built in. Requires reinstatement and details investigated. Fence is not original.
23–9	House cnr Adair and Lawrence Sts	2	1	3	C *	Verandah details require investigation.
24–2	Hill View – Adair St	2	1	3	C *	Fence is not original. Investigate verandah balustrading.
24–3	Kymber – Lawrence St.	2	1	3	C	Gates are not original.
25–3	House – Adair St	2	1	3	C	Requires investigation.
25–4	House – Adair St	2	1	3	B	Requires general maintenance.
26–1	House – Morris St	2	1	3	C *	Investigate verandah details – these appear to be later additions. Fence not original.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
26–7	House – Hornsby St	2	1	3	B	Fake brick cladding should be removed and original cladding restored. Fence is not original.
26–9	House – Hornsby St	2	1	3	C	Verandah details require investigation. Fence is not original.
26–10	House – Hornsby St	2	1	3	C	
26–	House – Boundary St nr cnr Hornsby St	1	1	2	C *	Verandah details require investigation. Fence is not original.
27–1	House – Oswald St	1	1	2	C *	Verandah details require investigation.
27–3	House – McFarlane St	1	1	2	C *	Fence is not original.
27–15	House – McFarlane St	1	1	2	C *	
28 (next lot 8)	House – Mills St	1	1	2	B *	Requires general maintenance and investigation of verandah details.
28–3	House – Union St	1	1	2	C *	Verandah has been built in – requires investigation and reinstatement.
28–6	House – Union St	1	1	2	C *	Verandah details require investigation and reinstatement.
PARISH SECTIONS						
A1–13	Maldon Brewery Ruins and house Mt. Tarrengower Rd	3 3	3 2	6 5	B, R * C, R	Verandah details require reinstatement. Fence requires restoration. (House) Requires complete investigation and restoration of surviving buildings and stabilization of relics. (Brewery).
G–10	Roennfeldt's Cottage – Castlemaine Rd	2	2	4	B	Fence requires restoration. House requires investigation and general maintenance.
G–15	Dickman Cottage – Castlemaine Rd	2	3	5	A, R	Requires restoration and reconstruction.
G–34	Marsler's Cottage – Sandy Creek Rd.	2	2	4	A, R	Requires restoration and reconstruction.
G–80	D'Orsa's House – Sandy Creek Rd	2	3 RHBR	5	A, R	Requires immediate maintenance, full investigation. Restoration and reconstruction.
G 105	Duers' cottage Ruins – Sandy Creek Rd	2	3	5	A, R	Deteriorating rapidly – requires urgent intervention and measures for securing and protection.
1B–20	House – Castlemaine Rd	2	1	3	C *	Verandah details require investigation.
1D–5B	House – Morris St	2	1	3	C *	Verandah details require investigation. Fence is incompatible.
1D–7	House – Hornsby St	–	1	1	C *	Verandah details require investigation and reinstatement.
1D–10A	House – Morris St	2	1	3	C *	
1E–22	House cnr Lowther and High Sts	2	2	4	C *	Fence not original.
1E–23	House – High St	2	1	3	C *	Verandah details require investigation.
2B–11	House – Maldon Bridgewater Rd	2	2	4	C *	
2B–13	House – Maldon Bridgewater Rd.	2	1	3	B *	Requires investigation.
10–26	Stone buildings – Nuggetty Rd	1	2	3	A *	Requires investigation and action.
10–43	Bowes cottage – Peg Leg Gully	3	2	5	C	Requires investigation and action.
10–44	Bowes cottage, Peg Leg Gully	3	3	6	C	Front reconstructed after 1969 fires to original details. Fly screen door inappropriate.
10–59	Bowes cottage – Peg Leg Gully	3	2	5	C *	Requires investigation.
12 (1A)	House near 12(1H) – Parkins Reef Rd	2	1	3	C, R	Requires maintenance. Gable extension is a later addition and incompatible.
12–25	House – Parkins Reef Rd	3	1	4	C	Fence not original.
12–25A	House – Parkins Reef Rd	2	1	3	C *	Verandah details require reinstatement. Fence not original.
12–28	Ruins – Parkins Reef Rd	1	1	2	A *	Requires investigation of brick ruins adjacent, cellar and surviving timber building.

Section/ Allotment	Building	Locational Importance	Architectural/ Historical Importance	Priority	Condition	Comments
TOWN RESERVES						
Cemetery Reserve	Cemetery –					
	Rotunda	3	2	5	A, R	Requires immediate restoration.
	Lodge	3	2	5	A, R	Requires immediate restoration.
	Grounds	3		3	A, R	Cemetery requires maintenance of fencing, headstones and paths.
	Chinese oven	3	3 NTC	6		
Hospital Reserve	Hospital cnr Adair and Chapel Sts	3	3 NE NTC RHBR	6	C, R *	Recent additions unsympathetic. Requires reassessment of colour scheme. Reconstruct earlier picket fence at front.
Public Gardens Reserve	Former Market Hall and Shire Offices.	3	3	6	B	Requires maintenance and restoration.
	Croquet Club House	3	1	4	B, R *	Fence incompatible. Building requires restoration and removal of extraneous additions.
	Old Fire Station	3	2	5	A, R *	General maintenance, restoration and reconstruction.
Crown Land	Government Crushing Battery cnr Adair and Evans Sts	2	3	5	A, R	Restoration and reconstruction.
Railway Reserve	Station	3	3	6	B	Restoration and reconstruction.
	Goods Shed (includes water tower, turntable & all other railway works)	3	1	4	B *	

APPENDIX 2

BUILDINGS DESIGNATED BY THE NATIONAL TRUST OF AUSTRALIA (VICTORIA)

CLASSIFIED

Court House	Section C
District Hospital	Hospital Reserve, cnr. Adair and Chapel Streets
Lauriston House	14(5) High Street
Former Denominational School	Section 11, cnr. Church and Camp Streets
Holy Trinity Church of England	10(23 & 24), High Street
Chinese Oven	Cemetery Reserve, Nuggetty Road
Beehive Chimney	Section 16A, cnr. Reef and Phoenix Streets

RECORDED

House – next to Holy Trinity	10(1) High Street
Commercial Banking Company of Sydney building	A(6) High Street
Church of England Sunday school.	

BUILDINGS ON THE REGISTER OF HISTORIC BUILDINGS

Rule's House	4(1) corner High and Adair Streets

PROPOSED LISTING IN THE REGISTER OF THE NATIONAL ESTATE

Rule's House	4(1) corner High and Adair Streets
Oswald's Cottage	14(5) High Street
Denominational School	11 (Church Reserve) corner Camp and Church Streets
Holy Trinity Church	10(23 & 24) High Street
Hospital	Hospital Reserve, corner Adair and Chapel Streets
Court House	Section C.

APPENDIX 3

BUILDINGS RECOMMENDED FOR REGISTER OF HISTORIC BUILDINGS

1.	Methodist Church Complex A(Methodist Church Reserve)	Notable as precursor to a later popular style – innovatory. Architect of main church – Crouch and Wilson. Mission Hall and Preacher's house also of interest.
2.	Kangaroo Hotel A(1)	Features limestone 'brick' Long and intact street elevation 1864.
3.	Warnock's House. A(10A)	Early building, with pleasant detailing.
4.	Royal Hotel and Theatre. A(11)	Theatre of great historical significance as early major meeting place.
5.	McArthur's Bakery. A(26)	The house, shop and bakehouse are a unique and intact complex.
6.	Calder House A(28)	Ornate 'boom' style building with interesting additions in contrasting styles.
7.	Former Dabb's Store. A(31/32)	Intact verandah, shop front, powder magazine.
8.	Robinson's House. B(6)	Unusual gable form and decorative timber work.
9.	Eaglehawk Hotel. 4A(20)	Unusual form and style for hotel building.
10.	Holy Trinity Church of England. 10(23 & 24)	Notable for Stonework and internal ceiling scissor beams. Architect – David Drape.
11.	Tressider House. 10(21)	Intact and well maintained example of this early style.
12.	Denominational School. 11(Church of England Reserve)	Unique design, variety of construction materials and setting.
13.	Oswald's Cottage. 14(5)	Unusual use of bluestone in Maldon. Decorative timber work on verandah.
14.	Old Market Hall and Shire Offices. Public Gardens Reserve.	Early buildings of simple form and details with interesting timber trusses.
15.	Hospital (Hospital Reserve).	Interesting Palladian composition.
16.	D'Orsa House, Sandy Creek Road. G(80)	Notable for coolroom and gable roof design, and cellars.

APPENDIX 4

PROPOSED DEMOLITION CONTROL LIST

Section –

Refers to Land Sections as shown on Department of Lands and Survey Township & Parish Plans. The Parish Sections are listed separately as the numbers and letters used to describe these are in some cases the same as the Township Sections. The sections were originally sold as Town, Suburbs and Parish Sections and each had its own numbering system. The Parish was later divided into Parish and Township, thus causing some areas of confusion where the boundary passes through a Parish Section of the same number as a Town Section.

Lot Numbers – This refers to the Crown Allotment number as shown on the Department of Lands and Survey Maps. Where Lot Numbers are omitted, this is usually due to the building being situated on Crown Land.

Asterisks –

The asterisk shows buildings proposed to be placed under Demolition Control.

Name or Type of Building –

This column provides a basic breakdown of building types and where house names are displayed, these are used for recognition. A mixture of old and new names has been given to buildings in the Historic Interest Zone, usually the name which is most evocative of the building.

4.1 PROPOSED BUILDING DEMOLITION CONTROL

SECTION	LOT NO.	STREET	NAME OR TYPE OF BUILDING
Parish Sections			
A1	13	Mt Tarrangower Rd	* Maldon brewery ruins & House
G	10	Castlemaine Rd	Roenfeldt's cottage
G	15	Castlemaine Rd	Residence Dickman Cottage
G	34	Sandy Creek Rd	Residence Marsler's Cottage
G	80	Sandy Creek Rd	Residence D'Orsa's House
G	105	Sandy Creek Rd	Mud brick ruins, Duer's Cottage
1B	20	Castlemaine Rd	* Residence
1D	5B	Morris St	* Residence
1D	7	Hornsby St	* Residence
1D	10A	Morris St	* Residence
1D	11	Morris St	Demolished
1E	22	Cnr Lowther & High Sts	* Residence
1E	23	High St	* Residence
2B	11	Maldon – Bridgewater Rd	* Residence
2B	13	Maldon – Bridgewater Rd	* Residence
10	26	Nuggetty Road	* Stone Buildings
10	43	Peg Leg Gully	Bowes Cottages
10	44	Peg Leg Gully	Bowes Cottages
10	59	Peg Leg Gully	* Bowes Cottages
12	C.L.	Parkins Reef Rd	Residence
12	25	Parkins Reef Rd	Residence
12	25A	Parkins Reef Rd	* Residence
12	28	Parkins Reef Rd	* Brick Ruins
C.L.		The Butts Mt Tarrengower Rd	Picnic Shelter
Town Sections A–F			
A		Fountain St	Wesleyan Church, Buildings & Parsonage
A	1	High St Cnr Fountain St	Kangaroo Hotel
A	3	High St	Former Commercial Hotel
A	4	High St	Argyle House
A	4	High St	Hornsby's building
A	5	High St	Former Carrier's Arms Hotel
A	6	High St	Former Bank of N.S.W.
A	7	High St	Former Warnock's Beehive Stores
A	8	High St	Freemason's Hall
A	8	High St	Former Warnocks Flour Mill
A	9	High St	Langslow's Building
A	10A	Spring St	Warnock's House
A	10E	High St	Gray's House
A	11	High St	Royal Hotel & Theatre

SECTION	LOT NO.	STREET	NAME OR TYPE OF BUILDING
A	12	High St	Grand Hotel & Shops
A	12A	Spring St	Moore's House
A	13	High St	McFarlane's Drapery
A	13	High St	Mohr's Hairdressers
A	13A	Chapel St	Ralph's House
A	14	Main St	Miss Hockey's Shop
A	15	Main St	Goldsmith's Buildings
A	16	Main St	Berryman's Bootshop
A	16	Main St	Former Albion Hotel
A	17	Main St	Former Dabb's Produce Store
A	17	Main St	Former Upton's Butcher Shop
A	18	Main St	Swann's Building
A	18	Main St	Tobin's Buildings
A	19	Main St	Maldon Hotel
A	20	Main St	Maldon Hotel Stables
A	20	Main St	Shakespeare House
A	21	Main St	Farr's Buildings
A	22	Main St	Wearne's Building
A	23	Main St	Franklin's Building
A	24	Cnr Main & Templeton Sts	Phoenix Building
A	26	Main St	McArthurs Bakery & Bakehouse
A	27	Main St	Calder's Ironmongery
A	27 & 29	Main St	Tarrangower Times Office
A	28	Cnr High & Francis Sts	Calder's House
A	30	Main St	Wade's Building
A	31	Main St	Former Chisholm's Butcher Shop
A	31	High St	Brick Store
A	31 & 32	Main St	Former Dabb's Store
A	32	High St	Former Dabb's Store (Brick)
A	32	High St	Former Dabb's Store (Timber)
A	33	Main St	McMillan & Padleys Ironmongery
A	35	Phoenix St	Residence
A	41	Phoenix St	Residence
A	42	Phoenix & Tobin Sts	Residence
A		Phoenix St	* Crown Land. Residence
A		Phoenix St	* Crown Land. Residence
A2	5K	Morris St	* Residence
B	1	Cnr Francis & High Sts	Maldon Post Office
B	2	High St	* Atheneum
B	3	High St	Residence
B	5	High St	Residence
B	6	High St	Robinson's House
B		Hospital St	State School No. 1254.
C			Court House
C			Old Stables
C			Old Police Lockup
D	4	Cnr Chapel & Fountain Sts	* Residence
D	6	Fountain St	* Residence
D	10	Fountain St	* Residence
D	11	Fountain St	* Clifton Cottage
D	13	Chapel St	Residence
D	14	Chapel St	Residence
F	1	Spring St	Residence
Town Sections 1–28			
1	4	Cnr Templeton & Camp Sts	* Residence
1	5	Templeton St	Residence
1	8 & 9	Templeton St	Residence
1	10	Templeton St	Residence
1	11	Adair & Templeton Sts	Shop & Residence
1	14	Adair St	Residence
1	15	High St	Residence
1	16	High St	Residence
1	18 & 19	High St	"Glendonald" Formerly Ethandune
1A	1	off Parkins Reef Rd	Residence
1A	4A	Parkins Reef Rd	Residence
1A	10	Newstead Road	Residence
1A	11	Newstead Road	Residence
1A	12	Newstead Road	Residence
1A	22	Cnr Newstead Rd & Grey St	Residence
1B	1	Parkins Reef Road	"Kyndalyn"

SECTION	LOT NO.	STREET	NAME OR TYPE OF BUILDING
1B	2	Parkins Reef Road	* Residence
1B	19	off Parkins Reef Rd	Residence
1C	4A	off Gray St	* Residence
1C	4D	off Gray St	* Residence
1C	5	Parkins Reef Rd	Residence
1C	9A	Parkins Reef Rd	Residence
1C	10A	Parkins Reef Rd cnr. Gray St	Residence
1C	11	Parkins Reef Rd	* Residence
1C	C.L.	off Anzac Drive	* Residence
1C	31	Parkins Reef Rd	Residence
1C	33	Parkins Reef Rd	Residence
1C	34	Parkins Reef Rd	Residence
1C	37A	Gray St	* Residence
2	4	Cnr Camp & Church Sts	* Welsh Congregational Church
2	5	Church St	* Residence
2	12	Adair St	* Residence
2	13	Adair St	* Residence
2	15	Templeton St	* "Taraview"
2	17 & 18	Templeton Street	* Chapman's House
2	19	Templeton Street	* Residence
2A		Adair Street	* Residence
2A	7	Harker Street	* Residence
2A	8	Harker Street	* Residence
2B	2	Long Gully Road	"Bunya"
2B	4	Long Gully Road	Residence
2B	6	Long Gully Road	Residence
2B	11	Long Gully Road	Residence
2B	14	Long Gully Road	"Mulberry House"
2B	17	Parkins Reef Road	Residence
2B	20	Parkins Reef Road	Residence
2B	21	Parkins Reef Road	Residence
2B	22	Parkins Reef Road	Residence
2B	24	Parkins Reef Road	Residence
2B	25	Gray Street	* Residence
2B	26	Gray Street	* Residence
2B	32	Johns Road	* Residence
2C	8	Ireland Street	* Residence
2C	9	Ireland Street	* Residence
2C	13	Adair St cnr Harker St	* Residence
2C	15	Harker Street	* Residence
3	1	Adair Street	* Residence
3	3	Adair Street	* Residence
3	6	Church Street	* Residence
3	8	Church Street	* Residence
3	13	Parker Street	* Building
3	17	Templeton Street	* Nimrod Cottage
3	18	Templeton Street	* "Tara"
3	19	Templeton Street	* Residence
3A	2 & 3	Adair Street	* Residence
3A	13	Parker Street	* Residence
3A	16	Church Street	* Residence
3A	18	Church Street	* Residence
3B	15	Harker Street	* Residence
3B	16	Harker Street	* Urana
3B	18	Harker Street	* Residence
3B	19	Harker Street	* Residence
3C	2	Reef Street	* Residence
3D	1	Long Gully Road	* Rosenbert
3D	3	Long Gully Road	* Residence
3D	9A	Long Gully Road	Dalry
3D	12	Long Gully Road	Old Post Office
3D	13	Long Gully Road	Residence
3D	14	Long Gully Road	Residence
3D	15	off Gray Street	Residence
3D	17	Gray Street	Residence
3D	19	off Gray Street	Residence
3D	20	off Gray Street	"The Pines"
3D	23	off John's Road	* Residence
3D		off Gray Street	* Residence
3E	4	Reef Street	* Residence

SECTION	LOT NO.	STREET	NAME OR TYPE OF BUILDING
4	1	Cnr High & Adair Sts	Rule House (on register of Nat. Estate)
4	2	Adair Street	* Residence
4	3	Adair Street	* Residence
4	6	Templeton Street	* "Elhar Janeff"
4	9	Templeton Street	* Residence
4	17 & 18	High Street	* Residence
4A	1	Cnr Frankston & Church Sts	* Residence
4A	20	Reef Street	Former Eaglehawk Hotel
4B	1	Cnr Ireland & Adair Sts	* Residence
4B	16	Ireland Street	* Residence
4C	1	Reef Street	* Residence
4C	10	Reef Street	* Residence
4C	11	Reef Street	* Residence
4C	12	Reef Street	* Residence
4E	5	Adair Street	* Residence
5	1 & 2	Chapel & Adair Sts	Residence
5	5	High Street	Residence
5	8	High Street	Residence
5	18	Chapel St, faces High St	* Residence
5C	1	Stump Street	* Residence
5C	26	Reef Street	Residence
5C	28	Cnr Stump & Reef St	* Residence
6	20	Chapel Street	* Residence
6A	44	Wattle Gully Road	* Residence
6A	58	Wattle Gully Road	* Residence
7	7	Templeton Street	* Residence
7	9	Cnr Franklin & Templeton Sts	* Residence
8	1	Cnr Templeton & Parker Sts	* Residence
8	9	Templeton Street	* Residence
8A	1	Church Street	* Residence
8B	C.L.	Union Street cnr Mills St	* Residence
8B	1	Long Gully Road	Maldon Motors
8B	C.L.	Mills Street	* Residence
8B	14	Long Gully Road	Residence
9	2 & 3	High St cnr Camp St	* Dr Hardy's House
9	4	High Street	"School Cottage"
9	5	High Street	Residence
9	8	High Street	Residence
9	9	High Street	"Cooraminta"
9	13	Adair Street	Residence
9	14, 15, 16	Adair Street cnr Chapel Street	Residence
9	22	Chapel Street	* Residence
10	1	Francis Street	Temperance Hall
10	1	Francis Street	Edward's Crushing Plant
10	1	High Street	Vivian's House
10	1	Cnr High & Francis St	Motor Garage
10	2	Francis & Templeton Sts	Baptist Church
10	7 & 8	Templeton Street	Residence
10	10	Templeton Street	* Residence
10	11	Templeton Street	Residence
10	14 & 15	Cnr Camp & High St	Residence
10	17 & 18	High Street	Lisle's Cottage
10	21	High Street	Tressider's Cottage
10	23 & 24	High Street	Holy Trinity Church
11		Camp Street	Denominational School
11		Templeton st Cnr Camp St	Former Holy Trinity Parsonage
11	1	Cnr Templeton & Edwards Sts	Baptist Church
11	2	Edward Street	* "Gredo"
11	3	Edward Street	Presbyterian Church
11	7	Church Street	Presbyterian Manse
11	9	Templeton Street	Residence
11	12	Templeton Street	Residence
11A	3	Reef Street	Residence
11A	4	Reef Street	Residence
11A	6	Reef Street	Residence
11A	7	Church Street	* Residence
11A	C.L.	Church St (next to 11A(5))	* Residence
11A	C.L.	Harker St (next to 11A (6))	* Residence
11B	1	Cnr Camp & Reef Sts	Residence
11C	2	Boundary St	* Residence
11C	14	Phoenix Street	* Residence
12	1	Cnr Templeton & Reef Sts	Scotch Pie House

SECTION	LOT NO.	STREET	NAME OR TYPE OF BUILDING
12	2	Reef Street	Stables, Former Shire Arms Hotel
12	8	Cnr Templeton & Edward Sts	Brook's Store
13	12	Spring Street	Residence
13	14	Spring Street	Residence
14	3	High Street	Loddon Store
14	5	High Street	"Oswald's Cottage"
15A	2	Phoenix Street	Residence
15A	3	Phoenix Street	Residence
15A	8	Phoenix Street	* Residence
15A		Phoenix Street	* Crown Land. Residence
15A	C.L.	Phoenix Street (opp A (35))	* Residence
15A	C.L.	Boundary St (opp 11C (4))	* Residence
16	C.L.	Hornsby Street (next to 16 (4))	* Residence
16	1	Hornsby Street	* Residence
16	2	Hornsby Street	* Residence
16	3	Hornsby Street	* Residence
16	4	Hornsby Street	* Residence
16	8	Reef Street	* Residence
16	9	Reef Street	* Residence
16	10	Reef Street	* Residence
16	12 & 13	Hornsby Street	* Residence
16A	Near Boundary St	Hornsby Street	The Cottage
16A	6	Hornsby Street	* Residence
16A	7	Hornsby St Cnr Reef St	* Residence
17	7	Chapel Street	* Residence
17	12	Warnock Street	* Residence
17	13	Adair Street	* St Brigid's Roman Catholic Church
18	10	Chapel Street	* Residence
18	11	Cnr Parker & Chapel Streets	* Residence
19	3	Cnr Franklin & Chapel Sts	* Residence
21	11	Cnr Parker & Warnock Sts	* Residence
22	3	Warnock Street	* Residence
22	6	Warnock Street	Residence
22	7	Warnock Street	Residence
23	6	Lawrence Street	* Residence
23	9	Cnr Lawrence & Adair Sts	* Residence
24	2	Adair Street	* "Hillview"
24	3	Lawrence Street	"Kymber"
25	3	Adair Street	Residence
25	4	Adair Street	Residence
26	1	Morris Street	* Residence
26	7	Hornsby Street	Residence
26	9	Hornsby Street	Residence
26	10	Hornsby Street	Residence
26		Boundary St near Hornsby St	* Residence
27	1	Oswald Street	* Residence
27	3	McFarlane Street	* Residence
27	15	McFarlane Street	* Residence
28		Mills Street (next to Lot 8)	* Residence
28	3	Union Street	* Residence
28	6	Union Street	* Residence

Town Reserves

Cemetry Reserve	Wattle Gully Road	Inc. Chinese Oven, Rotunda & Lodge
Hospital Reserve	Cnr Adair & Chapel Sts	Hospital
Public Gardens Reserve	Francis St	Croquet Club
		Maldon Museum (old Shire Hall)
		Old Fire Brigade
Railway Reserve	Hornsby St	* Railway Station etc.
Crown Land	Cnr Adair & Evens St	Government Crushing Battery

4.2 PROPOSED DEMOLITION CONTROL OF MINES AND OTHER SITES

MINING SITES:

SECTION	STREET	NAME	DESCRIPTION
A	East of Tobin Street	Victoria Reef: Derby, Lady Darling and New Chum Mines.	mullock heaps, evidence of old tramway between Beehive and Derby Mines, quartz kilns etc.
3E	Reef Street	Eaglehawk Reef Union Mine	Shaft and kilns
4C	cnr. Adair & Evans Streets	Government Crushing Battery	intact battery complex, cyaniding works and tailings (see Building Inventory).
4D	Reef Street	Alliance Mine	machine footings and tailing.
15	Union Street	South German	large dam, shaft and footings of associated works, mullock and tailing heaps.
15(1)	High Street	Caledonian Battery	footings of crushing room and brick chimney stack, walls, bridge, and extensive stone dry walling to adjacent creek and diversion.
16A	cnr. Reef St. and Vincents Rd.	Beehive Mine & Great Western Mine	shafts, Beehive chimney, remains of cyanide tanks, mullock heaps, sand & sludge tailings from battery and cyanide works.
Parish 3	Nuggetty Gully	Nuggetty Mine	mullock heaps only.
Parish 12	Parkins Reef Rd.	North British & Independent	North British: These are the most intact mining relics in Maldon shaft, kilns, machine footings, cyanide tanks, dam walls, extensive tailings. Independent: mullock heaps.
Parish 12	Public Reserve off Parkins Reef Road.	Carman's Tunnel	Surrounds, dam, tunnel, etc.
Parish Reserved Forest	Mt. Tarrengower Forest area.	Manton's Gully, Lisle's Reef and Spring & Target Gullies.	remains of mine shafts, tunnels and mullock heaps.

APPENDIX 5

PROPOSED CONSERVATION PLANNING PROGRAMME PRELIMINARY REPORT JULY 1977

1.0 EXISTING STATUTORY CONTROL

1.1 Aims of the Maldon Planning Scheme:

In the Statement of Intentions, the Maldon Planning Scheme recommends

"that Maldon be preserved as an outstanding example of an historic town typical of the gold mining era in this part of the State of Victoria"

It continues

"Maldon has potential for education and tourism"

and therefore recommends

"careful guidance of future development . . . to maintain and enhance the present character of the town."

1.2 Administration of the Scheme

As outlined in the Scheme:

The administration of the Historical Interest Zone, the Residential A Zone and Rural A Zone is to be undertaken by the Town and Country Planning Board.

The remainder of the Planning Scheme area is to be administered by the Council of the Shire of Maldon.

The relationship of other Government departments (for example Australia Post, Telecom, the Victorian Mines Department, and the Country Roads Board) is not outlined in the Scheme, and must be subject to further investigation.

1.3 Limitations of the Planning Scheme

The Town and Country Planning Board, the Melbourne based State Planning Authority, will retain control over the most sensitive areas of Maldon. Remoteness of management has inherent problems in being able to deal promptly with permit applications as well as reducing the time available for on site inspection and assessment.

Necessarily rigid parameters and restrictions in some cases cannot always achieve an effective conservation result.

2.0 PROPOSED CONSERVATION ADMINISTRATION

2.1 Background – Overseas Conservation Programmes

Successful rural conservation programmes in the United Kingdom have overcome the problem of centralised administration by providing a resident conservation officer. Such a position has been filled in the past by an architect or planner with specific experience in architectural history, historic preservation and conservation planning. Examples of appropriate conservation planning qualifications are courses offered overseas by the International Association of Architects School of York, the Architectural Association in London, the University of Edinburgh, and the Centre for Conservation in Rome. Such courses are yet to be established in Australia.

In the United Kingdom the conservation officer is responsible to an expert co-ordinating committee, made up of persons with appropriate qualifications who are concerned with conservation issues.

It is recommended that a conservation officer be appointed to assist in the administration of the Maldon Planning Scheme prior to any provision of financial assistance. This appointment would be seen as a pilot programme for conservation officers operating on a regional basis in Victoria. It is envisaged that such a position would obviate the need for specialist committees, which are at present brought in to provide specific advice.

2.2 The Role of the Conservation Officer

The role of a conservation officer in Maldon would be to:

a) administer parts of the Planning Scheme related to historic buildings and the environment on a day to day basis and to interpret the regulations outlined in the Scheme.

b) provide continual assessment of required maintenance and restoration work within the town.

c) provide positive suggestions and assistance for the design of alterations and new constructions within the Planning Scheme. This would include assistance with locating specialised building materials and tradesmen.

d) co-ordinate any building programmes with appropriate consultants and tradesmen.

e) undertake further historical research using the Maldon Conservation Study as a basis. When new information is made available it would be immediately recorded and catalogued. Any conservation work undertaken would be accurately documented and filed.

f) provide advice on factors not defined within the Planning Scheme. Such considerations would include:

a) intrusions to important views
b) assessment of buildings outside the Planning Scheme's defined period 1860 to 1899 that are harmonious with the special character of the town.
c) assessment of suitable details, finishes, fittings and paint colours appropriate to the style and date of individual buildings under discussion. This would involve detailed on site analysis utilising techniques such as paint scrapings, evidence of former design and materials.

3.0 TECHNICAL ASSISTANCE

Technical assistance should be provided to assist with historic reconstruction and problems associated with building restoration, maintenance and reconstruction. This information would be disseminated by the conservation officer in his administration of the Planning Scheme, and should serve to encourage restoration and maintenance initiatives by individual property owners.

3.1 Maldon Conservation Study

The Maldon Conservation Study aims to provide more detailed information regarding the physical history of the township and its building stock, which can be continually referred to and updated by persons administering the Scheme.

The following information will result from the study:

a) a report summarising:

- known information on buildings, objects and sites
- practical ways and means of achieving an effective conservation programme

b) a card index system, which photographically records every building in the town and summarises all known information.

c) a card index system recording early building photographs catalogued in a similar manner.

d) a card index system summarising sources of historical data.

e) an accurate series of scaled drawings of the Historic Interest Zone as it exists today and as it existed around the turn of the century. These would serve as a basis for future reconstruction work.

3.2 Other Sources

The report aims to provide a bibliography of relevant technical data already published. For example the Beechworth Conservation Study undertaken in 1976, provides guidelines regarding shop fronts, fences, and lettering styles which may also be appropriate to Maldon. It is envisaged that the conservation officer would continue to add to and utilize this bibliography.

3.3 Restoration and Maintenance Assistance

It is proposed that the conservation officer would provide assistance and advice with regard to restoration and maintenance work on the town and also be equipped to provide advice on technical problems such as rising damp and other water penetration and structural failures.

4.0 FINANCIAL ASSISTANCE

It is essential that any distribution of conservation funding be staged over an extended time period. Overseas experience has indicated the problem associated with hasty expenditure of public money. This has led to difficulties in ensuring a satisfactory standard of restoration, abuse by recipients of such funding, distortion of conservation priorities, and reduced provision for long term maintenance.

It is proposed that a *state wide approach to conservation funding* be adopted with the following forms of financial assistance for conservation programmes:

a) The establishment of a State revolving fund.

This would provide finance for market interest rate loans, low interest means tested loans and direct grants for conservation projects and government acquisitions, restoration and resale of historically significant buildings.

b) The underwriting by the Government of commercial loans for conservation pruposes.

4.1 Revolving Funds

A revolving fund is a conservation programme fund (established for example by a grant from State or Commonwealth Government, private donations etc) which is administered in such a way as to be profitable and establish a permanent source of finance for conservation.

A revolving fund has been used overseas for conservation works, particularly in Scotland where it has proved very successful. In 1961 the Scottish 'Little Houses Improvement Scheme' was inaugurated.[1] The basic idea was simple: a house is bought, restored and sold and the same capital used again and again in a 'revolving fund'. Each sale is made under safeguards against future alteration of the property. The initial capital was only £20,000 with subsequent additions. By 1970 more than 60 properties were being or had been restored – the total value in hand was £115,000, of which £63,000 was financed by 'restoring purchases'.

Such a funding principle would be applicable to Maldon, and would require careful co-ordination and management to ensure the maintenance and expansion of the original capital. Repayments on loans and profits from resale of restored buildings would be utilised to establish further conservation programmes. The responsible authority may wish to appoint their own consultants for restoration work undertaken with financial assistance.

Various alternative funding programmes are available using a state revolving fund. These include:

a) The provision of market interest rate loans for conservation projects. This provision of finance aims to overcome difficulties in obtaining improvement loans for older buildings, and provide incentives for private restoration work at little real cost to the government. A covenant would be placed on the title to protect work made possible under this loan from subsequent modifications.

b) The provision of low interest loans to property owners who cannot afford market interest finance. A means test would be applied to determine eligibility for low interest loans for conservation work. Any outstanding debts would be repaid on death or on the sale of the property. A covenant would be included in the title to ensure that the restored building could not be altered in any way without the approval of the responsible authority.

c) The provision of direct grants to preserve and restore important buildings which are considered of value to the community, are in immediate danger and other sources of funds are not available. Where a building is in private ownership, a means test would be applied to assess financial need. However, it is envisaged that direct grants would be in most cases provided for community or publicly owned buildings.

d) Government acquisition and/or restoration could occur in the following situations:

- As properties come on the market
- when the property is endangered and the owner refuses to take action the government may be forced to compulsorily restore or renovate, and to obtain recovery of costs by repayments or upon resale
- as a last resort, compulsory acquisition of an historically significant building may be necessary when there is complete lack of owner co-operation.

4.2 Government Underwriting of Commercial Loans for Conservation Purposes

This form of financial assistance would be based upon the American programme established under the Housing and Urban Development Historic Preservation Loans Scheme. Such a programme provides access to market rate loans to those who otherwise would be unable to obtain loans for conservation projects.

4.3 Financial Assistance for Maldon

Financial assistance for Maldon should be established as outlined in sections 4.1 and 4.2 above, and should be seen as a pilot funding programme for other conservation areas in Victoria.

By providing alternative sources of funding (through market interest or low interest rate loans, or through direct grants), it is hoped to achieve a large number of conservation restoration works throughout the town.

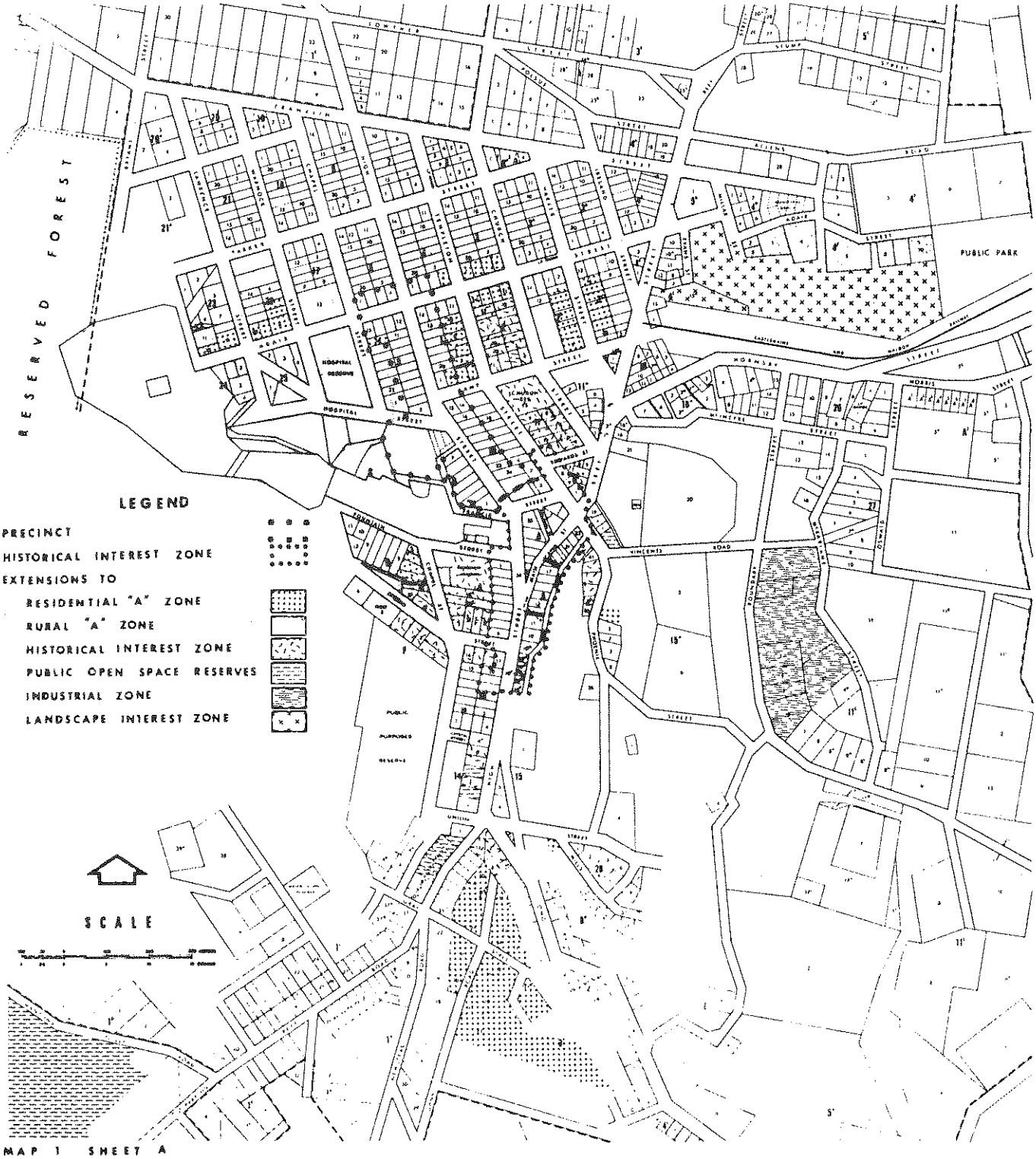
It is necessary to determine the number of properties in Maldon requiring conservation or restoration works, and this is seen as one of the chief tasks of the conservation officer. Restoration projects should then be ranked according to priority with endangered historically significant buildings receiving immediate attention. Refer to priority listing in Appendix 1.

It is important to determine, through means test, the number of owners who could afford (using market interest or low interest loans) to restore their own property.

It is the consultants' opinion that the best method of protecting the investment of public money spent on private property is through the provision of loans from a revolving fund. This would reduce the number of direct grants required for building works within the township of Maldon.

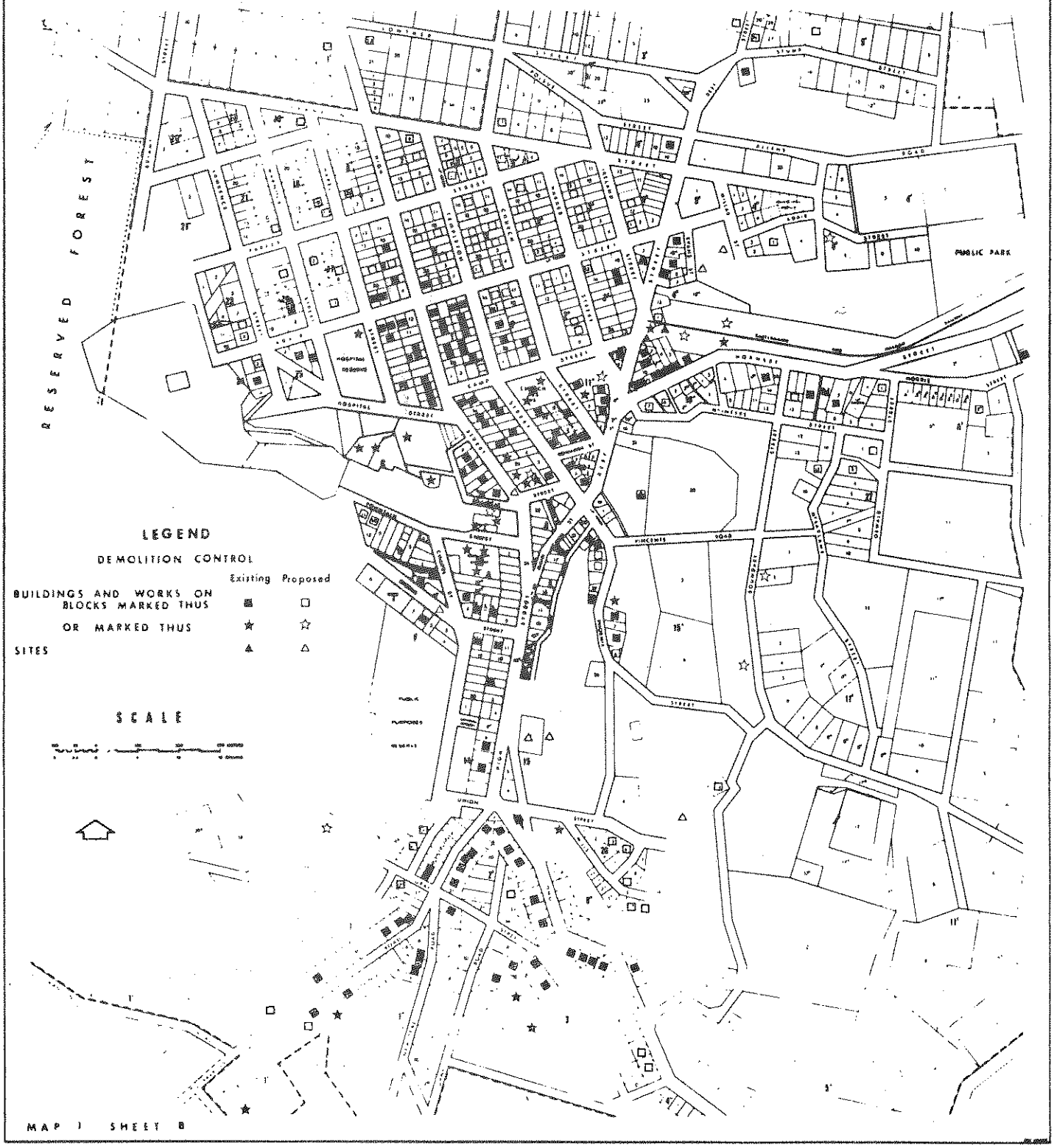
1. "Little Houses of the National Trust for Scotland". Brochure prepared by the National Trust for Scotland. Also "Little Houses in Fife". The Little Houses Improvement Scheme of the National Trust for Scotland. 1974.

PROPOSED AMENDMENTS TO MALDON PLANNING SCHEME



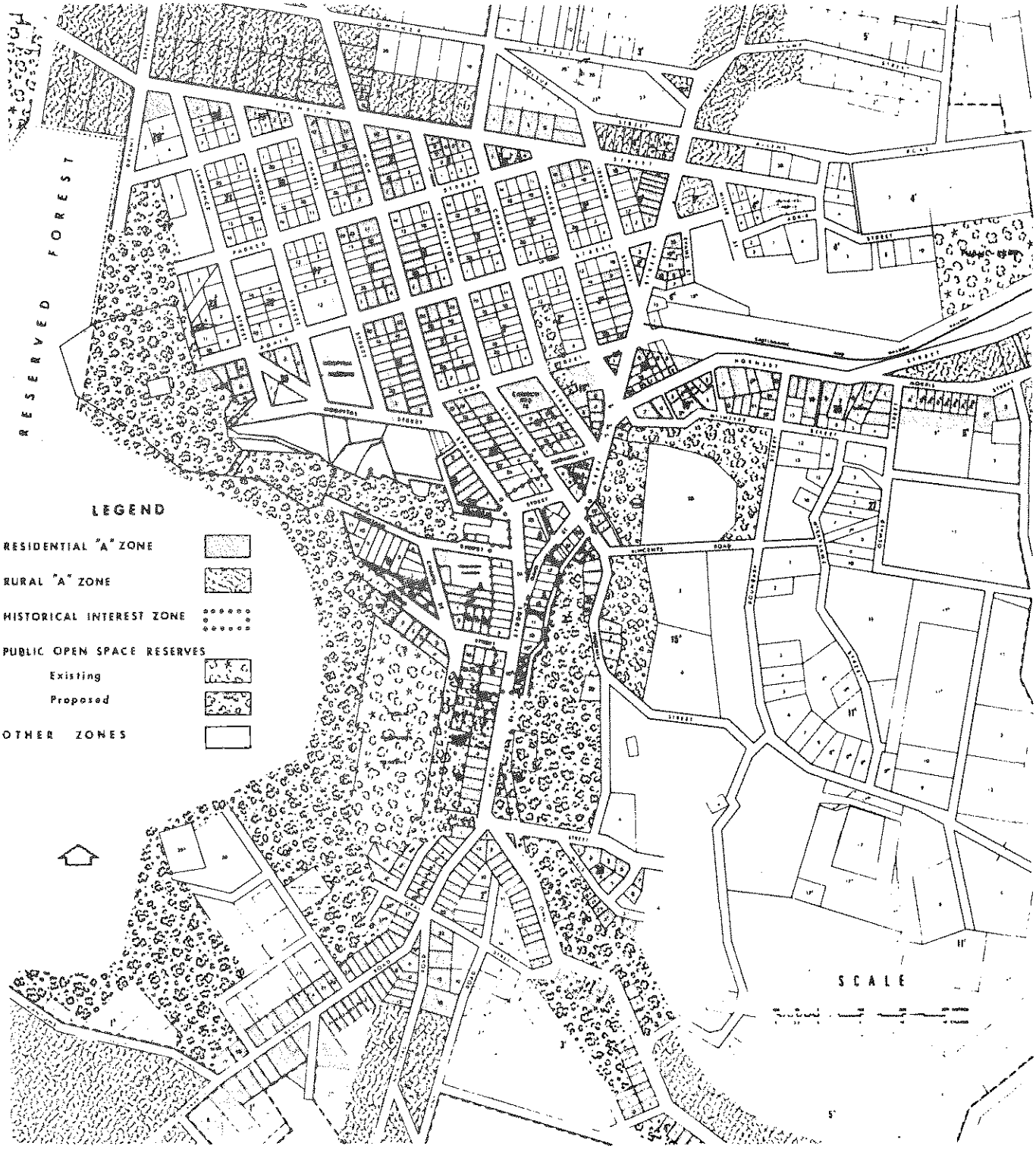
MAP 1 SHEET A

PROPOSED AMENDMENTS TO MALDON PLANNING SCHEME



EXTRACT FROM THE

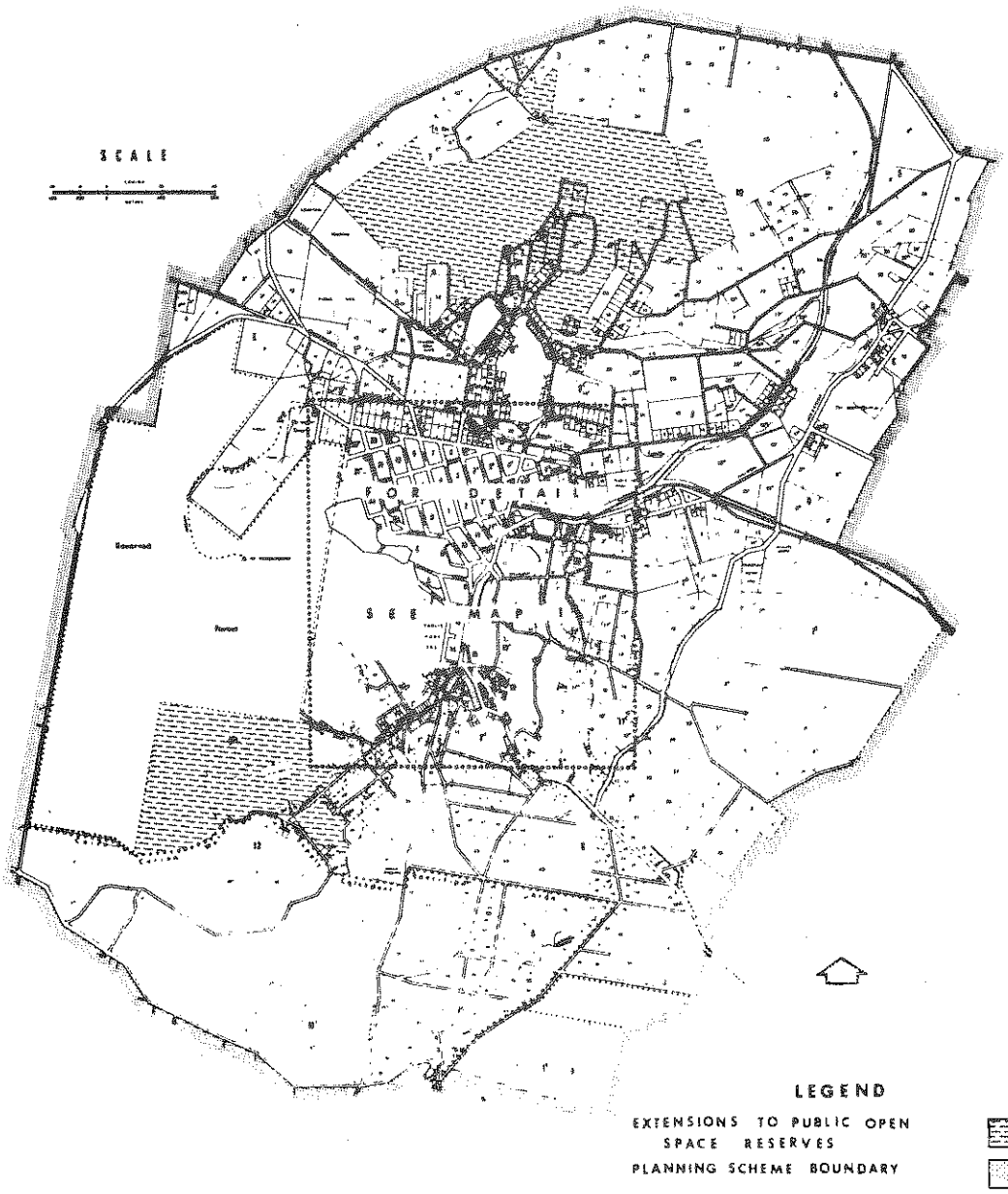
MALDON PLANNING SCHEME



MAP 1 SHEET C

PROPOSED AMENDMENTS TO MALDON PLANNING SCHEME

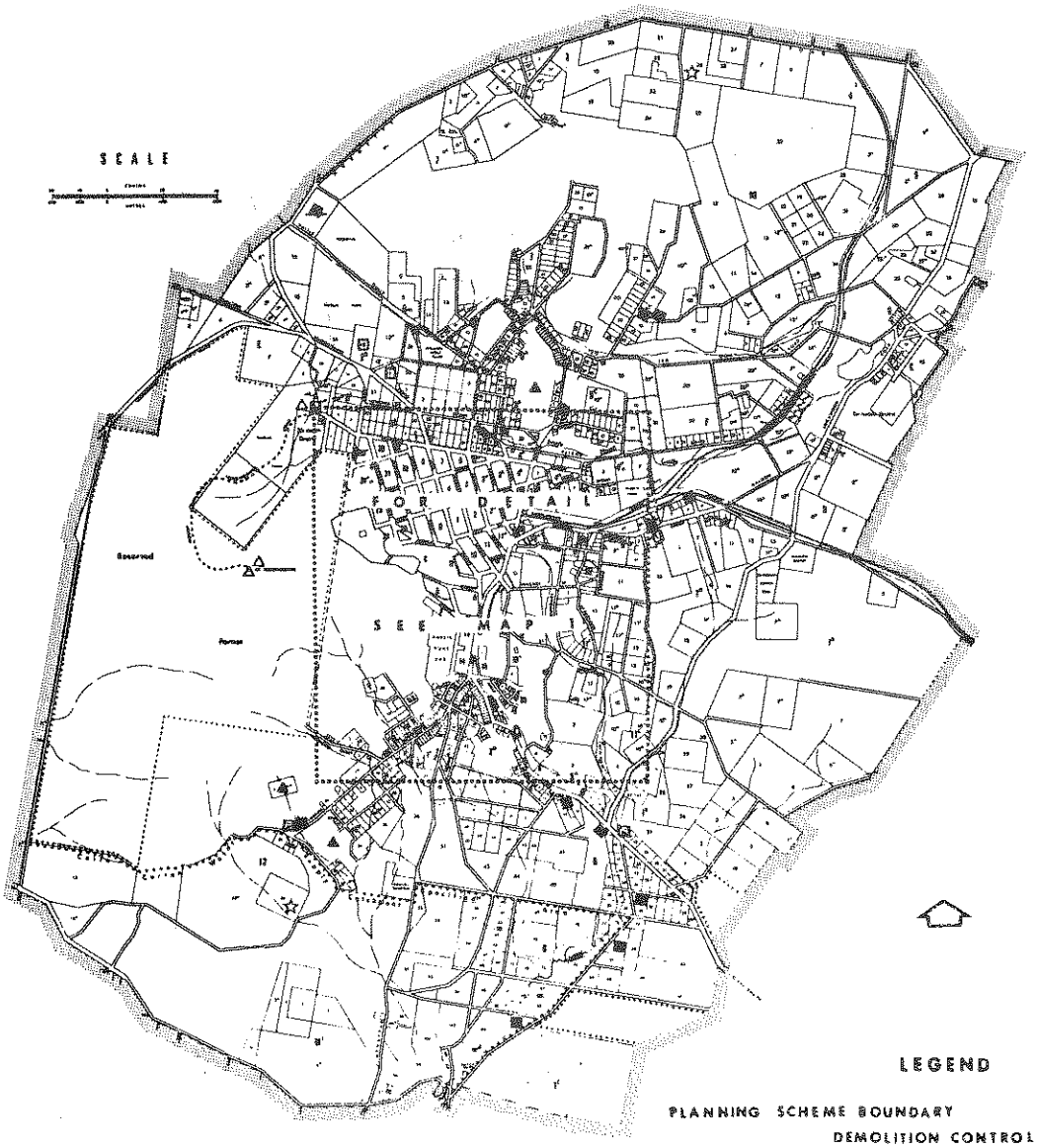
SHIRE OF MALDON



MAP 2 SHEET A

PROPOSED AMENDMENTS TO MALDON PLANNING SCHEME

SHIRE OF MALDON



LEGEND

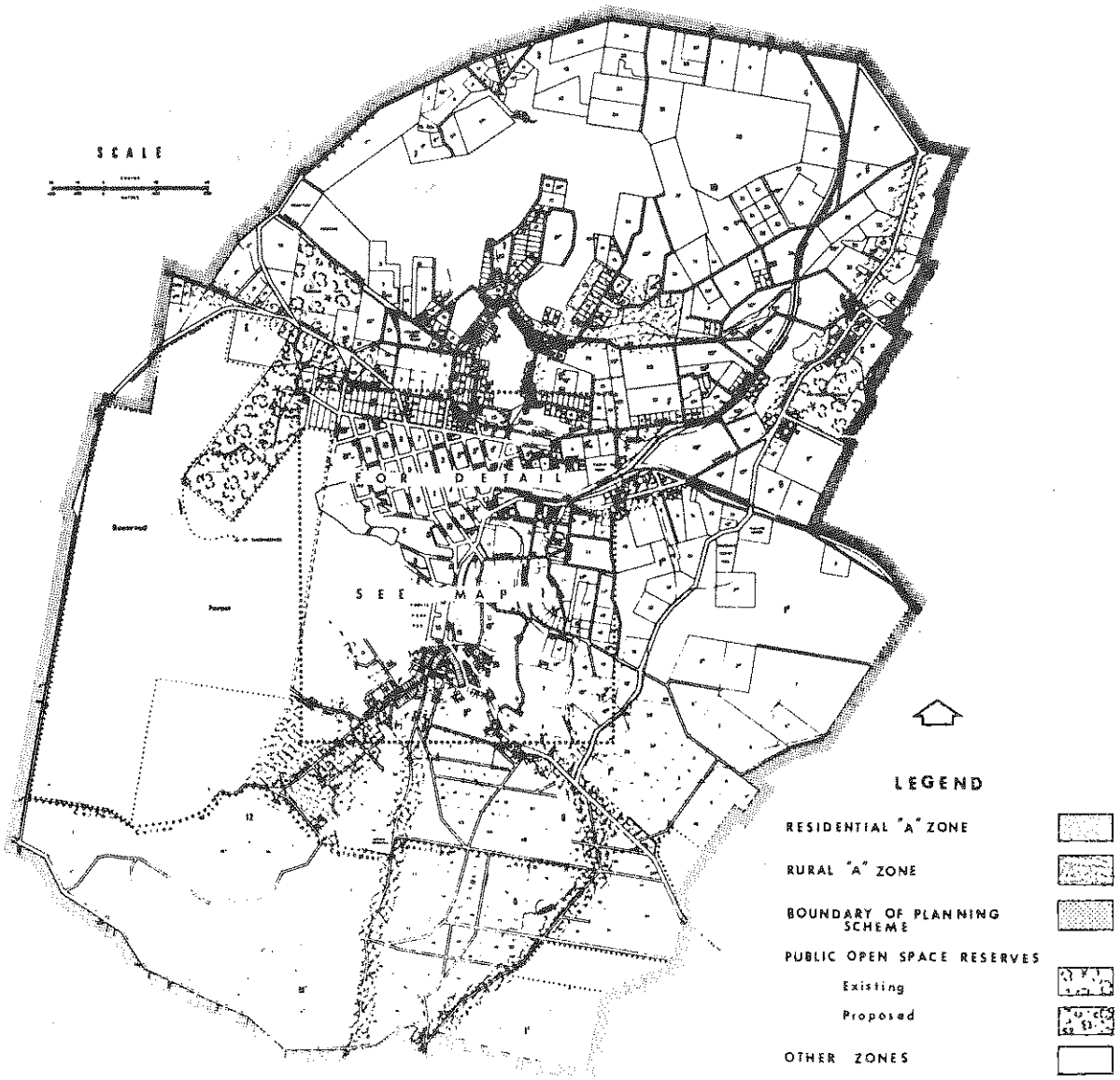
	Existing	Proposed
PLANNING SCHEME BOUNDARY		
DEMOLITION CONTROL		
BUILDINGS AND WORKS ON BLOCKS MARKED THUS	■	□
OR LAND MARKED THUS	★	☆
SITES	▲	△

MAP 2 SHEET B

EXTRACT FROM THE

MALDON PLANNING SCHEME

SHIRE OF MALDON



MAP 2 SHEET C

MALDON CONSERVATION STUDY

PART TWO

HISTORICAL AND RECONSTRUCTION DATA

Commissioned by the Town and Country Planning Board

Jacobs Lewis Vines
Architects

In conjunction with Dr. Miles Lewis

November 1977.

First published 1977
Town and Country Planning Board

Republished 1987
Ministry for Planning and Environment

CONTENTS

PART 2 HISTORICAL DATA

TECHNICAL APPENDICES

1. INTRODUCTION

1. INTRODUCTION

This report represents an important stage in the protection of Maldon as an intact nineteenth-century gold mining town.

The first recognition of the historical importance of the town was by the National Trust following a survey by the Melbourne University School of Architecture in 1964. The Trust designated Maldon as a 'Notable Town' in February 1966. This announcement greatly increased public interest in the town and the number of tourists visiting the town dramatically increased. In addition, people from Melbourne began buying homes as weekenders, thereby increasing real estate values in the town. This has occurred at the expense of the cost of living of the original residents, particularly non-home owners. The Trust was concerned that unless planning controls were introduced, the town would soon lose the characteristics that established Maldon as Australia's first Notable Town. Many changes were occurring in the mistaken belief that these were improving the town as a tourist attraction. In fact, they were reducing the original historic character of the town.

A draft was prepared in 1966 to protect the historic character of Maldon, and the Trust published a submission entitled 'Proposals for the Conservation of Maldon in 1969. This report recommended that:

- extensions be made to the proposed Planning Schemes;
- the scheme be administered by the Town and Country Planning Board within the shire;
- the Trust should have representation on a committee to determine building applications.

In January 1970 the Town and Country Planning Board invoked an interim Development Order controlling the design and external appearance of all non-government buildings. Advice on most applications was received from the Technical Advisory Committee of the National Trust. The Maldon Planning Scheme was prepared in 1973 and gazetted in October 1977. The Planning Scheme is the first statutory attempt in Victoria to achieve historic conservation of a whole town.

Under the scheme as approved, planning control of the less historically sensitive areas of the town is controlled by the Shire, while the sensitive central commercial area and access routes remain under the control of the Town and Country Planning Board.

The Maldon Conservation Study was commissioned by the Town and Country Planning Board in April 1977 to facilitate the implementation of the Planning Scheme. The study brief outlined two major requirements. Firstly, to provide the necessary historical research for the restoration and re-creation of the Historic Interest Zone for the defined period 1860 to 1899. Secondly to establish priorities and recommendations for an effective conservation programme.

Since October 1977, the Ministry for Planning has become involved with a programme aimed at facilitating historic reconstruction in the town through an architectural advisory service and the provision of restoration funds.

1.1 MALDON CONSERVATION STUDY

Statement of objectives and tasks

(i) the expansion of historical data of the town for the defined period of 1860 to 1900, including evidence of the appearance of the town and its buildings during that period;

(ii) recommending methods of achieving effective conservation.

To achieve these objectives the consultants were required to undertake the following tasks:

(a) historical research to enable the accurate restoration of existing buildings and reconstruction of other buildings that stood in the Historic Interest Zone in the period 1860 to 1900. This evidence has been provided through scaled reconstruction drawings, early photographs, paint scrapings (which indicate original paint colours) and typology studies of architectural elements such as verandahs, signs and fences. A card index of early photographs has been established which, in conjunction with the historical data collected for each building, will enable additional research to be undertaken as more information becomes available.

(b) the establishment of an inventory of all buildings, works and sites of historic importance, including those already under demolition control, indicating historical importance and condition.

Two separate inventories have been prepared: the first covers buildings; this accurately identifies the buildings with street name, crown section, allotment number and photograph, construction date, available historical data and historical significance and condition: the second inventory covers works and sites – indicating historical importance, tourist significance, and condition.

(c) the establishment of a list of restoration and preservation priorities based on the inventories cited above.

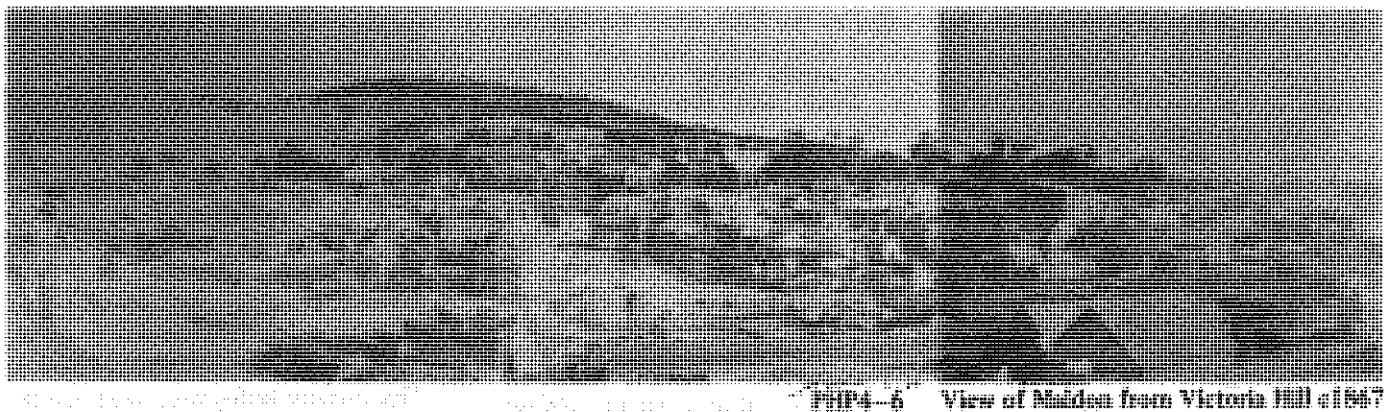
This priority listing has established the importance of each building, work or site to the historical character of the town in conjunction with comments on condition. A rating system has been established for each category to enable a rapid identification of buildings, sites or works requiring the most urgent attention. This involved giving a numerical value for each building based on location and historical and architectural importance.

(d) conservation management. This broad area covers an investigation into, and recommendations for the provision of incentive or requirements for property owners to preserve and/or restore their buildings to the original state as provided for in the Planning Scheme and the most appropriate body to administer the scheme.

1.2 HISTORICAL DATA

This volume contains the historical data, reconstruction research and building works and sites inventories as outlined above in 1.1(a) and (b). This volume has been published for the information of and use by the people of Maldon.

2. HISTORY OF MALDON



PHP4–6 View of Maldon from Victoria Hill c1867

The first settlers in the Maldon area were pastoralists who ranged sheep and cattle. The first to take up holdings in the area was Lauchlan MacKinnon in 1839, who called his run 'Tarrengower'.[1] The licence for the adjacent run 'Cairns Curran'[2], on which the town of Maldon is now situated was first issued to J. C. McLaran, but by June 1840 H. N. Simpson had taken over 'Cairn Curran'[3]. Pastoral activity continued in the area until the 1850's gold activity brought about a rapid change in the area's development. In 1848 E. and F. Bryant became partners with Simpson at 'Cairn Curran'[4] and thus the area around Maldon became known as Bryant's Ranges or Tarrengower.

The pastoral nature of the area ended suddenly with the discovery of gold. Gold had been discovered at Forest Creek (Castlemaine) in September 1851, but it was not until 1853 that the area around Tarrengower was investigated. The discovery of gold at Maldon is attributed to Captain John G. Mechosk, who eventually received the government reward for the discovery[5]. In his petition for the reward he claimed that he commenced prospecting on 5 June 1853 and reported his discovery of gold to Commissioner John Bull at Castlemaine in December 1853. A further petition in support of his claim, sent in November 1854, was signed by 20 residents at Tarrengower (as the emerging town was known) but it was not until 1860 that the final payment of the reward was made.

Mechosk's was probably the first party on the site and their prospecting led others to the area in December 1853. These later arrivals may have met with earlier success than Mechosk, leading to the derogatory remarks on Mechosk's reward in later accounts of the early gold discoveries[6]. The rush certainly began in December 1853 with miners rushing from Forest Creek, Ballarat, and as far as the Ovens diggings in north-eastern Victoria, as reported by William Howitt in January 1854. 'There is a new rush and a violent one, – thousands and thousands of the people who have come up from the Ovens are now off again, helter skelter, down to a place called the Porcupine, from the Porcupine Inn, near where our horses were, beyond Bendigo 250 miles! [Referring to the distance from the Ovens diggings.]

By all accounts the diggings at the Porcupine, or Bryant's Ranges, are totally destitute of water; a hot, burnt-up place, and however rich it may be, will be torn up, long before these people, about 5000 in number, can get there.'[7]

Early visitors to the rush included Raffaello Carboni who was involved later in the Eureka Stockade. He reported: 'Bryant's Ranges (Tarrengower) was the go of the day, and I started thither accordingly, December, 1853. Oh! Lord! what a pack of ragamuffins over that way! I got acquainted with the German party who found out the Tarrengower den; shaped my hole like a bathing tub, and dropped on it right smart.'[8]

The intial rush was by alluvial gold miners along Long Gully, Peg Leg Gully, at Eaglehawk and Porcupine Flats, and by May 1854, 'The people on the gold field are said to be 18,000 or 20,000:, the gold procured from 1000–2000 ounces a week'.[9] As 1854 was a drought year in Maldon, the usual method of separating gold from dirt by washing was not generally possible. The lack of water was so great that drinking water was sold by the bucket. All streams dried up and if water had not been found from springs at The Springs Reserve (on the present day Mt. Tarrangower Tourist Road) and from two smaller springs in Spring and Fountain Streets, fewer people would have stayed at the diggings. Because of the lack of water and cost of cartage of washdirt to either the Loddon River or Muckleford Creek, many miners simply piled the washdirt, awaiting the end of the drought to wash the gold. This appears to be part of the reason for many people staying at the diggings in 1854 and early 1855. On Howitt's arrival in May 1854, he wrote: '(Many) had utterly exhausted their means and were compelled to remain and do as well as they could . . . Thousands of tons were piled up in various places, and the sanguine expectants awaited the arrival of rain . . . In consequence of this, we expected to find these diggings nearly deserted. But nothing of the kind: on the contrary, there was the most busy throng that we have ever seen since our first arrival at Spring Creek . . . A host of tents, whitening all the valley as far as we could see, announced a well-populated scene. When we came up to these tents, we found them surrounding a part of the valley which was all completely dug up, and throngs of diggers at work . . . This was in fact a new rush; the last of many which had taken place here . . .

When we came to traverse the diggings, we found them extending about 3 miles along this valley, which, at the upper end, turned off to the left, and again descended in the opposite direction towards the Forest Creek road.

All the way up this valley, and again down the last named part – called, properly, Long Gully – the ground had been turned up with an amazing activity for so short a space of time – only a few months.'[10]

The early influx is also described by William Kelly in 1860: 'In the early part of 1854 there was a new digging discovered in a mountainous district north-west from, and within 16 or 18 miles of, Castlemaine. It was called Tarrengower, and as the older fields were getting effete in the estimation of the spoiled diggers, there was a tremendous rush to it from all directions. Within ten days from the first promulgation of the rumour, several thousand

people were confusedly congregated in the neighbourhood, just as like people after hurriedly fleeing from a plague as a throng eagerly crowding to pick up the scattered treasure of nature.

There were good grounds for the report, as gold was found in several of the gullies, and abundance of loose surface specimens on the hill sides. But the place itself was barren and inhospitable, and completely wanting in one of the most indispensable appurtenances of a gold-field – water; . . . Under such circumstances, it was not to be expected that a large permanent population would settle down there . . . '[11]

When rain eventually did arrive, many were diappointed by the low yields from their claims, as Maldon was not a high yielding alluvial field when compared with the riches of Castlemaine, Bendigo and Ballarat.

By August 1854 the population had decreased to 4,000[12] and by November it had dropped a further 2,000[13].

It had been noticed by those that stayed that large deposits of gold were embedded in quartz outcrops in the area, although there were no established methods to recover the gold. However, 'some miners had contrived to do well by knocking out rich specimens with hammers and crushing them in a mortar. One of the earliest prospectors of the reef was fortunate enough to obtain £800 worth of gold in this manner'.[14] By 1856 steam quartz crushing machines were operating,[15] resulting in the profitable mining of the rich quartz leads. By 1857 Quartz crushing was well established, as reported by William Westgarth when discussing the need for a separate court and warden for Tarrangower. 'In the memorial sent to the Government from a late public meeting, they describe themselves as comprising 1500 miners with their families, who raise collectively 2,000 oz of gold weekly . . . they themselves were quartz crushers'.[16] Lack of water was still a problem and sometimes caused work to be suspended, but the richness of the quartz lodes warranted the effort in overcoming these problems.

Kelly, writing in 1860, described the development of quartz crushing at Maldon:– 'There was one important discovery, however, made, but not properly appreciated at the time, which was that of rich and extensive quartz reefs, scarcely second to any in the colony. They have been subsequently worked, but only, I may say in a desultory way, owing to the scarcity of water; should that element be rendered abundant . . . or should smelting (be employed) . . . the riches locked up in the mineral ranges of Tarrangower alone would suffice for a respectable empire. It was on the strength of this prospect, that a section of Victorians determined on settling down and establishing a considerable township in the locality, bidding against each other . . . for building allotments in the sandy, stony, thirsty place, as if there was not elbow room elsewhere, and calling into existence the town of Maldon . . .

Since the ebb of the great rush, there has been only a scant population, and very little doing in alluvial working, quartz being the principal source of its wealth . . . There are now some large steam quartz-crushing mills in Tarrengower from which we constantly hear of marvellous returns; but they, too, are sadly cramped in their operations from the want of water'.[17]

The great influx of people on to the field in early 1854 led to the area being brought to the Government's notice. A Commissioners camp was established, near the site of the present court house, in February 1854. This site overlooked the main digging activity along Long Gully, and was near to Eaglehawk which was developing as a separate suburb.

John Templeton was sent to survey the site in 1854. He chose a place to the north of Franklin Street and surveyed this into streets and allotments, 'but as is universally the case, the surveyors have laid out the township on an adjoining barren hill, where the whole ground is stone or stones, and where the people would have to carry in carts, for nearly a mile, every drop of water they would require'.[18] This subdivision was ignored as it was away from the gold fields, water and off the main roads to Castlemaine, Bendigo and Newstead. The next area to be surveyed was bounded by Chapel, Ireland, Franklin and Camp streets, by a second Government surveyor, Adair, in 1856. These subdivisions are shown in a map held in the State Library of Victoria entitled '1855 Mines Department Map'[19].

However, this did not change the main areas of settlement which were along the present Main and High Streets which ran parallel with the Long Gully mining activity and along the line of the roads that linked Castlemaine, Maldon and Bendigo. Section A was surveyed to follow the line of the existing thoroughfare and commercial activity. These sites were sold in 1856 and it was from this date that substantial and permanent building began in Maldon.

The renaming of the Tarrangower diggings has been attributed to Adair, after the town of Maldon in Essex, England.

Maldon's wealth was based on quartz mining, and this led to a settled appearance of the town from an early date. This created a contrast to the more prevalent alluvial mining which was generally carried out by small parties of miners with simple tools and apparatus, with frequent moves when claims were worked out. The deep mining methods needed for quartz mining led to the formation of unions or companies to purchase more extensive machinery. The formation of companies precluded the necessity of locating dwellings near claims. Thus with the selling of land many miners bought and built houses throughout the town.

In August 1858 Maldon was proclaimed a municipality, the first elected Council consisting of Councillors J.W. Wright (Chairman), Watt, Subritzky, Warnock, Cooper, Lawrence and McIntosh. In September 1863 the borough of Maldon was proclaimed with James Warnock as mayor, to be followed in January 1864 by the amalgamation of the Borough and the Baringhap Roads Board and the proclamation of the Shire of Maldon. The first shire president was R.J. Lawrence; with councillors Blackwell, Chrystal, Courtin, Gilfillan, Hornsby, Kilsby, Robinson, Stevenson, Warnock and Williams[20].

By 1861 the population of Maldon was 3,341 making it the 8th largest town in Victoria.[21]

In 1864 J.G. Moon reported that Maldon had about 70 stone and brick buildings, 370 wooden buildings and 400 tents; the population being between 6000 and 7000. His Business Directory contains 154 entries including Bryant and Co's Maldon Brewery, Stowe's Springs Brewery, ten hotels and at Eaglehawk, one hotel and twenty five businesses.[22] The progress of the town is also described in the Victorian Gazetteer of 1865: 'Maldon is the centre of the shire district of the same name . . . There are 26 quartz-crushing machines and 2 breweries in the district, which is a mining one, almost entirely quartz, alluvial digging being carried on to a limited extent. Pastoral and agricultural pursuits are also extensively carried on . . . Cobb's coaches run daily between Maldon and Castlemaine, Muckleford, Baringhap, Maryborough and Dunolly; with Melbourne the communication is by coach to Castlemaine and thence by rail. There is a public hospital in the township, an athenaeum, German association and club house, public swimming bath, 2 common schools, and branches of the New South Wales and Victoria banks, and of the Victorian, Australasia, Australian Alliance, Liverpool and London and Globe, Imperial, London and Lancashire, and Australian Mutual Insurance Companies; there is also a court of

mines, county and petty sessions court, a post and money order and telegraph office. A newspaper, the Tarrangower Times, is published in the township, and there is a news-agency (Hannay's) where the colonial papers may be had. The hotels are the Maldon, Criterion, Kangaroo, Cricketers Arms, Miners Arms, Royal, Cumberland, Australasian, Swiss, Shakespeare and several others. There is a booking office for Cobb's coaches at the Kangaroo Hotel (Ellis's), and one for the Castlemaine coach at the Royal (Page's). The population of the Maldon district is 5432, and the number of dwellings 1184'.[23] In the Tarrangower Mining division the number of miners was – Alluvial; Europeans 662, Chinese 354; Quartz; Europeans 525: Total 1541, who were distributed thus:– Porcupine 159, Peg Leg 84, Nuggetty 63, Bradford 16, Long Gully 78, Eaglehawk 175, Sandy Creek 223, Pickpocket 105, Newstead 45, Frenchmans 26, Gardner's Gully 30, Long Gully 16 [sic.], Armstrong's 7, Hard Hills 12, Ironbark Gully 16, Hunter's Rush 17, Back Creek 44, Frying Pan Gully 5, Beehive Hill 125, Mount Tarrengower 223, Green Valley 45, Joyce's Creek 17, Total 1541. Engaged in alluvial mining, 3 steam enginges, 5 derricks, 74 puddling machines (12 idle), 17 toms, and 3 water wheels; and in quartz mining, 27 steam engines (12 idle) 43 whims (11 idle) and 6 derricks[24].

The population declined over the years; in 1871 there were 3,817 living in Maldon; this dropped to 2,800 in 1881 and to 1,692 by 1891.[25]

Quartz mining continued, profitably, in Maldon until the early 1900's, and indeed enjoyed a revival in the 1890's when the town experienced a rise in population to 3,667 by 1901[26] due to the depressed economic conditions in other areas. The stability and prosperity is described in 1898, when 'Fully 47 reefs have been described on this field . . . several of the mines are now approaching a depth of 2000 feet. Such examples of permanency as the South German etc. may be referred to as illustrating the stability of mining on the field, which, within a small area has already produced £2,306,620 worth of gold'.[27] This optimistic survey of Maldon's mines was reinforced by the 1897 Report on the Maldon Goldfields by R.A. Moon. He completed a detailed survey of all the working mines in Maldon and noted their future prospects. His conclusion was that most of the mines had a prosperous future.

But many factors were to bring about the closure of mining in the early twentieth century. These included the technical difficulties of deep shaft mining, the increasing cost and the reluctance of labour to accept the bad working conditions, the relatively low price of gold and the effects of World War I. Maldon's population had fallen, by 1911, to 3,077[28] and operations wound down. The last mine closed down operations in 1926. After the closure of the mines and lack of employment opportunities, the population fell to 723 by 1933[29] but was to increase to 1098 by 1947, when the population more or less stabilised.

Maldon developed rapidly from the tents of the itinerant gold seeker to a stable town with a solid commercial centre. The buildings in Maldon reflect the flux of fortune in its mines. The early alluvial rushes left the town with an ad hoc compact and unusual shopping area. Although many of the original buildings were replaced during the town's mining years the basic outline and character has been preserved. Some buildings have survived from the 1850's with a steady progression of buildings being added until the early 1900's. The presence of substantial buildings dating from the 1890's and early 1900's reflects the resurgence of prosperity in the town during that period.

The spread of residential buildings is much less compact and more haphazard, due initially to the speculative purchase of much of the land, and later to the decline in population during this century. The main concentrations of houses occur along the major access routes and in the area to the north of the Historic Interest Zone.

Again, the relatively large number of buildings dating from the 1890's reflects the prosperity of the town in that period. The vacant land between houses preserves the quiet rural nature of the town and in many cases are as important as the buildings for which they provide the setting.

Maldon, in 1971, had a population of 1,759 and 742 dwellings,[29] and although the population appears to be growing and new buildings may be required it is hoped that these will not detract from Maldon's intact and pleasant environment.

1. Billis and Kenyon. Pastoral Pioneers of Port Phillip, p.318.
2. Department of Crown Lands and Survey. Letter to Hon. T.H. Grigg, 9 July 1953.
3. T.F. Bride. (ed), Letters from Victorian Pioneers, p.7.
4. Billis and Kenyon. op. cit., p.35.
5. J. Flett. The History of Gold Discovery in Victoria. See pp.193–200 for discussion on Mechosk's claim.
6. Flett. op. cit., – reports on an early history of the town published in the Tarrangower Times 28 September 1866, and see also J.G. Moon, Tarrangower Past and Present. 1864.
7. Howitt. Land, Labour and Gold, p.316.
8. R. Carboni. The Eureka Stockade. Melbourne 1963 (1863) pp.8–9.
9. Howitt. op. cit., p.356.
10. Howitt. loc. cit.
11. William Kelly, Life in Victoria, p.65.
12. Colonial Secretary's Papers 54/G8788 10.8.1854.
13. Mount Alexander Mail, 7.11.1854.
14. The Goldfield of Victoria in 1862 1863, p.97.
15. Mount Alexander Mail, 15.9.1856.
16. William Westgarth, Victoria and The Australian Gold Mines in 1857. London 1857, p.175.
17. William Kelly, loc. cit.
18. Howitt, p.356.
19. The dating of this map may be incorrect.
20. Williams, p.43, also includes a list of all Shire Presidents.
21. Williams, p.34.
22, Moon, Tarrangower Past and Present, pp.25–28.
23. The Victorian Gazetteer, 1865. p.234.
24. Ibid, p.374.
25. Victorian censa, quoted Williams p.34.
26. Williams, p.36.
27. Ibid p.34.
28. Ibid.
29. Ibid.
30. 1971 census data.

3. BUILDING INVENTORY

3. BUILDING INVENTORY

3.1 INTRODUCTION

The first task undertaken during this study was the establishment of an inventory of all buildings which, it was felt, contributed to the town's character. A comprehensive survey of the town's nineteenth and early twentieth century buildings was undertaken. All buildings included on the existing Demolition Control List under the Interim Development Order were included in the inventory. The original listing of buildings was indexed on cards, identified by Section and Allotment Number. A photograph of the building and all information regarding that building was entered on this card as it became available. Buildings altered to a considerable degree or in a less important location were omitted as not essential to the retention of the town's character. However, the Inventory includes the majority of the town's buildings of 19th century character. Those buildings with only minor alterations or alterations that could be restored were included especially if they occupied important sites – either those sites viewed from common vantage points or corner sites where the scale and form is important to the visual concept of the area.

The card index was established to identify positively each building and its site. It has proved difficult to cross-reference some of the earlier research on the town, where buildings are only identified by colloquial names and street name. No street numbering system exists in Maldon.

The Building Inventory provides the following information:

Maps

Map No. 2 shows the area of the town of Maldon with section numbers. The listing is in the following order; – Historic Interest Zone: the remaining Township Sections listed alphabetically A, B, C, D, E and F, and Sections numerically 1. 1A. 1B etc. Parish Sections are also listed alphabetically and numerically.

Photograph

An identification photograph is included to give positive identification of the building under discussion.

Section and Allotment Number

The Lands Department System of Section and Crown Allotment Number has been used to identify sites in this study. Certain problems result from this system. Firstly, some buildings are located on Crown Land. This is due to the fact that originally auriferous (gold bearing) land could not be alienated from the crown. Early buildings occupied sites which had been leased from the Government using Miners Rights. Some of these sites are still under this system, while others have been found not to be gold bearing and bought in recent years as freehold sites. This makes the exact location of some buildings difficult to describe as they are not shown on Lands Department maps.

Secondly, parts of Maldon were surveyed at different times and subsequently the section numbering system is not sequential. The original intention was to divide the allotments into town, suburban and country allotments and number each of the three types accordingly. This led to duplication of numbers when these were changed to town and parish allotments.

Thus there is the situation where some sections are designated by letter, some by numbers and others by a combination. By keeping the index in order, the first section alphabetically, the second numerically, the sequence of building listing can jump from one area of the town to another. For example, Section 1 is located in High Street North of the Historic Interest Zone while Section 1A is located to the south of the town in Parkins Reef Road. Thus it is necessary to use the accompanying reference maps to determine the building's location.

In the Historic Interest Zone, some of the original blocks have been resubdivided, but by progressing in order along the street there should be no confusion. The area of Section A containing Allotments 24–34, bounded by High, Francis, Templeton and Main Streets has a further problem in that the allotments were divided with frontages to both High and Main Streets, therefore in this section, the Main Street frontage of the area is dealt with first with the other frontages dealt with in numerical order following. In the inventory the first letter/numbers refer to the Section numering. The numbers in brackets refer to the Crown Allotment number.

Name:

In the Historic Interest Zone, the name used for the building is either a standard identification eg. Kangaroo Hotel (A(1)), or, where no such identification is applicable, usually the name of the owner when the building was erected eg. Langslow's building (A(9)). In some cases where the owner's name at the time of erection is unknown or where it is more appropriate, the name of the person longest associated with the building is used, eg. Upton's Butcher Shop (A(17)).

With the houses, a name is only used if it is presently displayed or where evidence exists of an earlier name.

Use:

The present use of the building is given. Where earlier uses are known this is found under **History and Sources of Information.**

Construction Date:

Where evidence has been found, the date is given with the supporting under **History and Sources of Information.** Most of this evidence has been obtained from the Tarrangower Times which was indexed by M.B. Lewis and W. Hatton in 1966 and M.B. Lewis 1967–1971. They indexed the paper from the first issue available at the State Library of Victoria (15.6.1858) until approximately 1868. They also indexed the 1869 Rate Book which at that time was the only one known to exist. Due to the limited time available further Rate Book investigation has had to be limited to major buildings.

Lack of time has also precluded further investigation of the newspapers; Tarrangower Times, and the later publication, Maldon News. Further use of this latter source could lead to the exact dates of buildings erected from 1870–1910.

Where no exact date could be located and no other information became available for giving a range of dates, the buildings have been given an approximate date range eg. c1860. This is only an indication of the building's age, using the style and detailing of the building as a guide. This is difficult with small weatherboard cottages with little ornament, as this simple style was built from the 1850's to the early 1900's and possibly later, as they were economical and simple to build. Those buildings for which no evidence has been located could possibly be more exactly

dated by close examination of the building, and more detailed searching of the rate books and newspapers.

First Land Purchaser and Date:
This information has been taken from the Lands Department maps. In some cases the information has not been noted on the maps and some later sales and subdivision are also missing.

Construction Material:
This is only an indication of the main wall material. Fake timber ashlar refers to the principal facade of buildings with timber cladding imitating stone blocks, with the other walls of weatherboard.

Condition and comments on intactness:
This is a brief outline of the building's external appearance and gives no indication of the internal condition. The present external condition of the building is graded as good, fair or poor, followed by the external intactness and obvious alterations to the building or fencing.

Significance
If the building has special historical or architectural significance it is noted here.

History and Sources of Information:
Where any research has uncovered information regarding the building, it has been listed under this section. It is envisaged that any additional information which becomes available after the completion of the study be added to the card system.

3.2 BUILDING INVENTORY

The following listing of buildings has been selected from the complete inventory of buildings in Maldon. The complete Building Inventory has not been included as limited information has been collected about the majority of buildings. The following selection includes all buildings in the Historic Interest Zone, and the more historically significant buildings in the town and parish areas. Information concerning buildings not listed here has been compiled into a separate report and made available to the Town and Country Planning Board.

HISTORIC INTEREST ZONE

A. WESLEYAN CHURCH RESERVE. WESLEYAN CHURCH BUILDINGS AND PARSONAGE

FOUNTAIN STREET.

USE: Uniting Church of Australia

CONSTRUCTION DATE: Church halls 1855 and 1861. Parsonage 1858. Church 1863.

FIRST LAND PURCHASE DATE: Wesleyan Church 4.4.1867

CONSTRUCTION MATERIALS: Brick

CONDITION AND INTACTNESS: Good, fence not original.

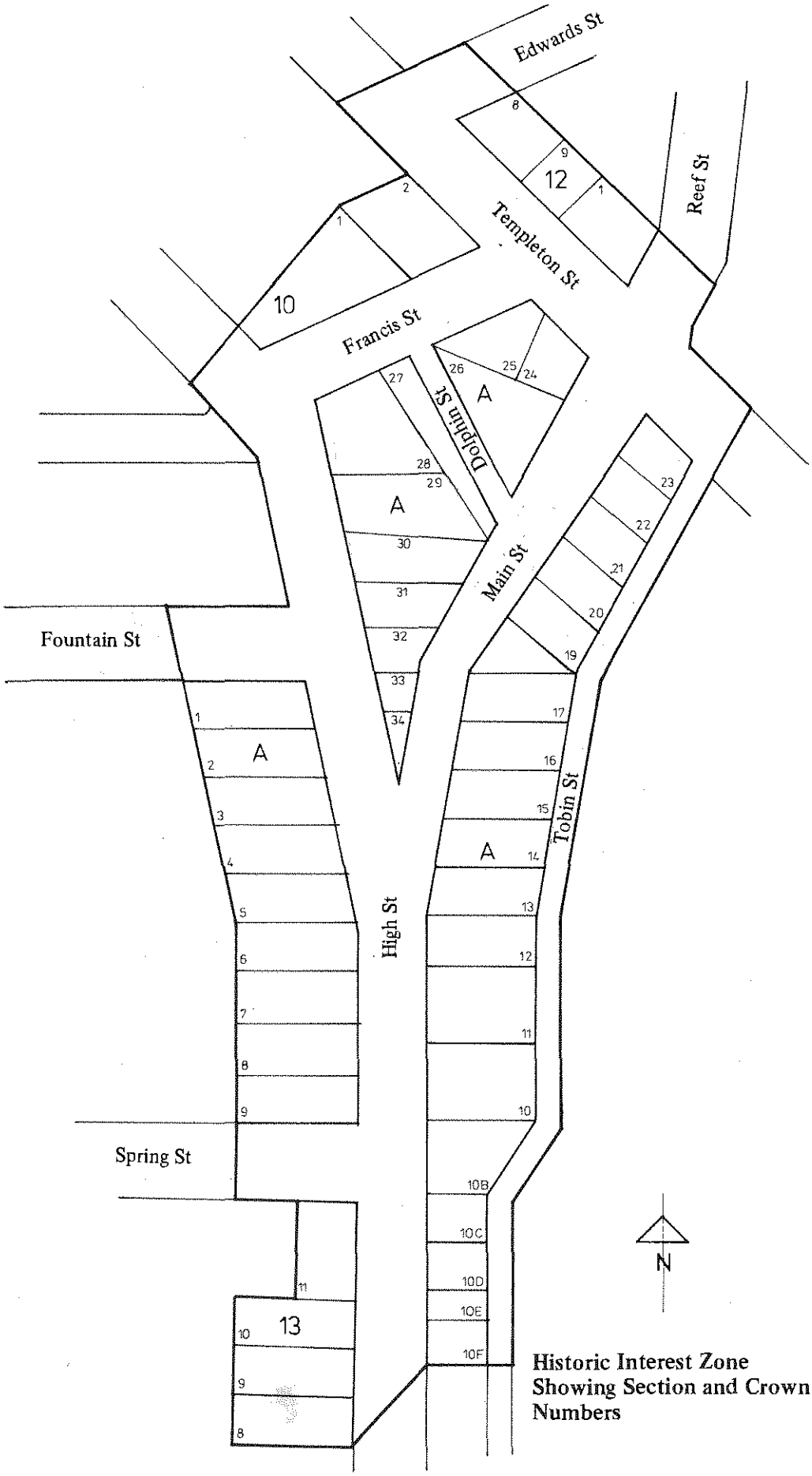
SIGNIFICANCE: The Brick Church Hall is the earliest church building still extant in Maldon. The present church is an early example of this brick and stucco style. Church architect Crouch & Wilson.

HISTORY: The brick chapel, behind the two gabled sunday school rooms, were erected in 1855[1], and appears to have been the first church building in Maldon as the Argus of 10.1.1856 has an article about the need for a day school at Maldon and reports that there is one Wesley Church in town. Before this was built services had been held in a tent. The building was constructed before Fountain Street was made and therefore is not aligned with the street. The church apparently utilized the adjoining land as a cemetery as when Fountain Street was constructed the council had to remove the bodies interred in ground around the Methodist church.[2]

The church appears to have been erected on this site as there was a spring on the land, (thus giving the name to Fountain Street). An undated reference in Williams[3] refers to the 'Wesleyan minister threatened the law on those who were carrying away more than a bucketful at a time from the spring in his churchyard'. In 1861 tenders were invited for the erection of two rooms adjoining the 'present Wesleyan Mission House'[4] and these two rooms appear to have been constructed to align with Fountain Street as they are at an angle with the earlier building. The number and wealth of the congregation soon outgrew this accommodation and in February 1863 the Church Trust met to discuss the building of a new church[5]. The church was designed by a Melbourne firm of Architects Crouch and Wilson and is said to be modelled on their design for a Methodist church in Emerald Hill (South Melbourne, since demolished). The church is an early use of the red brick and render style that became very popular in the 1890's. The contractor was I. Jamieson, Builder and Carpenter of Main Street, Maldon.[6] The foundation stone was laid by the Rev. D.J. Dare in April 1863,[7] and opened on the 18 October 1863. The old mission hall was 'fitted up as a comfortable school room; that the girls in connection

with the present Wesleyan Day School be removed to the said premises'.[8] At around the turn of the century the site was enclosed by an attractive picket fence as seen in photograph PH2 as illustrated.

The present manse has been extended many times since the first section was



Historic Interest Zone
Showing Section and Crown Allotment Numbers

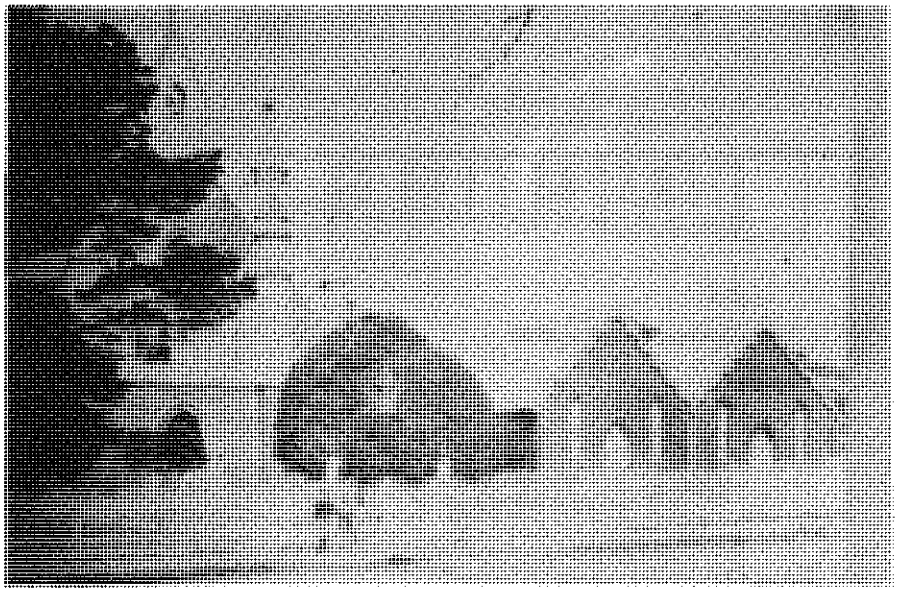
MAP 1

erected in 1858. The Tarrengower Times reports on 1 October 1858 that 97 pounds was paid for minister's house. A photograph of the building at this time can be seen in Williams[9] and it can also be seen in photograph PH1.

Additions were made in 1868 as reported in the Tarrangower Times of 31 January 1868. William Maldon Woodful (Australian Test Cricket Captain 1930's) was born at the manse during his father's incumbency at this church.

The building is also of interest for its interior, particularly the railed, vaulted sanctuary which is uncommon in a Methodist Church.

1. Benson, A Century of Victorian Methodism.
2. Williams, op cit. p.39.
3. Williams, Ibid. p.39.
4. Tarrangower Times. 25.1.1861.
5. Tarrangower Times. 2.2.1863.
6. Tarrangower Times. 23.2.1863.
7. Tarrangower Times. 29.4.1863.
8. Church records. 29.9.1863.
9. Williams p.64.



Methodist Church PH2 Methodist Church c1900

A(1)
CORNER HIGH AND FOUNTAIN STREETS.

USE: Hotel.

CONSTRUCTION DATE: 1866 and c1905.

FIRST LAND PURCHASE DATE: John Craddock. 12.5.1856.

CONSTRUCTION MATERIALS: Brick

CONDITION AND INTACTNESS: Good, verandah valence fretwork incomplete.

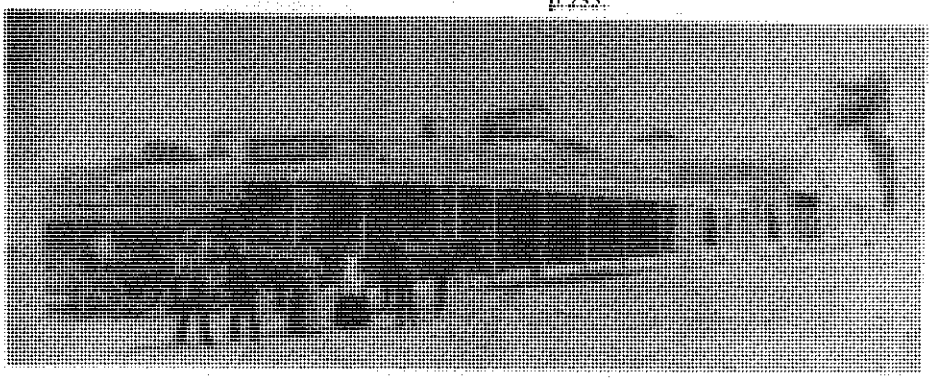
SIGNIFICANCE: The Kangaroo Hotel has retained its name and function on this site since 1856.

KANGAROO HOTEL

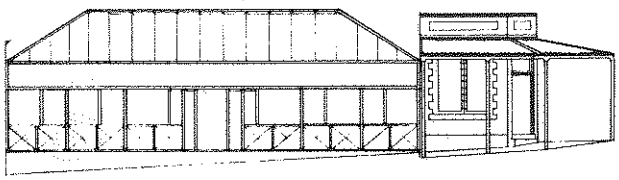
HISTORY: James Ellis was granted a licence in June 1856[1], which indicates that an hotel was operating from this time. The site was leased by Edward Ellis from John Craddock from 24 December 1856 for four years on the condition that Ellis erect a building worth 200 pounds on the site.[2]

The Mount Alexander Mail of 21 February 1857 reported that 'To make the Hotel as attractive as possible, he (Ellis) has added the largest room in Tarrengower for concerts, balls, etc'. This can be seen in photograph PH4 (see page 32). This was enlarged in July 3, 1857 and in April 4, 1860 a butchers shop was added to the south. Ellis further enlarged the building in 1866 when he called tenders for the construction of the existing brick corner section.[5] The building was well under way by July of that year when the Tarrangower Times reports 'Mr Ellis is turning the Kangaroo Hotel into a very handsome brick building, thrown into good relief by white rustic facing. Mr W. Edwards is the contractor'.[6] Ellis sold the Kangaroo in 1867 to Richard Marks.[7] The publican from 1884[8] until 1895[9] was Hugh Pettitt. A rapid change in publicans occurred over the next twenty years,[10] during which time (c1905) the southern brick section was constructed to match the existing corner section. The 1866 section has limestone brick quoin work and trim but cream bricks were used on the new section. These trims are now painted white. As part of the new additions the barrel roofed entrance awning was constructed and is a delightful feature of the building. The use of contrasting rusticated quoinwork and parapet trim was also used on other 1860's buildings in the town, (such as the former Albion Hotel (A16) and the former Dabb's produce store (A17)) and this may suggest that the three buildings were designed by the same person. The Hotel was used as a changing station for Cobb & Co from the 1860's..

1. M.A.M. 21.5.1856.
2. Tim Bonnett.
3. M.A.M. 24.7.1857.
4. Tarrangower Times 3.4.1860.
5. Tarrangower Times 1.5.1866.
6. Tarrangower Times 31.7.1866.
7. Tarrangower Times 12.7.1867.
8. 1884 Directory.
9. 1895–96 Directory.
10. Cole Collection Vol 8, p.111.
11. 1865 Bailliere's Victorian Gazetteer p.235.

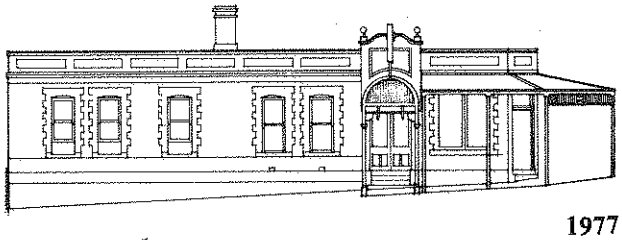


PH5 Kangaroo Hotel c1895



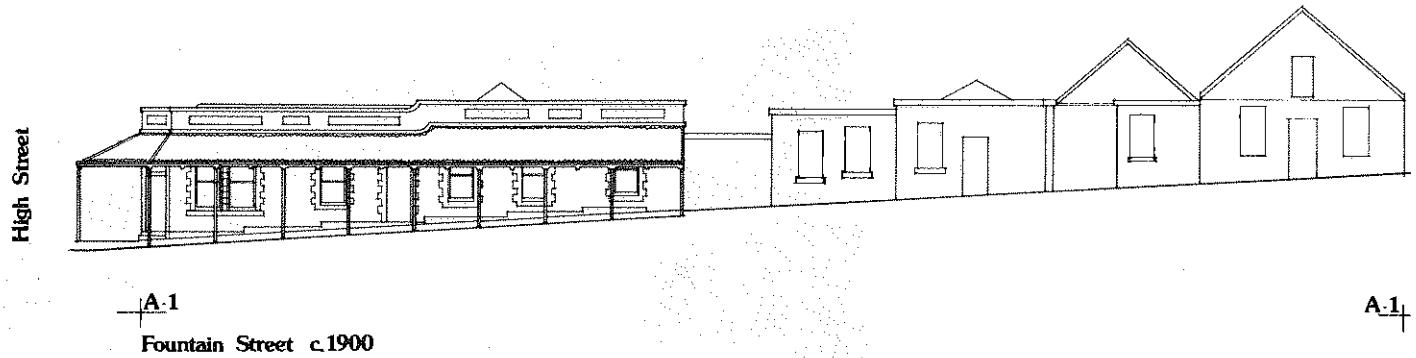
c1900

Fountain Street

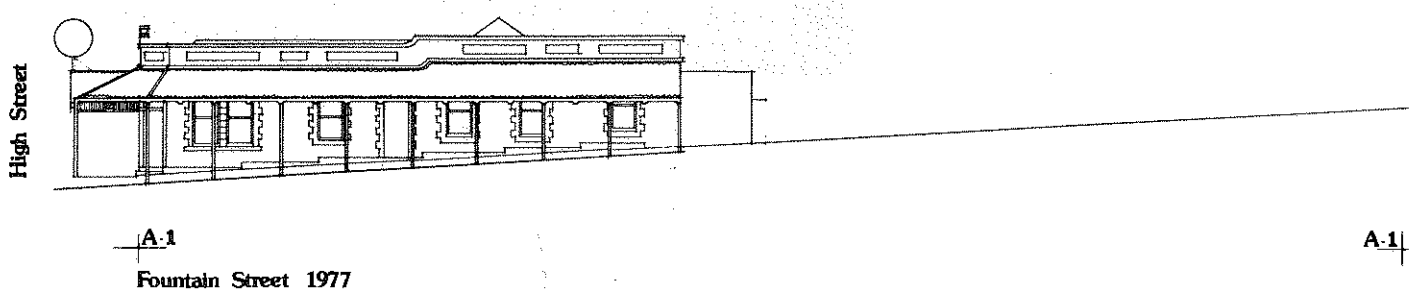


Fountain Street

1977



Fountain Street c.1900



Fountain Street 1977

A(2)

HIGH STREET

USE: Country Fire Authority garage.

CONSTRUCTION DATE: 1957.

FIRST LAND PURCHASE DATE: R. Sangster 12.5.1856

CONSTRUCTION MATERIALS: weatherboard.

CONDITION AND INTACTNESS: good.

SIGNIFICANCE: This building is inappropriate in the Historic Interest Zone.

HISTORY: The Maldon Council formed a fire brigade in 1873 and from that time they occupied the small building next to the Market Hall (Shire Hall Maldon Museum) facing Fountain Street until the present building was constructed in 1957. The Brigade was registered with the Country Fire Brigade Board in 1891.[1]

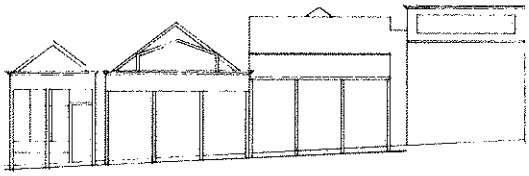
This site was occupied by shops until the 1930's when they appear to have been demolished and the land remained vacant until the construction of the present building. The site was purchased by J and S Warnock on 10 December 1859[2] and they sold the southern 15 feet to Alfred Best on 13 January 1860[3]. Best ran the Maldon Pharmacy.

The first information regarding buildings on this site is given in the Tarrangower Times of 14 January 1861 when it is reported that J. Rider was opening a hairdressing salon two doors below the Kangaroo. Alfred Best apparently was operating the Maldon Pharmacy before April 1861 when he sold to W.T. Miller[4]. A detail of the 1867 panorama (PH p5) shows three shops on the site. In 1900 the site is occupied by Ah.Gee, storekeeper, E. Gunnells, Chemist, A McArthur, Bootmaker, and W. McDonald, Draper.[5]

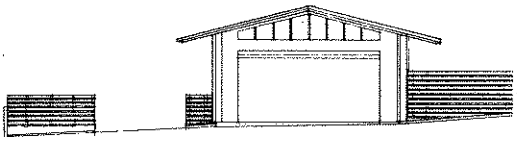
1. Williams, op cit, p.39.
2. Title document.
3. Ibid.
4. Tarrangower Times. 4.4.1861.
5. Maldon Shire Rate Books. 1900.

COUNTRY FIRE AUTHORITY BUILDING

detail PHP5 c1867 Panorama from Victoria Hill.



c1900



1977

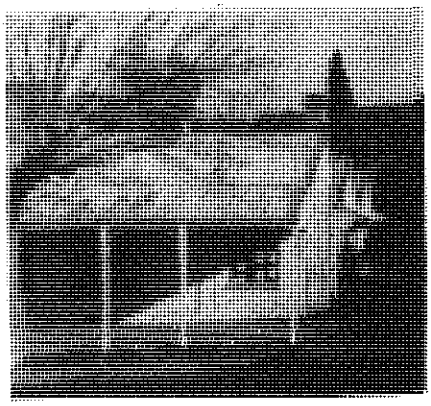
A(3)
FORMER COMMERCIAL HOTEL

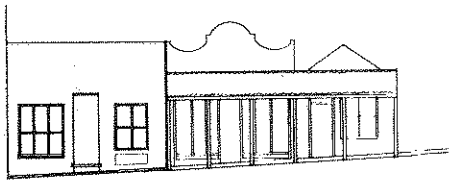
HIGH STREET
USE: Craft Shop.
CONSTRUCTION DATE: 1867.
FIRST LAND PURCHASE DATE: R. Moyes. 12.5.1856.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good.
SIGNIFICANCE: Early hotel of pleasant scale.
HISTORY: This land was exchanged by Moyes with J.C. Hawkey for allotment A(8) on 15.7.1857.[1] In 1867 the Tarrangower Times of 8 February 1867 reports that 'Handorff has built the Commercial Hotel on land rented from Hawkey' and expands on the report on the 17 February 1867 'Ernest Hahndorf, licensee of Commercial Hotel, wooden house, 3 storey [probably refers to three gable sections], three bed and family quarters, ground rented from Hawkey.' A detail of the 1867 panorama (PHp5) (see A(2)) this building without the verandah. Hahndorf continued as licensee until his death in October 1891[2]. R. Dunbull was the publican from 1893 until 1900 when the hotel was run by E. Vivian until 1902. William Symons was licensee from 1903–1910 when the hotel license was revoked under the Licenses Reduction Act.

The building appears to be substantially as built in 1867 and is of simple pleasant design and scale.

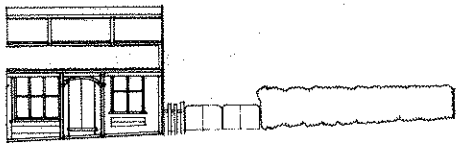
The vacant land on A(3) to the north of the existing building was occupied by two timber buildings as seen in the 1867 panorama (PHp5). These would appear to have been the buildings leased to Dr. M.T. Mason and James and Richard Ormond (Argyle House Drapery) by Hawkey in July 1860 for eight years.[3] In March 1861 Dr Mason died and Dr Nixon practised from his residence in High Street. Nixon remained until February 1862 when he sold the lease and furniture prior to leaving the colony.[5] In 1866 this shop again is available for lease as it is advertised in 27 September 1866 issue of the Tarrangower Times as 'shop to let next to Websters [who was occupying the Maldon Pharmacy on the south of A(3)] occupied by Mrs Broderick'. In 1900 the ratebook entries are R. Harvey, miner, wooden building High Street, and George Mi Ah storekeeper, wooden building. The buildings were demolished by 1936 (as shown in photograph PHp20) (see page 34) and the site has remained vacant.

1. Title document.
2. Evans, Diary of a Welsh Swagman, p.193.
3. Title document.
4. Tarrangower Times, March 1861.
5. Tarrangower Times, 14.2.1862.





c1900



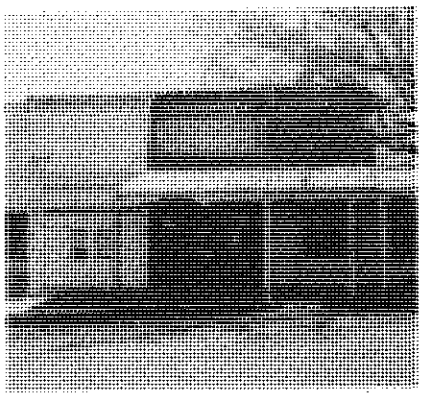
1977

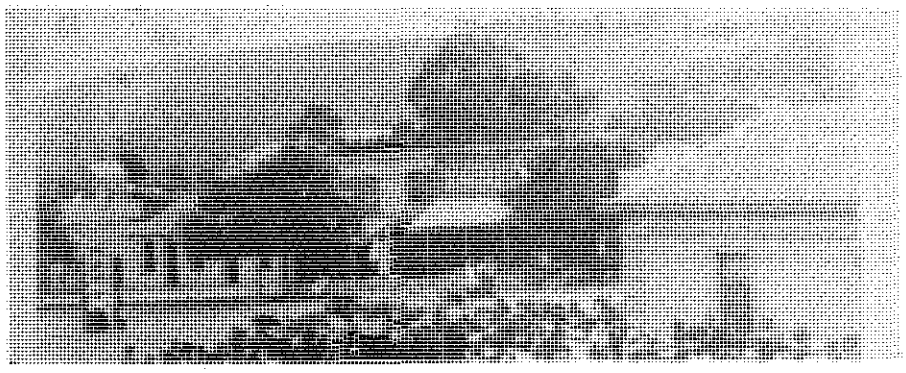
A(4)
ARGYLE HOUSE

HIGH STREET
USE: Shops and residence.
CONSTRUCTION DATE: 1866.
FIRST LAND PURCHASE DATE: J.C. Hawkey. 12.5.1856.
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: fair, verandah removed and shopfront altered on southern shop.
SIGNIFICANCE: Early commercial buildings with unusually high parapet and unusual skillion roof.
HISTORY: Hawkey sold the site to August Nomens on 10 December 1858[1] Nomens had constructed a store by March 1859[2] and a further building had been constructed by 1860 when John South was letting a building between Nomens' and the Carrier's Arms (A(5))[3]. In 1861 Nomens' store was sold and described as the 'Old Rookery'[4]; it was then used as Chapman and Goggins auction room[5]. In 1862 when the site was again sold it was described as 'occupied by (Chapman and Goggins) and McKowen, substantial weatherboard store and offices, weatherboard shop with brick front and stables at back.' John Hornsby then owned the site[6] and as the buildings were in bad condition, in 1866 demolished them.[7] By July of 1866 the new buildings were nearly complete but the parapet collapsed.[8]

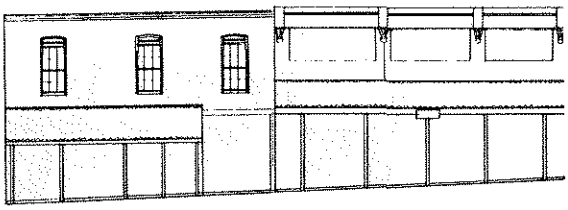
The buildings were completed by 1867 as they can be identified in the 1867 panorama (photograph PHp5) (see page 2). One of these buildings was occupied by John Hornsby, who was a builder; he owned the site until 1900[9] and had offices there until after 1893.[10] The 1936 panorama (photograph Php20) shows that the verandah was still intact.

1. Title documents.
2. loc cit.
3. Tarrangower Times. 27.11.1860.
4. Tarrangower Times. 15.3.1861.
5. Tarrangower Times. 24.5.1861.
6. Title documents.
7. Tarrangower Times. 15.5.1866.
8. Tarrangower Times. 21.7.1866.
9. 1900 Ratebook.
10. 1893 Directory.





PH6 High Street West Side c1900

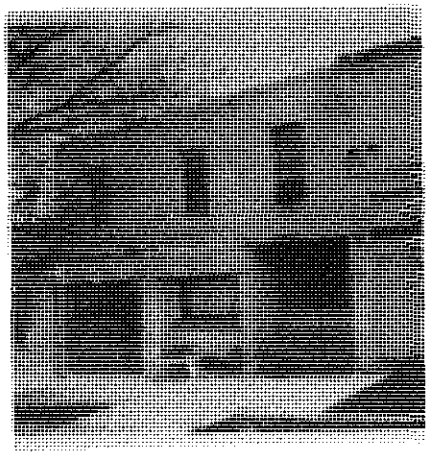


A.5|A.4 c1900

A.5|A.4 1977

A(4)
HIGH STREET
USE: residences.
CONSTRUCTION DATE: c1900.
FIRST LAND PURCHASE DATE: J.C. Hawkey 12.5.1856.
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: fair; verandah removed and shopfront altered; decorative brickwork on parapet removed.
SIGNIFICANCE: If the verandah and shop front were reconstructed, these would enhance the streetscape.
HISTORY: This section of the site appears to have been occupied by the small timber building shown in photograph PHP5 (see page 2) (c1867) until the late 1890's. In photograph PH7 c1860 (see A(5)) there appears to have been a smaller building on the site. The site was owned by Hornsby at this time so he may be responsible for the building's construction. The building is described in the 1900 ratebook as a brick building.

HORNSBY'S BUILDINGS



A(4)
HIGH STREET
USE: Residence
CONSTRUCTION DATE: c1860.
FIRST LAND PURCHASE DATE: J.C. Hawkey 12.5.1856.
CONSTRUCTION MATERIALS: brick & timber.
CONDITION AND INTACTNESS: fair.
SIGNIFICANCE: Unusual building form for Maldon.
HISTORY: The ground floor timber section can be identified in photograph php5 1867. This section is of a very small scale and is of an early construction type. The two storey brick section appears to have been constructed in the 1880's and can be identified in photograph PHP9 c1895.

RESIDENCE

A(5)
FORMER CARRIER'S ARMS HOTEL

HIGH STREET

USE: residence.

CONSTRUCTION DATE: 1857.

FIRST LAND PURCHASE DATE: R. Aitken. 12.5.1856.

CONSTRUCTION MATERIALS: brick.

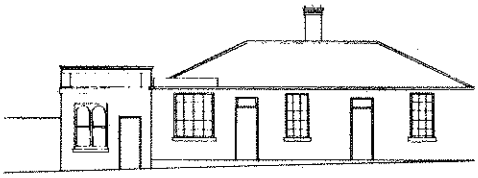
CONDITION AND INTACTNESS: good.

SIGNIFICANCE: A largely intact building of the 1850's.

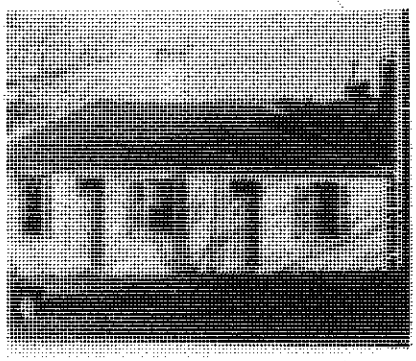
HISTORY: The Mount Alexander Mail of 17 November 1856 carries an advertisement for Aitken and Marshall's transport services to Castlemaine. In 1857 Aitken appears to have decided to provide accommodation for the travellers in Maldon as the same newspaper reports on 2 June 1857 that a license is to be granted to Robert Aitken on condition that a stable is erected and the house finished within a fortnight. The Carrier's Arms appears to have ceased being used as a hotel before 1864 when Aitken is described as a contractor and carter, High Street.[1] Earlier he had been one of the contractors for the Market Hall in 1859.[2] The building appears to have been used as a residence until 1868[3] when Dr John O'Neill appears to have used it as a residence and surgery. In 1893 the small surgery building attached on the south side of the building was erected.[4] Dr O'Neill still occupied the building in 1900.

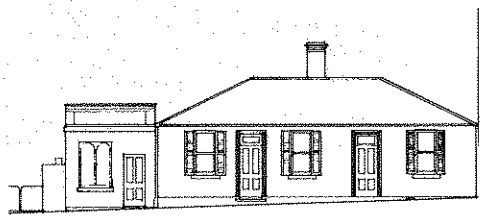
The earliest photograph obtained of the Carrier's Arms, (PH7) taken about 1860, shows that the southern window was larger and there was a sign at gutter level, which suggests that this was the hotel section of the premises. The building was unpainted at this time. The 1867 panorama (PH p5, see page2) shows that this window has been altered to two smaller windows but by 1900 (see PH 6) (see A(4)) these had been altered to the present window and the building painted. Although these have altered the building from its original state, the present window details and door mouldings are compatible with the building.

1. Moon, Tarrangower, Past & Present, p.25
2. Ibid. p.15
3. 1868 Post Office Directory.
4. 1891–1894 ratebooks.

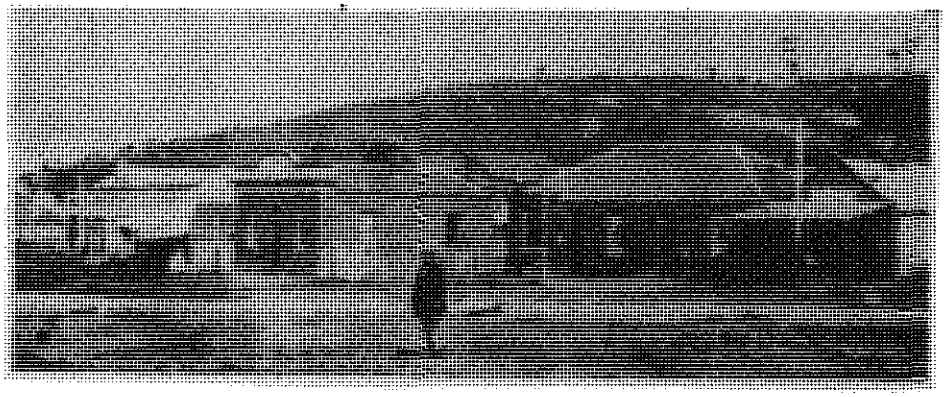


A-5 c1900





A-5 1977



PH7 High Street West Side c1860

A(6)
FORMER BANK OF NEW SOUTH WALES

HIGH STREET

USE: bank.

CONSTRUCTION DATE: 1858. 1864 construction of adjoining residence.

FIRST LAND PURCHASE DATE: R. Aitken. 12.5.1856.

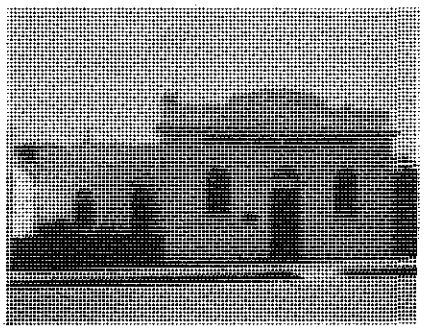
CONSTRUCTION MATERIALS: brick.

CONDITION AND INTACTNESS: good; parapet moulding removed; later brick fence; incompatible awning over southern entrance.

SIGNIFICANCE: Early well-proportioned commercial building. Architect Alfred Price.

HISTORY: Aitken sold this site to the Bank of New South Wales on 3 March 1857[1] and by June that year the bank was operating on the site.[2] The Mount Alexander Mail of 22 February 1858 reports 'A proof of the increasing prosperity of the district is to be found in the fact that the Bank of New South Wales has commenced the erection of a brick building, the accommodation hitherto used having been found to be insufficient'. By May 1858 the same newspaper reported the opening of the new premises.[3] 'The Bank of New South Wales has today commenced business in their newly erected premises, the interior fittings of which would not disgrace the best banking establishment in Melbourne. It is to be hoped the same success will attend their efforts in their new premises as they obtained in their older and somewhat more humble domicile'. The building was designed by Mr Price, a Castlemaine architect.[5]

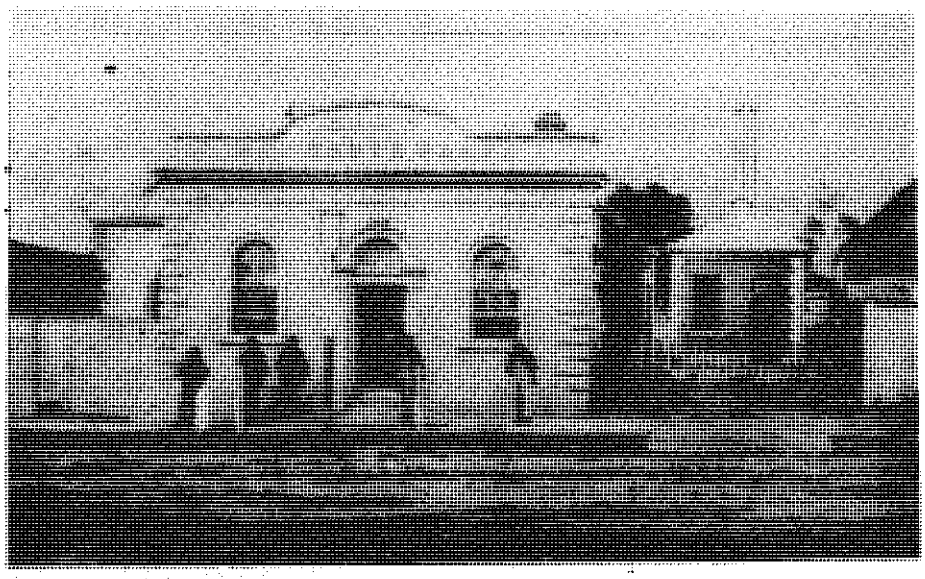
The residence does not appear to have been constructed at this time as a rating appeal in January 1859[4] describes the buildings as a large brick building and timber building, iron house at rear; not mentioning a brick house. In 1864, alterations and additions were carried out on the bank[6] which would appear to be the construction of the residence. Later that year they sold the timber building[7] which may have been used as a residence. In 1866 a smelter was constructed on the northern section of the allotment. It was described in the Tarrangower Times of 20 April 1866 'The new smelting house just erected by Mr Hornsby for the Bank of New South Wales is quite an ornament to the town. It is built in the Norman Style of architecture . . . smelting to be carried out by Mr. Honneus, who has been a smelter for seventeen years.'



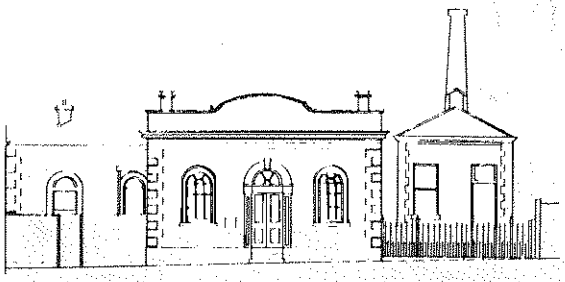
The Bank of New South Wales occupied the building until 1943, when House, Donaldson and Coutts purchased the building. In the late 1940's the bank was purchased by the Commercial Banking Company of Sydney Ltd – the present owners.[8]

Early photographs show that few alterations have occurred to the building. Photograph PH 7 (c1860) (see A(5)) shows that the building was originally face brick with a plaster parapet but by about 1870 the building had been plastered (this could have been due to the poor quality of the local bricks). The smelter was demolished by 1936 (photograph PH.p.20) and since 1936 house and bank parapets have been stripped of their decorative moulding.

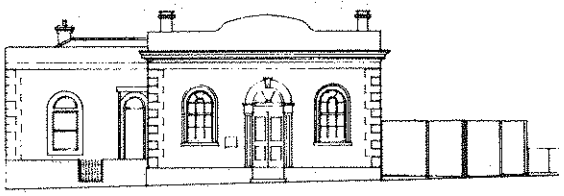
1. Title documents
2. Mount Alexander Mail 5.6.1857
3. Mount Alexander Mail 28.5.1858
4. Tarrangower Times. 21.1.1859
5. Commercial Banking Co. archives
6. Tarrangower Times 15.1.1864
7. Tarrangower Times 23.8.1864
8. Commercial Banking Co. archives.



PH8 Bank of New South Wales, showing gold smelter c1870



A.6 c1900 **A.6**

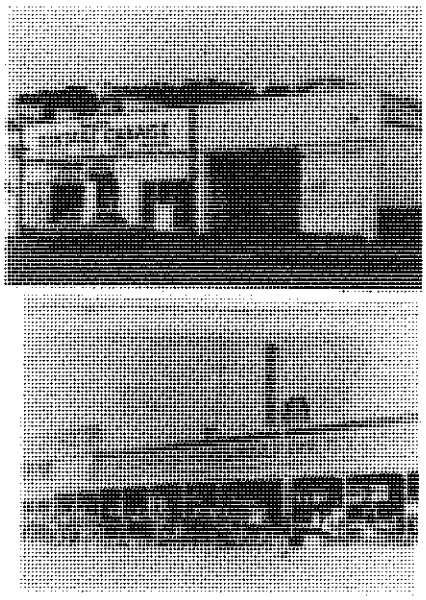


A.8 1977 **A.8**

A(7)
HIGH STREET
USE: Motor gargage
CONSTRUCTION DATE: c1858
FIRST LAND PURCHASE DATE: C.H. Chippendale. 12.5.1856.
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: fair; verandah removed; shopfronts not original.
SIGNIFICANCE: Early large general store.

FORMER WARNOCK'S BEEHIVE STORE

HISTORY: In February 1857 this site was purchased by James and Samuel Warnock.[1] They had operated a small general store at the corner of Main and Templeton Streets (12(1)) opposite the Beehive Mine, which theycontinued to operate as a Hay and Corn store until 1860. The Warnock brothers may have also operated a small store on this site from 1856[2]. By August 1858 there appears to have been substantial buildings erected on the site as the Warnocks mortgaged the property for one thousand, five hundred pounds[3]. These appear to be the present building that houses the motor garage. Their early building can be seen in photograph PH 7 (about 1860, see A(5)). In late 1862 Warnocks call tenders for a shop front and other improvements[4]; either these were not undertaken or Warnocks decided on further additions, as in January 1863 they again call for tenders.[5] The improvements appear to have been completed by June 1863[6] when the Tarrangower Times reports that Warnock Brothers improved premises is nearly one hundred feet of plate glass, four shops: grocery, ironmongery, drapery, boot and shoes. This building appears in photograph PH9. In 1860 the Warnock Brothers had purchased the adjoining site (A(8) and this extended building appears to have been sited partly on this land. The Beehive Store, as it was known, continued to flourish. In 1873 the southern section of the building and a small shop on A(8) were demolished or converted to a flour mill and a two storey brick structure erected at the rear of the store to accommodate a number of the twenty-five employees at the mill.[7] At this mill they minted their own tokens. The business appears to have declined in the 1880's and by 1883 part of the premises was leased to J.J. McFarlane (see A(13))[8].

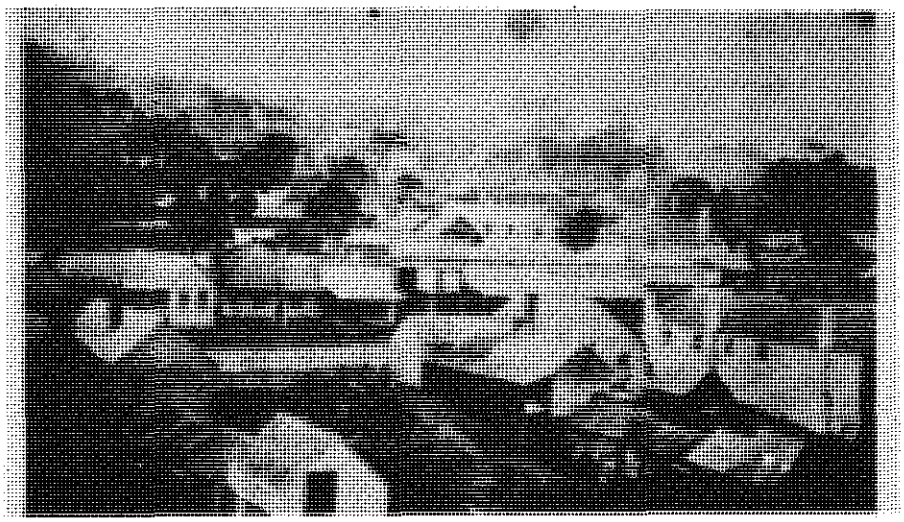


PH10 Warnock Bros Beehive Stores & Flour Mill c1875

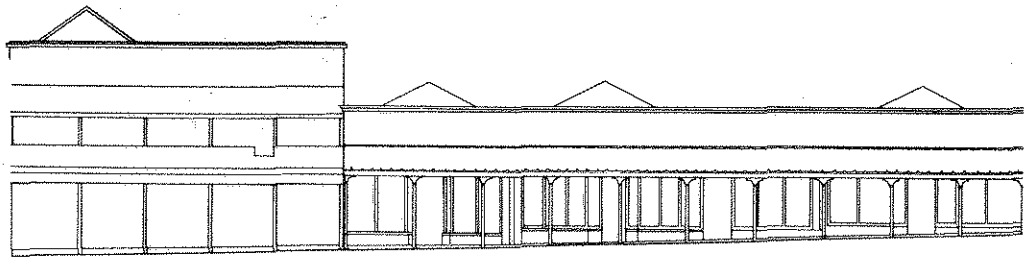
The building, in the 1870's when it was at its largest extent, was a remarkably finely detailed building. The large expanse of plate glass at such an early date was of interest. The building, complete with verandahs, plate glass and cedar framed shop fronts was an important element in the streetscape.

The building as now standing retains its basic form, sections of the original shop fronts and stall boards, and the original ceiling. The original parapet structure has been resheeted with asbestos cement and the verandah removed.

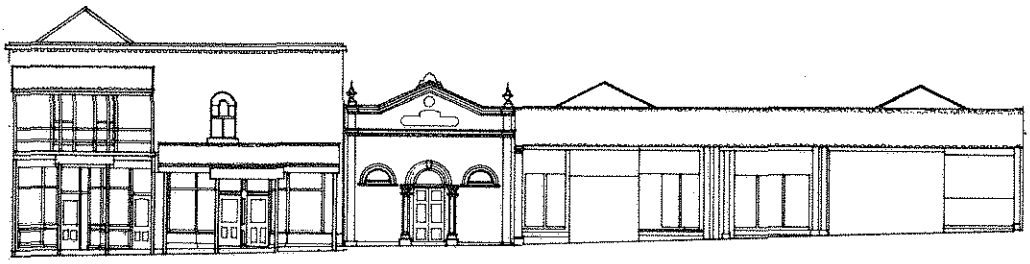
1. Title documents
2. 1856 Swann Survey
3. Title documents
4. Tarrangower Times 21.11.62
5. Tarrangower Times 2.1.63
6. Tarrangower Times 27.6.1863
7. Tarrangower Times 16.7.1873
8. Tarrangower Times 30.9.1883.



PH9 View from Victoria Hill showing British & American Hotel, Dr. Malcolm's House, Warnock's Store & the Bank of New South Wales c1870



A-8 c1900 **A-8 A-7**



A-8 1977 **A-8 A-7** **A-7**

A(8)

HIGH STREET

USE: Masonic Hall.

CONSTRUCTION DATE: c1863; front facade 1908.

FIRST LAND PURCHASE DATE: J.C. Hawkey. 12.5.1856.

CONSTRUCTION MATERIALS: brick.

CONDITION AND INTACTNESS: fair.

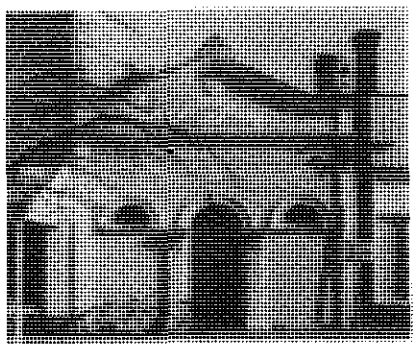
SIGNIFICANCE: Pleasant late facade incorporating classical details.

FREEMASONS' HALL

HISTORY: The building was constructed as part of Warnock's Beehive Store, probably in 1863, and was used as part of the store. This facade appears to have been constructed in 1907, as it appears in the Directory for that year and the first appearance in the shire ratebooks is in 1908. In 1900 the building appears to have been used as a grocers.[1]

The building was originally unpainted brick with a plaster trim which contrasted the decoration well against the wall surface.

1. 1900 ratebook.



A(8)
HIGH STREET

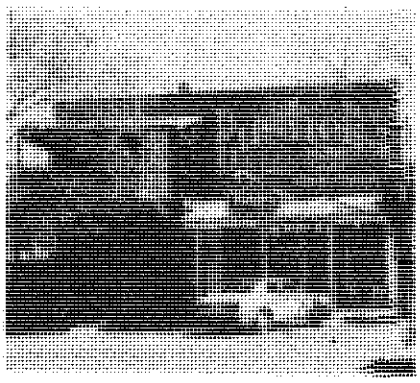
USE: Milk bar and antique shop.
CONSTRUCTION DATE: 1873.
FIRST LAND PURCHASE DATE: J.C. Hawkey. 12.5.1856.
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: fair; verandah not original, but compatible.
SIGNIFICANCE: Important industrial building.
HISTORY: Hawkey exchanged this allotment for allotment A(3) on 15.7.1857[1] with Robert Moyes. He transferred the land to the Bank of Victoria.[2] In 1860 the Bank of Victoria transferred the whole of the allotment to James and Samuel Warnock.[3] In 1861 the Warnock Brothers transferred the twenty feet on the south of the allotment to Conrad Waecke but he resold the land back to the Warnocks in 1873[4]; shortly after this the plans were announced for the erection of the flour mills (see A(7) above).

By 1900 the building had converted to its present use as shops, when it was occupied by Walter Mead, stationer and William Uren, grocer.

Although the existing verandahs are not original, they are sympathetic with the building.

1. Title documents
2. loc cit.
3. loc cit.
4. loc cit. 11.7.1873.

FORMER WARNOCK'S FLOUR MILL



A(9)
CORNER HIGH AND SPRING STREETS

USE: residence
CONSTRUCTION DATE: 1898
FIRST LAND PURCHASE DATE: C.H. Chippendale 12.5.1856
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: good; verandah return along Spring Street removed; pediment decoration incomplete.
SIGNIFICANCE: late intact commercial building.
HISTORY: The existing building was constructed in 1898 when owned by C.R. Langslow who conducted a butcher shop there. He occupied two of the shops and let the other two;[1] in 1900 these were occupied by S.F. Schuttoleffel, fruiter, and D. Sutcliffe, bootmaker.[2]

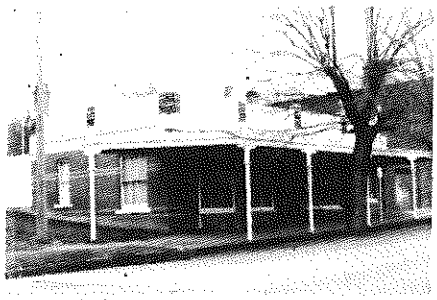
Earlier this site had been occupied by two hotels, the British and American, where the present building was later erected, and the Exchange Hotel, which was situated on the now-vacant land on the north of the allotment.

The licence for the British & American Hotel was granted to George Chapman on 5 June 1857[3], and Chapman purchased the land from Chippendale in 1862.[4] The building had been erected prior to the land sale, as improvements on the land were valued at seven hundred pounds for the British and American Hotel.[5] The building seems to have ceased being used as a hotel by 1873, when a covenant was attached to the title forbidding the use of the late British and American Hotel as a licensed house for the sale of spirits.[6] The building apparently survived until replaced by the existing structure in 1898.

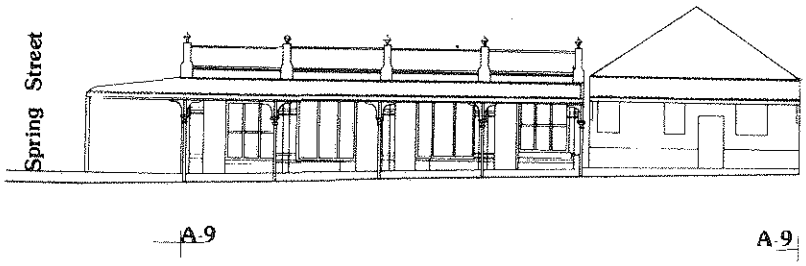
The land on the north of the allotment was sold by Chippendale to James Burn Malcolm on 27th July 1857.[7] He appears to have erected a timber building on the site by 1867, when it can be seen in photograph PH9 (see A(7)) and is described as a weatherboard house in the 1869 ratebook. This building seems to have been used as a tobacconists, and then as the Oriental Bank from 1858[8] to 1860[9]. In 1868 Edward Ellis apparently opened the Exchange Hotel on this site.[10] He appears to have converted the earlier building into a hotel. Ellis held the licence from 2nd December 1872, when the hotel is described as having four rooms, until the 9th September 1874 when he transferred the licence to T. Davies, and the hotel is described as having fourteen rooms. The licence was next held by Caroline Kahmann from 22nd June 1876 to 2nd December 1880, when it was transferred to G. St Leger. St. Leger was the licensee until 1900.[11] The hotel closed on 31st December 1918.[12]

The distinctive roof form of this building can be seen in the 1867 panorama PHp6 (see page 2) in the 1875 panorama PHp3 (see page 37), and in PHp12 taken c1895. The building seems to have been altered before 1920, as a photograph taken about this time (PHp22) shows an altered roof form. In the 1936 panorama PHp20 (see page 34) the site appears to be vacant.

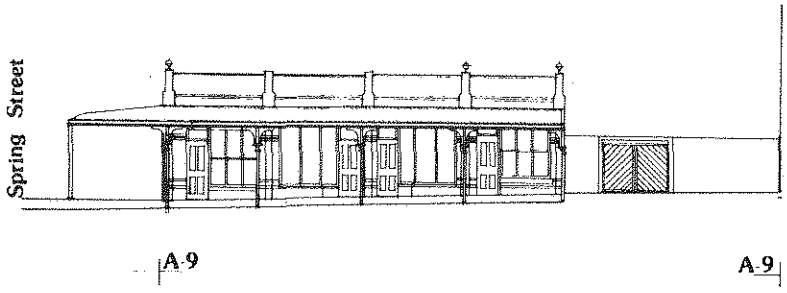
LANGSLOW'S BUILDING



1. Ratebook, 1898
2. Ratebook, 1900
3. Licence Register
4. Title documents
5. State archives
6. Title documents
7. Title documents
8. Tarrangower Times
9. Tarrangower Times 17.8.1860
10. 1868 Post Office Directory
11. M.B. Lewis and Hatton Maldon Index
12. Liquor Control Commission records.



High Street c.1900



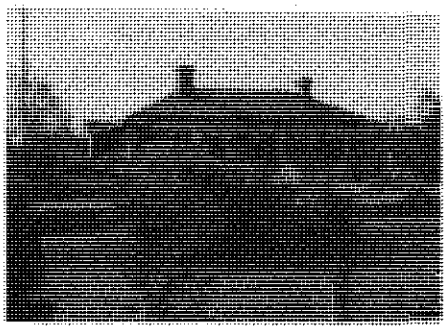
High Street 1977

A(10A)
SPRING STREET
USE: residence
CONSTRUCTION DATE: c1867
FIRST LAND PURCHASE DATE: J and S Warnock 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; fence not original
SIGNIFICANCE: Pleasantly proportioned building with interesting decorative timber valence. Residence of leading town merchant.
HISTORY: Although a pamphlet published by the then owner of this building in the 1960s claims that 'James Warnock built the house in stages between 1857 and 1864', no evidence has been located regarding the earlier date.

In 1864 Warnock Bros. called tenders for building a brick cottage[1], but this building would seem to be on A-11[A] which has since been demolished. The building seems to have been erected for rental, as

WARNOCK'S HOUSE

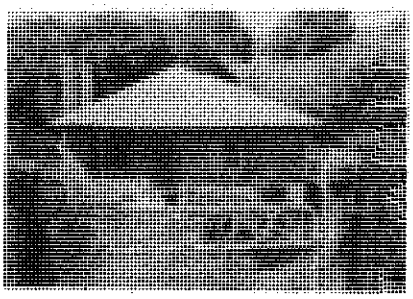
in December they are advertising a 'neat brick cottage, four rooms' to let.[2] This seems to be the same house advertised in October 1867[3] and in January 1868[4] for sale as a four-roomed house in Spring Street lately occupied by Edwin Johnston. An 1867 advertisement calling for tenders for building a dwelling house[5] could refer to the existing building. Also the 1867 directory describes James Warnock as living in Spring Street. In 1870 alterations appeared to have been carried out for James Warnock by Brown & Patterson, Builders. In 1900 James Warnock resided in this house.[7]



1. Tarrangower Times 1.4.1864
2. Tarrangower Times 16.12.1864
3. Tarrangower Times 1.10.1867
4. Tarrangower Times 3.1.1868
5. Tarrangower Times 6.8.1867
6. Brown & Pattersons Day Book in possession of Ms. F. Grey, Maldon
7. 1900 Ratebook

A(10B)
HIGH STREET
USE: residence
CONSTRUCTION DATE: modern
FIRST LAND PURCHASE DATE: J. Raws 15.9.1857
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good.
SIGNIFICANCE: Site is part of the Historic Interest Zone. House is not a great intrusion as sited at a lower level than the road.
HISTORY: Photograph PHp12 shows buildings on this site, but not clearly enough

for detailed reconstruction drawings. From early newspaper advertisements and reports, there appears to have been Diningrooms on the site from 1857[1] to 1868[2]. In 1900, the ratebook lists the following occupants of the site: T.H. Grenfell, wooden building; Alice Stevens, widow, wooden building; Louisa Wagner, wooden building; Williams, printer (proprietor Maldon News), wooden building. The Maldon Times Office seems to be located to the south of the allotment.

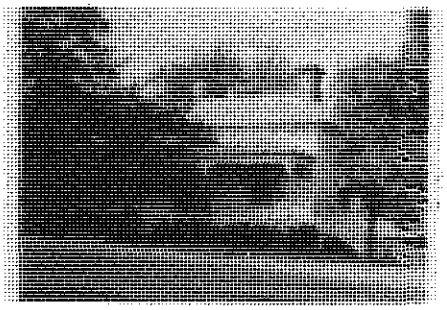


1. Land sale valuation, 8.9.1857: Thomsons Dining Rooms, valued at one hundred and ten pounds.
2. 1868 directory.

A(10E)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1895
FIRST LAND PURCHASE DATE: W.B. Gray 6.1.1871
CONSTRUCTION MATERIALS: fake timber ashlar and weatherboard.
CONDITION AND INTACTNESS: good; fence not original.
SIGNIFICANCE: Pleasantly detailed residence situated on main entry to town and in the Historic Interest Zone.

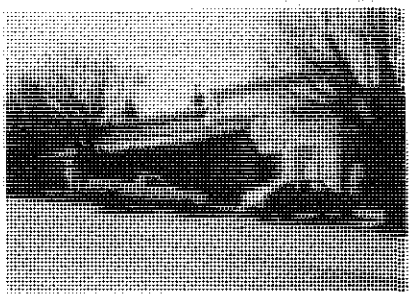
GRAY'S HOUSE

HISTORY: This building appears in photograph PHp7 c1895, at which time it had replaced the earlier residence shown in photograph PHp8, 1886.



A(11)
HIGH STREET
USE: residence
CONSTRUCTION DATE: Hall 1857, Hotel 1862
FIRST LAND PURCHASE DATE: G. Chapman 12.5.1856.
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: fair; portion of verandah removed; string course moulding partially removed.
SIGNIFICANCE: Early hotel and large concert hall designed by D.R. Drape.

ROYAL HOTEL AND THEATRE



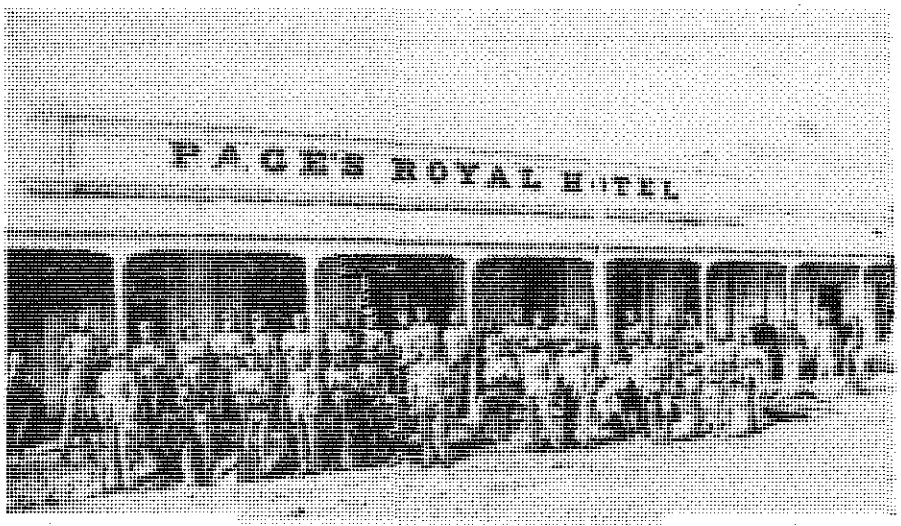
HISTORY: The earliest reference to the Royal Hotel was in September 1854, when the hotel was advertised for sale as a public house, weatherboard, zinc roof, dining room, bar parlour, parlour, five bedrooms, detached kitchen and stable.[1] In April 1856, prior to the sale of the land, the improvements on the site, the Royal Hotel, were valued at five hundred pounds.[2] In June, George Chapman received a license for the Royal Hotel[3] and by 27th October the Mount Alexander Mail is advertising 'Chapman's Royal Hotel, opening of new Concert Hall'. In December 1856 Chapman advertised the hotel for sale describing it as 'substantially built and has done the principle part of the business in that locality for the last two years'.[4] In May 1857[5] James McIntosh becomes the new owner of the hotel, with the licensee being, apparently, W.F. Bruce.[6] The Mount Alexander Mail reported on 24th July 1857 that James McIntosh was building a large assembly room, and on 16th December that a 50 foot by 25 foot brick concert hall was almost finished. The new concert hall's opening was reported on 31st December 1857. In January 1859, in an appeal against rates, the Royal Hotel was described as only a small portion brick, the other part being wood and very dilapidated.[7] The building was advertised in August 1860 when the Tarrangower Times described it as a 'brick building with attached Masonic Hall 50 foot by 25 foot (shingle roof), detached slab kitchen (shingle roof), brick floor, soft wood table and shelving all around, servants' bedrooms and washrooms, six stalls'. The property was purchased by Bury and Evans in February 1861[8]. In May 1862, tenders were called for additions and improvements[9] and in June it was reported that Evans was renovating the Royal Hotel, with D.R. Drape as architect, and that 'a handsome building will soon appear'[10]. The hotel was again advertised for sale in January 1863 and was described as being completely rebuilt of brick, with a bar, billiard room, four sitting rooms, nine bedrooms, stables, detached servants' rooms, kitchens, outhouses and a 25 foot by 50 foot brick concert hall.[11] On 10th March 1863 the hotel was occupied by Robert Page[12] who advertised for tenders for a verandah in October 1863.[13]

In 1884 the hotel was advertised in Moon as the Royal Hotel, High Street, Robert Page . . . 'The Masonic Hall for concerts, Assemblies, Meetings etc'[14]. In 1866 tenders were called for alterations and additions to the Masonic Hall on behalf of Bury and Evans[15]. These appear the last major changes made to the back of the hotel, which today is similar to that shown in the 1867 panorama PHp6 (see page).

The Masonic movement was very strong in Maldon and thus, the meeting place became the centre of the town's social life. The Masonic Hall was used as the meeting room for the Methodists and Congregationalists prior to the erection of their churches.

In 1883, Robert Page purchased the site and the buildings[16] and he remained the licensee until 1905. Miss Edith Page was the licensee from 1906 to 1914[17], thus the family operated the hotel for 51 years. The hotel was closed on 31st December 1929[18]. It was used as a location for the film 'Break of Day' in 1975, when the present sign writing was added to the bar windows.

1. Mount Alexander Mail 29.9.1854
2. State archives: valued 30.4.1856
3. Licences Register, 27.6.1856
4. Mount Alexander Mail 5.12.1856
5. Title documents
6. Licence Register and MAM 13.4.1857
7. Tarrangower Times 21.1.1859
8. Hatton p.282
9. Tarrangower Times 30.5.1862
10. Tarrangower Times 17.6.1862
11. Tarrangower Times 6.1.1863
12. Hatton p.282
13. Tarrangower Times 20.10.1863
14. Moon, Tarrangower Past & Present p.35.
15. Tarrangower Times 28.9.1866
16. Title documents
17. Cole Collection.
18. Liquor Control Commission records.



Maldon Volunteer Rifles 1903

A-11 c1900 A-11

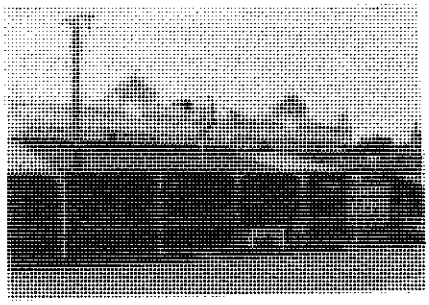
A-11 1977 A-11

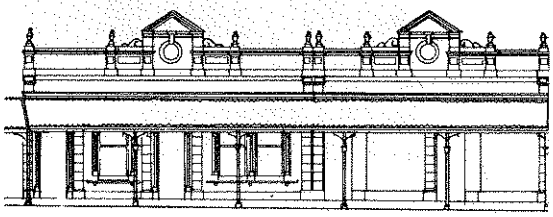
A(12)
GRAND HOTEL AND SHOPS

HIGH STREET
USE: hotel and shops
CONSTRUCTION DATE: 1888
FIRST LAND PURCHASE DATE: T.W. Treudder (Tresidder) 17.11.1856
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; shop fronts not original; pediment decoration partially removed; cast iron brackets removed on end posts of verandah.
SIGNIFICANCE: Pleasantly scaled ornate building in 'boom' style.
HISTORY: The present building was constructed in 1888 when R.D. Oswald owned the site, and the publican was William Ware.[1] Brittania House had previously been on the site. This had been designed by Alfred Price in 1858[2] and occupied by Tobin Bros. before they moved to Victoria House A(18). Also occupying part of the allotment after 1865 was a bakery.[3]

The hotel was sold by Robert Dent Oswald's trustees on 17th October 1911 to the Maldon Brewing Company.[4]

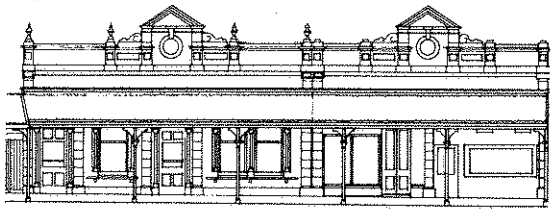
1. 1888 ratebook
2. MAM 2.4.1858
3. Tarrangower Times 17.1.1865
4. Title documents.





A-12 A-12

High Street c.1900

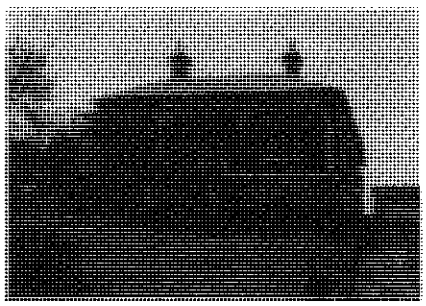


A-12 A-12

High Street 1977

A(12A)
MOORE'S HOUSE

SPRING STREET
USE: residence
CONSTRUCTION DATE: c1880
FIRST LAND PURCHASE DATE: F.G. Moore 11.9.1857
CONSTRUCTION MATERIALS: brick, stone base.
CONDITION AND INTACTNESS: good; verandah end infilled; front steps not original.
SIGNIFICANCE: Pleasant house and well sited adjacent to main commercial area.
HISTORY: This building appears to have been constructed after 1875 as it does not appear in photograph PHp6 (see page 2), or photograph PHp3 (see page 37), 1875.



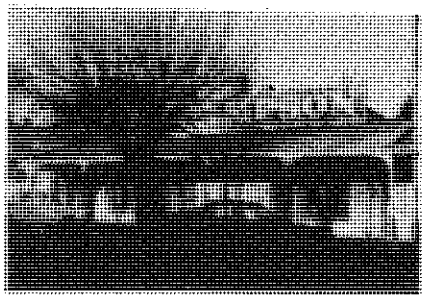
A(13)
McFARLANE'S DRAPERY

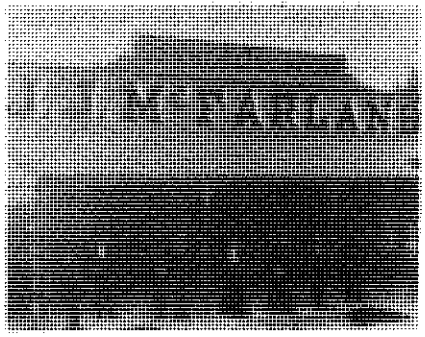
HIGH STREET
USE: Drapers
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: M. Fitzgerald 17.11.1856
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; pediment not original; glass door not original.
SIGNIFICANCE: A drapery establishment has operated continuously since 1863 on this site – a total of 114 years.
HISTORY: John James McFarlane arrived in Maldon in 1858 from Ireland. He worked at Warnock Brothers' Drapery for four years before establishing his own drapery business on this site.[1] He apparently went into partnership with a Mr Ferguson, and they operated the Union Jack House under the style of Ferguson and Co.[2] By March 1864 this partnership had dissolved, with McFarlane collecting the debts.[3] He obviously carried on the business as he leased the site from 5th April 1865 for five years.[4]

From photographic evidence, the present building appears to have been constructed between 1867 and 1875. Photograph PHp6 (1867, see page 2) shows a collection of small buildings on the site, and in photograph PHp3 (1875, see page 37) the front of the shop appears to be the present facade (slightly altered). The two-storey section at the rear is shown under construction. Prior to purchasing this site in November 1874, J.J. McFarlane had been leasing the premises, which were valued at one hundred pounds. The leased premises could be the front section of the existing building.[5]

The McFarlane family carried on the business until 1946, with J.J. McFarlane's sons Hamilton and Albert taking over on his retirement. In 1946 the business, which is still operating, was purchased by Ivor Sampson.[6]

1. The Cyclopedia of Victoria, vol.2, p.399
2. Moon p.47
3. Tarrangower Times 1.3.1864
4. Title documents
5. Title documents
6. Retail Traders' Association of Victoria: Retail Merchandiser, Jubilee issue, October 1959.

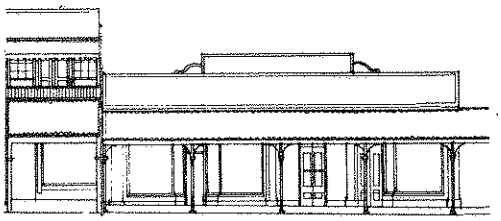




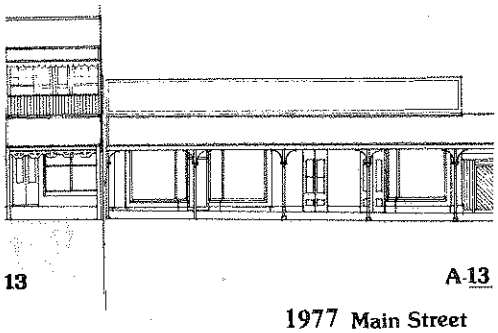
A(13)
HIGH STREET
USE: antique shop
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: M. Fitzgerald 17.11.1856
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: fair; verandah timber valence not original.
SIGNIFICANCE: Small, mainly intact, unusual two-storied shop.
HISTORY: Conrad Mohr was operating a hairdressing salon on A(18) from 1866[1] to 1869[2]. In January 1870[3] he purchased this site and there appears to be, from the price paid, a building on the site. Photograph PHp6 (1867) (see page 2) shows that the present building had not been constructed, but it certainly had been by 1875, as it appears in photograph PHp3 (1875) (see page 37). Mohr ran the salon until the late 1890s[4] and from 1900 J. Anderson ran it as a barber's.[5]

1. Tarrangower Times 24.8.1866
2. Tarrangower Times 12.3.1869
3. Title documents
4. 1895–96 directory
5. 1900 ratebook.

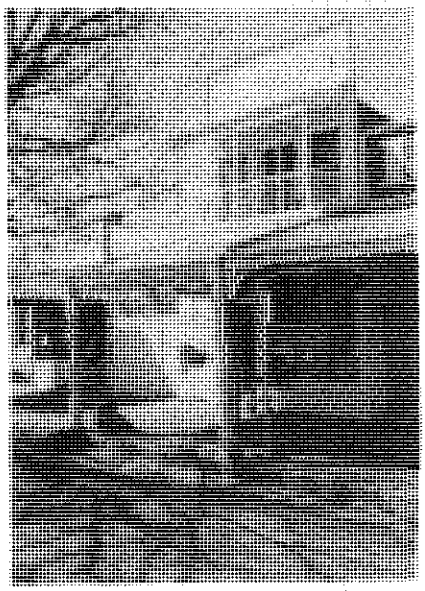
MOHR'S HAIRDRESSERS



c1900 Main Street

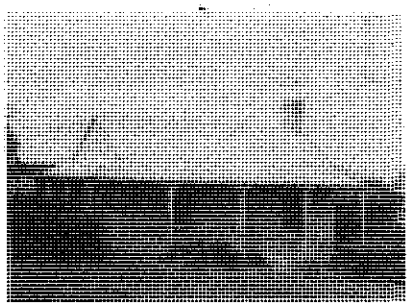


1977 Main Street



A(13A)
CHAPEL STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: H. Ralph 15.9.1857
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: fair; fence not original.
HISTORY: The Tarrangower Times of 16 June 1863 reports that Mr Ralph lived in Chapel Street. The 1869 ratebook entry for Mary Ralph, brick house Spring Street could refer to the present building.

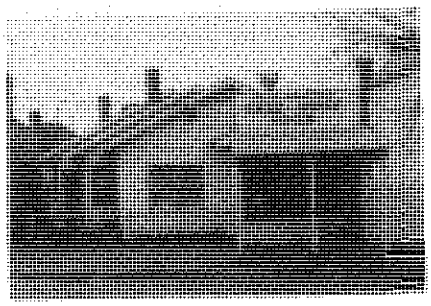
RALPH'S HOUSE



A(14)
MAIN STREET
USE: takeaway food shop
CONSTRUCTION DATE: c1920
FIRST LAND PURCHASE DATE: T. Garrett 17.11.1856
CONSTRUCTION MATERIALS: asbestos cement
CONDITION AND INTACTNESS: fair
SIGNIFICANCE: One of the few totally incompatible incursions in the Historic Interest Zone.
HISTORY: This site previously housed two businesses – R.H. Way's butcher shop and Mathews who combined plumbing supplies with dining rooms. In 1858 Joseph Crossley purchased the southern 20 feet of this allotment.[1] In 1862 he called tenders

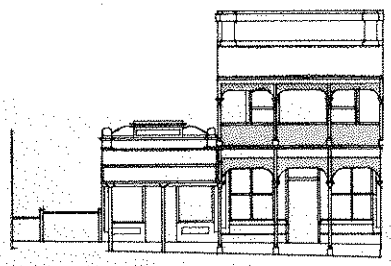
SITE OF MATHEW'S PLUMBERS

for bricklaying work for a store and dwelling[2] which he sold in April 1864[3]. Crossley subsequently opened the Scotch Pie House on allotment 12(1). The building was purchased by William Mathews, who had been operating as a plumber and decorator since 1860[4], possibly on the northern part of this site (see following entry). In July 1864 a fire in that building nearly destroyed the block from A(14) to A(19).[5] In 1869 the premises was described as a brick shop in the ratebook for that year (see photograph PH14). In 1895 Mathews erected a substantial and ornate brick building on the site (see photograph PH15), which for an undiscovered reason was demolished in 1920.[6] In the following year the existing building was apparently erected. It occupies the site of Mathews as well as the neighbouring site.



In November 1859 Wheatley and Garret called tenders for the erection of brick buildings in the township of Maldon.[7] One appears to have been completed by August 1860, when they advertised a newly-erected brick butchery to let.[8] This was up for lease again in April 1863, when it was advertised as a house and shop next door to Crossley's fitted as a butchery.[9] R.H. Way & Son, butchers, leased the buildings.[10] When Garrett sold the site it was purchased by Dr J. O'Neill and R.H. Way, but R.H. Way sold to O'Neill the following day, then apparently leased the shop from him. Way's butcher shop continued to operate on the site until at least 1900[11], but by 1906 the shop was occupied by Hannah Hockey, who in 1907 moved to the north of the site (see following entry). In 1912 Louisa Hannay seems to have moved back to this site until 1919 when she purchased the north 20 feet of A(14) (see photograph PH15).

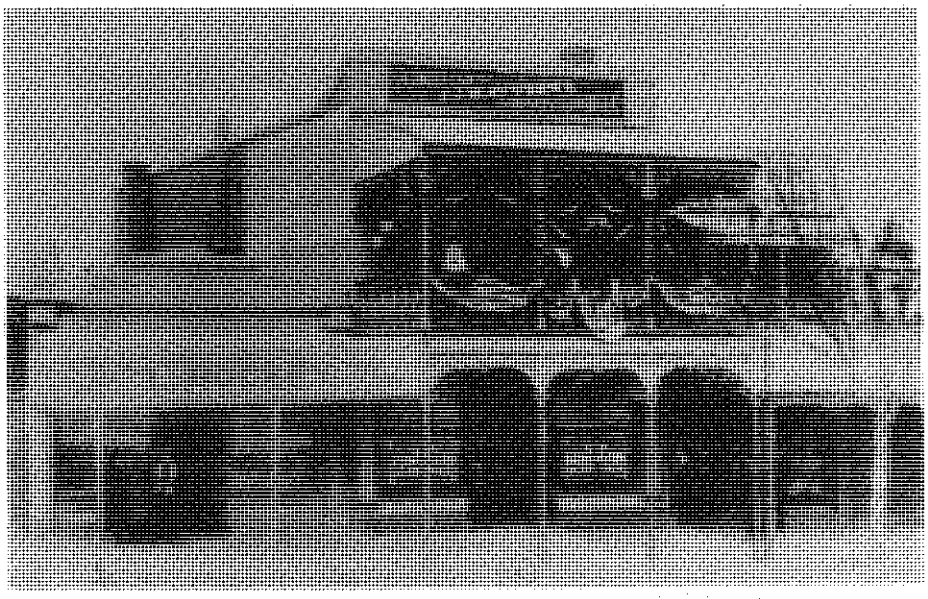
1. Title documents
2. Tarrangower Times 1.4.1892
3. Title documents 19.4
4. Tarrangower Times 2.11.1860 carries announcement of opening.
5. Tarrangower Times 22.7.1864
6. Ratebook entries 1894–1920
7. Tarrangower Times 29.11.1859
8. Tarrangower Times 10.8.1860
9. Tarrangower Times 21.4.1863
10. Tarrangower Times 29.5.1863
11. 1900 ratebook.



c1900 A14A

1977 A14A

PH14 Main Street East Side c1885



PH15 Main Street East Side c1906

A(14)

MAIN STREET

USE: hairdressing salon

CONSTRUCTION DATE: c1920

FIRST LAND PURCHASE DATE: T. Garrett 17.11.1856

CONSTRUCTION MATERIALS: brick

CONDITION AND INTACTNESS: good; verandah posts not original?

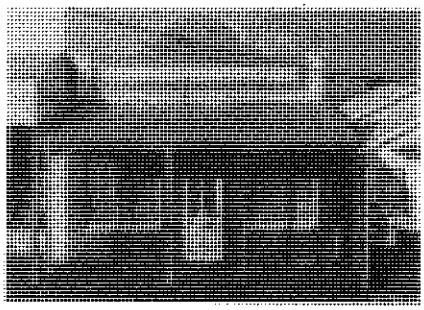
SIGNIFICANCE: Although later than 1900 this building is compatible with the streetscape.

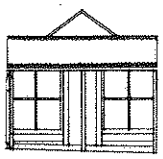
HISTORY: The first building on this site appears to have been erected by Wheatley and Garret in 1858 as they advertised a weatherboard place to let.[1] It seems to be the same premises occupied by J.J. Mathews from 1860[2] to 1864[3], when it was destroyed by fire.[4] A new timber building appears to have been erected prior to the site being sold in 1867 to Dr J. O'Neill who was listed as occupier. That building seems to be the one described in the 1900 ratebook, when it was occupied by J.A. Laity, barber.

MISS HOCKEY'S SHOP

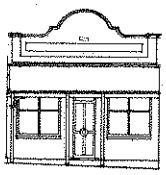
It was taken over by Hannah Hockey in 1907, who appears to have occupied the building until 1912[4] when she moved to the south of the site. In August 1919[5] Louisa Hockey purchased the north 20 feet of A(14), and it appears that the present building was constructed at that time.

1. MAM 2.6.1858
2. Tarrangower Times 2.11.1860
3. Tarrangower Times 22.7.1864
4. Ratebooks
5. Title documents.





A14 1977

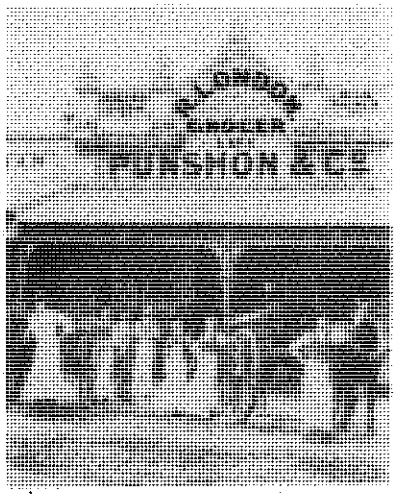


A14 c1900

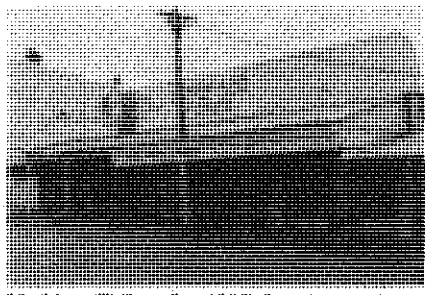
A(15)
MAIN STREET
USE: shops
CONSTRUCTION DATE: 1897
FIRST LAND PURCHASE DATE: F. Goldsmith 17.11.1856
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: fair; parapet not original; tiled front not original but compatible.
SIGNIFICANCE: Except for major alterations to the parapet, these three shops are intact, particularly the iron-framed verandah.
HISTORY: The south section of this allotment was the site of the Criterion Drapery warehouse which was opened in November 1864[1] by James T. Steele. The building was enlarged and built of brick in May 1866.[2] In 1869 the ratebook shows that the site was occupied by H. McKenzie, Thomas Hannay, stationers, and James T. Steele, draper. Steele's Drapery was taken over by Mr John Paull. These buildings were destroyed in March 1891 in a fire.[3] John Paull moved his drapery to the opposite side of Main Street.[4] The present buildings were erected in 1897[5] as the 'Heart of Maldon' with the tenants being R. London, grocers, Allen Brothers, drapers and R. Mathan, Tailor. In 1917 London and the Allen brothers still occupied their shops with the southern shop now occupied by E.W. Bloore, chemist.

The buildings had a very ornamental timber parapet with heart-shaped decorations (see photograph PH16) which have since been removed (one part is in the possession of Mr L. Merlo). The cast iron verandah decoration is in the once standard 'City of Melbourne' pattern.

GOLDSMITH'S BUILDING



PH16 Main Street East Side c1902

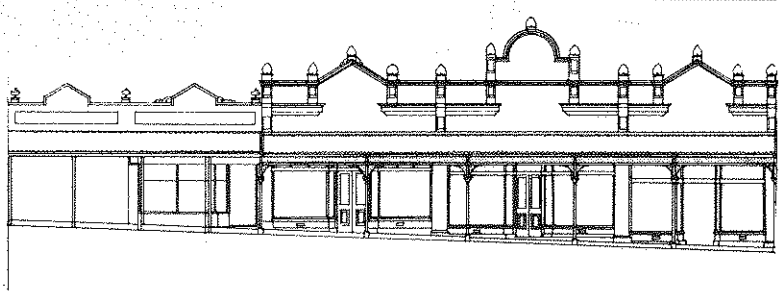


1. Tarrangower Times 14.11.1863
2. Tarrangower Times 8.5.1866
3. Williams, p.34 and Diary of a Welsh Swagman, p.188.
4. Cyclopedia of Victoria, v.2, p.400
5. Foundation stone and ratebooks.

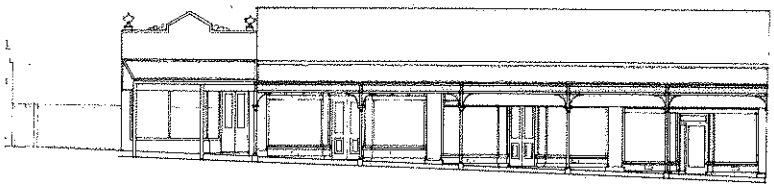
A(16)
MAIN STREET
USE: shoe store
CONSTRUCTION DATE: 1895
FIRST LAND PURCHASE DATE: H. Napier 17.11.1856
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; tiled verandah front not original but compatible.
SIGNIFICANCE: Pleasant small shop with verandah.
HISTORY: In February 1857 a bowling alley opened on this site.[1] The bowling alley was mentioned when the southern 27 feet of the site was sold in March 1858 to Thomas Spence.[2] Spence applied for a licence to open these premises as the Old Kent Inn in April 1858.[3] In January 1861 Thomas Polsue bought the Old Kent Inn, which he renamed the Miners Arms, with the bowling alley. In May 1862 he advertised the Miners Arms to let and it was described as having bar, bagatelle rooms, American Bowling Alley, sitting rooms, bedrooms, and kitchens.[4] By 1863 Jospeh Guerrero was the licensee of the Miners Arms[5] and in 1866 he purchased the building. In 1867 he applied to have the licence transferred to the Albion Hotel next door[6], and it appears that the building ceased to be used as a hotel from this time. What appears to be this building can be seen in photograph PHP3 (1875) (see page 37). The building could have become Denny Brothers 'Golden Boot' in 1867,[7] as in 1890 Denny, bootmaker, occupied a wooden building on the site. This building was replaced by the present building and its identical neighbour (now the garden of the State Savings Bank of Victoria) in 1895, when it was owned by William Berryman, bootmaker,[8] the other shop being occupied by Henry James Stationer. The vacant site, now the garden of the State Bank, was occupied by one of the shops which was burnt down in the 1930s. The green tiles may have been a later addition to the shop front, but they do not detract from the building's appearance. It is interesting that the building is presently being used as a boot and shoe warehouse.

BERRYMAN'S BOOTSHOP

1. M.A.M. 2.2.1857
2. M.A.M. 13.3.1858
3. M.A.M. 26.4.1858
4. Tarrangower Times 30.5.1862
5. Tarrangower Times 24.7.1863
6. Tarrangower Times 5.1.1867
7. 1867 directory
8. ratebooks.



c1900 A-16 A-15 A-15



1977 A-16 A-15 A-15

A(16)

FORMER ALBION HOTEL

MAIN STREET

USE: State Bank

CONSTRUCTION DATE: 1866

FIRST LAND PURCHASE DATE: H. Napier 17.11.1856

CONSTRUCTION MATERIALS: brick

CONDITION AND INTACTNESS: good; verandah removed; original carriageway infilled.

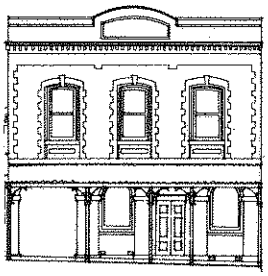
SIGNIFICANCE: Early hotel building of pleasing red brick with contrasting brick quoin work and trim. Designed by Thomas F. Kibble.

HISTORY: The first building to be erected on this site was the Maldon Larder, which was opened by Cushen and Burke in March 1857.[1] The site was eventually purchased by George Cushen in November 1859.[2] In 1860 a fire was reported at the Maldon Larder,[3] but no report of the damage is known. In March 1862 George Cushen offered the Maldon Larder for sale or to let[4], and in April 1862 Hugh Pettitt became the licensee and renamed the hotel "The Cricketers Arms".[5] Again in May 1863 the hotel was offered for sale[6], and in September it was purchased by Hunt, Jones and James[7] with Hugh Pettitt apparently remaining the licensee. He was still the licensee in June 1864 when he rented the premises from Mr. Jones.[8] In September 1866 Pettitt called for tenders for a brick building on the Cricketers Arms site, with the building designed by Mr Kebble.[9] By October the building had been started, and is reported as being the only brick building in a row of timber down Main Street.[10] At this time the hotel was renamed the Albion.

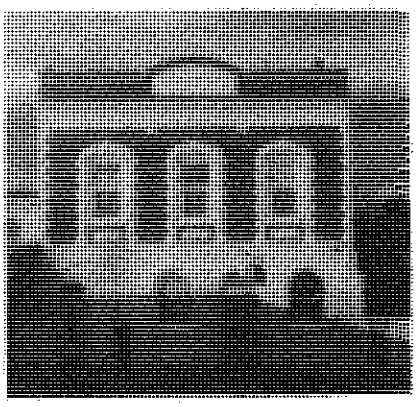
From April 1870[11] until 1888, when it closed,[12] the hotel was operated by John William Massey.[13] That year it was purchased by the London Chartered Bank, until 1912 when it was purchased by the State Savings Bank of Victoria, now known as the State Bank.[14] The ground floor facade was originally face brick work with contrasting brick trim around the arched window openings, with the larger archway on the left as an open carriageway. A simple verandah can be clearly seen in photograph PH17 (c1875), but appears to have been removed early this century.

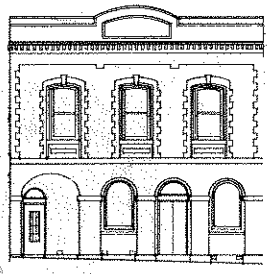
This building has a similarity of design and materials with other buildings in Maldon. A similar use of red face brickwork with contrasting white trim and quoin work can be seen on the first section of the Kangaroo Hotel (A(1)), built in July 1866 with W. Edwards as the contractor, and on the former Dabb's Produce Store (A(17)) built in c1870, and the now demolished Shire Arms Hotel (A12(1)).

1. M.A.M. 6.3.1857
2. Title documents
3. Tarrangower Times 6.1.1860
4. Tarrangower Times 28.3.1862
5. Tarrangower Times 25.4.1862
6. Tarrangower Times 17.5.1863
7. Tarrangower Times 5.9.1863
8. Tarrangower Times 12.6.1864



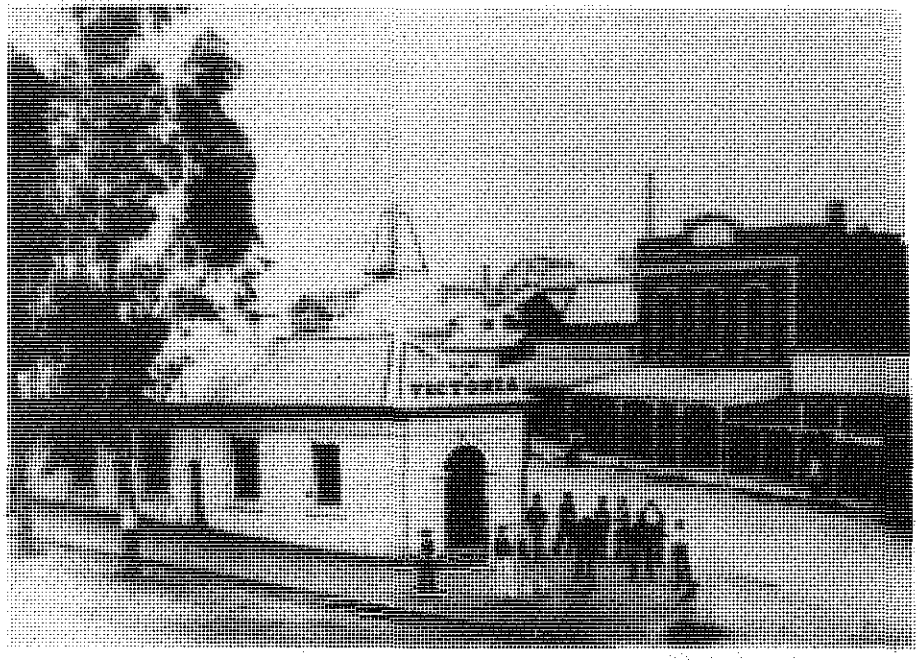
A-16 c1900





A-16 1977

9. Tarrangower Times 4.9.1866 . . . Mr. Kibble designed All Saints Anglican Church Newstead in 1868. This simple church building is also constructed of red brick with cream brick trim. It therefore appears that Mr. Kebble resided in the area. (Information regarding All Saints from "Historical Notes on All Saints Anglican Church Newstead 1868–1968" compiled by G.W. Beeforth, O.B.E., J.P.)
10. Tarrangower Times 2.10.1866
11. Hatton, op cit, p.286
12. Liquor Control Commission
13. Victoria and its Metropolis, vol.2, p.270
14. Information supplied by Archivist, State Bank.



PH17 Albion Hotel c1875

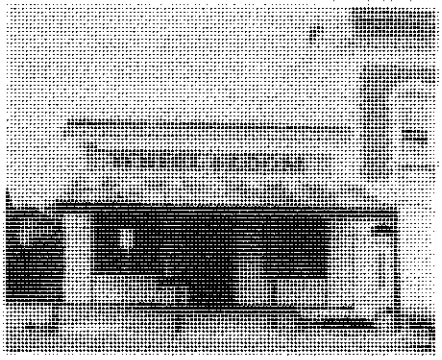
A(17)
MAIN STREET
USE: handcrafts shop.
CONSTRUCTION DATE: c1870.
FIRST LAND PURCHASE DATE: J.L. Subritzky 17.11.1856
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good.
SIGNIFICANCE: pleasantly detailed single storey brick shop.
HISTORY: In January 1858 George Upton purchased this site, which appears to have been occupied by Messrs. Conbrough and Jones, as in June 1856, T.S. and J. Woodfull took over the premises from them.[2] Woodfull ran a hay, corn, household and general goods store until May 1865[3] when the business was taken over by J and J Pedlar. In November of that year, the business was taken over by Dabb and Co.[4] Samuel Dabb had previously run a hay and corn store with the firm Watson and Ellis. In 1864 he bought them out[5] and operated in partnership with D. Ellis until August 1866 when this partnership was dissolved. Dabb carried on the Hay and Corn Store until around 1886 when the business was transferred to across the road. The site had been sold to Josiah W. Brittingham in February 1868[6] and it is probable that the present building was erected at that time. The building had not been erected by October 1866, as when the Albion Hotel was erected next door it was described as the only brick building in a row of timber down Main Street.[7] The 1869 ratebook described the building as a Hay and Corn Store occupied by Dabb, but gives no clue as to whether the present building had been constructed at this time. The 1875 panorama (PHp3) (see page 37) shows the building clearly.

The building was originally unpainted and its white brick work around the arches, quoins and cornice line contrasting with the red face brick work were similar to that of the Albion Hotel (A(16)). This can be seen clearly in the photograph PH19 (c1878), which also shows the window on the right as a carriageway opening without a stall board or glass.

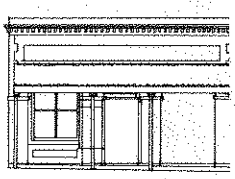
In 1886, Cecilia Brittingham sold this site to Manan Ray[8] and the premises appear to have been used as livery stables from then until at least 1920 (photograph PH34 c1920).

1. Title documents
2. Tarrangower Times 15.6.1858
3. Tarrangower Times 2.5.1865
4. Tarrangower Times 3.11.1865
5. Victoria & its Metrop. v.2, p.259
6. Title documents
7. Tarrangower Times 2.10.1866
8. Title documents.

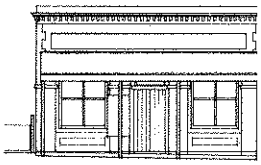
FORMER DABB'S PRODUCE STORE



PH19 Dabb's Produce Store c1878



c1900

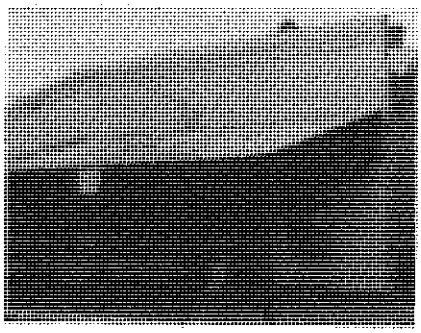


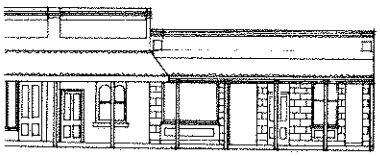
1977

A(17)
MAIN STREET
USE: handcrafts shop
CONSTRUCTION DATE: c1858
FIRST LAND PURCHASE DATE: J.L. Subritzky 17.11.1856
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; window not original.
SIGNIFICANCE: early brick shop with timber facade.
HISTORY: The site was sold to George Upton in January 1858[1] but it is not known if the building had been constructed by then. By March 1859 George Upton was advertising as a Butcher in Main Street[2] and by November it was reported that he had plastered the rooms and flagged the shop.[3] In November 1860 Upton was permitted to erect a verandah.[4] The rear two-storey brick section seems to have been erected between 1867 and 1875 and it does not appear in the panorama PHp4 (1867) (see page 2) but can be identified in panorama PHp3 (see page 37) (1875). George Upton still occupied the building in 1900[5], but by 1907 the shop was being conducted by W.K. Evans, butcher.[6] The parapet line was raised around the turn of the century to match that of the adjoining shops. In photograph PH36 the lower parapet line can be seen.

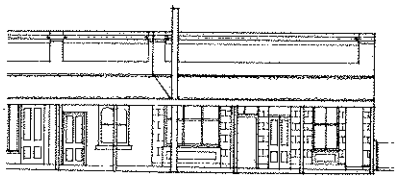
1. Title documents.
2. Tarrangower Times 1.3.1859
3. Tarrangower Times 9.11.1859
4. Tarrangower Times 10.11.1860
5. 1900 ratebook
6. 1907 directory.

FORMER UPTON'S BUTCHER SHOP





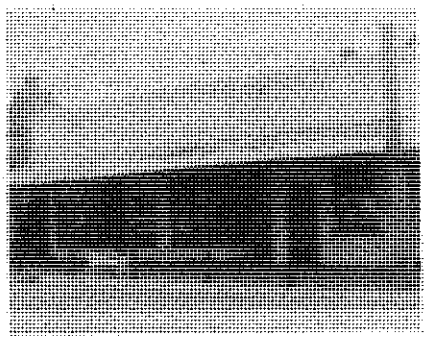
A-18|A-17 c1900



A-18|A-17 1977

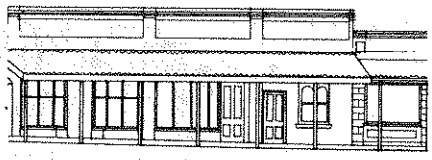
A(18)
MAIN STREET
USE: shops
CONSTRUCTION DATE: 1866
FIRST LAND PURCHASE DATE: H. Swann 11.3.1857
CONSTRUCTION MATERIALS: brick and timber
CONDITION AND INTACTNESS: good.
SIGNIFICANCE: simple verandahed shops.
HISTORY: The first business on the site appears to have been Swann's Tarrangower Auction Mart, which was operating in October 1857.[1] This appears to have been taken over by Harris Freidlich by December 1857.[2] In May 1858 Swann sold the site to W. Gordon, but the premises were still operated by Friedlich as he again advertised in June 1858.[3] In January 1860 Gordon sold the site to Friedlich, although in November Friedlich sold it again to Conrad Waeke. The existing building was not constructed until after 1864, as photograph PH20 taken between 1864 and 1869 shows earlier buildings on this site. The building was probably constructed around 1866 as Conrad Waeke applied to the council in May 1866 for permission to erect a verandah[4] and in August 1866, Conrad Mohr advertised that he was opening a hairdresser's shop on the site.[5]

SWANN'S BUILDINGS

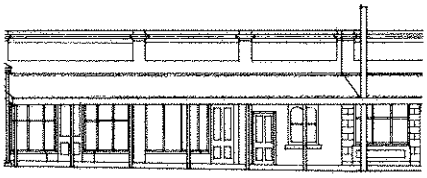


Waeke sold the site to George Upton in November 1875.[6] In 1900 the shops were occupied by Wm Lawn, stationer and Andrew Voisey, jeweller. In 1907 the occupiers were Miss A. Lawn, stationer, R. Mathies, tailor, J.A. Waterson, an A.M.A. office and the Mines and Water Supply rate office.[8]

1. M.A.M. 10.1857
2. M.A.M. 21.12.1857
3. M.A.M. 1.6.1858
4. Tarrangower Times 14.5.1866
5. Tarrangower Times 24.8.1866
6. Title documents
7. 1900 ratebook
8. 1907 directory.



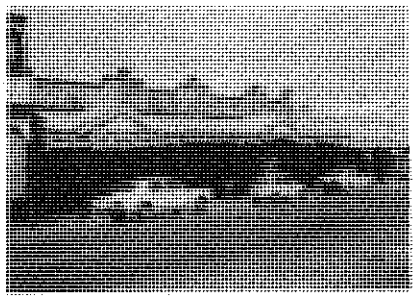
c1900



1977

A(18)
MAIN STREET
USE: shops
CONSTRUCTION DATE: 1912
FIRST LAND PURCHASE DATE: H. Swann 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good.
SIGNIFICANCE: Although built later than 1900, this building does not detract from the streetscape as it maintains the appropriate scale and continuity of the verandahs.
HISTORY: The site was sold by Swann to William Gordon in May 1858, who in turn sold it to Richard Tobin in September 1860.[1] The Tobin brothers had previously conducted Brittania House, a drapery store which they had taken over from R.F. Williamson, as Richard Tobin had been his manager.[2] The Tarrangower Times of 13th November 1860 reported: 'Victoria House, Mr. J. Tobin's new drapery establishment, opposite Wright Ross and Co. The new building is quite an ornament to this part of Main Street, and we are pleased to see that many other edifices of a commodious and substantial character are daily being added to Maldon.' By 1861 the shop had expanded to include the New Times shoe shop adjoining the drapery.[3] In January 1865 this shop was prepared to be let separately as 'Formerly the shop communicated with the private apartments and the drapery establishment of Mr Richard Tobin, but recent improvements caused a party wall of brick to be placed between the two establishments.'[4] By July 1866 A. Callaway had taken over the shop.[5] Photographs PH20 (see A(19)) and PH21 show Victoria House clearly. The drapery business was continued until the 1880s by John Tobin[6], but appears to have been taken over by N. McDonald in the 1890s, with John Tobin operating a grocer's shop on the site.[7]

TOBIN'S BUILDING



The present building appears to have been constructed in 1912 by Tobin's estate.[8] Note that the northern shop is constructed on A(19).

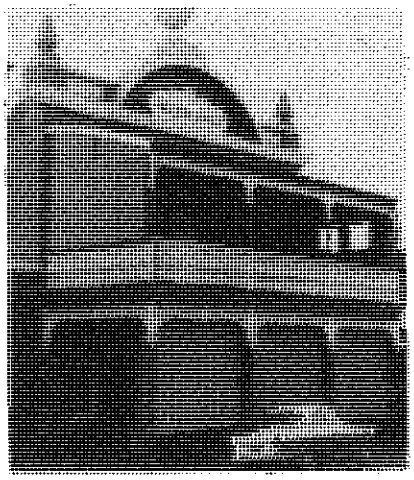
1. Title documents
2. M.A.M. 27.1.1858 and 29.1.1858
3. Tarrangower Times 21.6.1861
4. Tarrangower Times 24.1.1865
5. Tarrangower Times 17.7.1866
6. 1884–85 directory
7. 1893 and 1895–96 directories
8. 1912 ratebook.

PH21 Victoria House c1865

A(19)
MAIN STREET

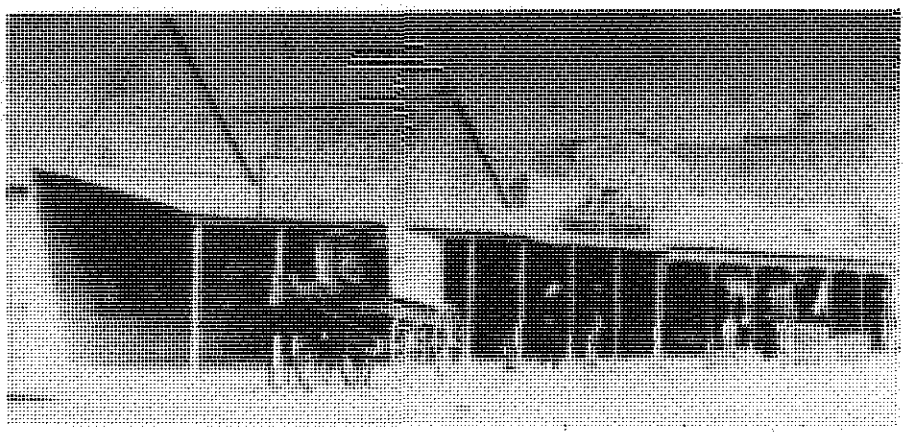
USE: hotel
CONSTRUCTION DATE: 1909
FIRST LAND PURCHASE DATE: E.J. Crate 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; verandah end infilled; incompatible sign.
SIGNIFICANCE: Although built after 1900, this substantial and ornate building does not detract from the streetscape.

MALDON HOTEL



HISTORY: The first known building on this site seems to be the one described in the Tarrangower Times of 3rd November 1860 when 'Crate and Seymour, auctioneers, advertise for sale A(19) frontage to Main Street 66 feet, depth to about 120 feet with substantial weatherboard building 30 feet by 20 feet, next to Tobin Brothers new premises.' This building was apparently purchased by William Martin in September 1861[1] and he conducted Martin's Victoria Dining Rooms there. Possibly by 1864 he had extended the original building to that shown in photograph PH20, as in April 1864 he was permitted to erect a verandah at the Victorian Dining Rooms.[2] By 1869 the building was known as the Royal Mail Hotel.[3] In July 1871, Martin transferred the licence to J. Chisholm[4], and Chisholm purchased the property in June 1877.[5] Chisholm remained licensee until June 1886 when the hotel was transferred to Paolo Merlo.[6] During this time photograph PH22 was taken, showing that the shopfront of the building had been altered. In June 1888[7] the licence was transferred to Patrick O'Byrne, who appears to have operated the hotel until 1893, when the directory shows the licensee to be J. Bradley. Around 1900 T.E. Butler became licensee and apparently renamed the premises the Maldon Hotel.[8] He was still the licensee in 1909 when the present hotel was erected.[9] The present building is of similar scale to the Albion Hotel and the use of a two-storey verandah ties the building in with the existing streetscape.

1. Title documents
2. Tarrangower Times 5.4.1864
3. 1869 ratebook
4. Licence register
5. Title documents
6. Licence records
7. Licence records
8. 1900 ratebook
9. 1909 ratebook.

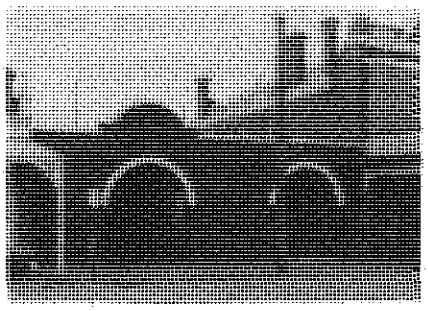


PH20 Main Street East Side c1865

A(20)
MAIN STREET

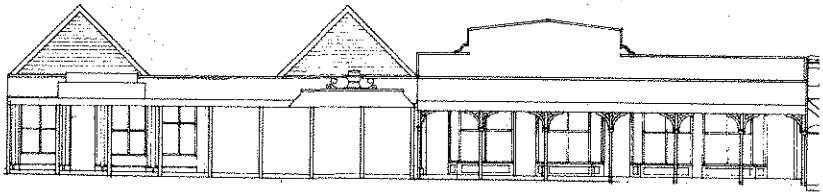
USE: garage
CONSTRUCTION DATE: 1909
FIRST LAND PURCHASE DATE: J.C. Hawkey 11.5.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: The building reflects the design of the Maldon Hotel.

MALDON HOTEL STABLES

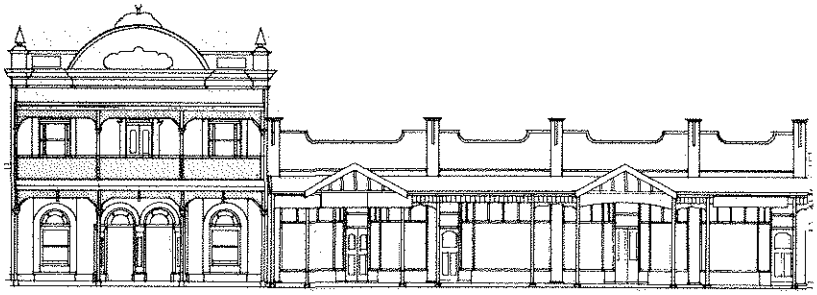


HISTORY: This site was originally the path of a watercourse, and until it was filled in during 1860[1] no building was undertaken on the site. In May 1869 the site was sold to Josiah Collings[2], and in May 1870 Collings sold it to Thomas Vivian.[3] Vivian sold the southern section of A(20) to Christian Philipp Fredrich Lahn[4] in August 1881. It would appear that Lahn ran his saddler's business on the site from this time. In 1893 the directory shows that Mrs Mary Lahn was operating a fruiterer's and W.F. Lahn a saddler's shop. In 1900 Lahn was still operating his saddler's shop on this site in a wooden building[5] with Arthur Uren, stationer, also on the site. By 1907 the site was occupied by Miss V. Lahn, fruiterer, and Mrs W. Canter, who had an underclothing department. These shops appear to have been demolished in 1909 and the stables erected.

1. Tarrangower Times 6.4.1860
2. Title documents
3. ibid
4. ibid
5. 1900 ratebook
6. 1907 directory.



c1900

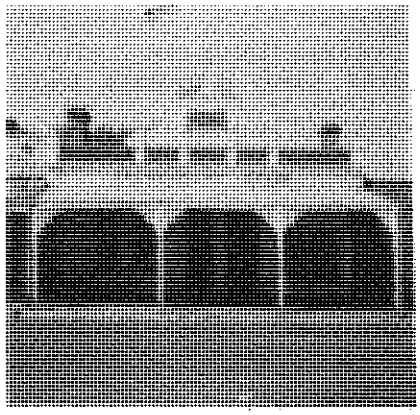


1977

A(20)
MAIN STREET
USE: shop and residence
CONSTRUCTION DATE: 1907
FIRST LAND PURCHASE DATE: J.C. Hawkey 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; right hand window not original but compatible.
SIGNIFICANCE: Although later than 1900, this ornate Jacobean-style building does not detract from the streetscape.
HISTORY: This site experienced flooding until 1860 when the watercourse that flowed across it was filled in.[1] In May 1860 Jabez Dean announced that he was moving to new premises opposite McArthur's Bakery[2] (A(26)), and in July 1860 took a seven-year lease from J.C. Hawkey for the northern 33 feet of A(20).[3] In Moon's 'Tarrangower past and present' published in 1864, Dean is described as a General Storekeeper. In July 1864 he applied for a publican's licence for the 'Shakespeare Hotel', which he described as having four rooms beside those of the family. The licence was granted on 5th August 1864.[5] In May 1869 the site was sold to Josiah

SHAKESPEARE HOUSE

Collings, who sold it in turn to Thomas Vivian in May 1870.[6] In August 1881 the northern section was sold to Arthur John Farr.[7] The Deans appear to have operated the hotel until around 1880.[8] The hotel then seems to have been operated by Henry Rush from about 1884[9] until 1894[10], when the Shakespeare Hotel is described as a wooden building. David Smith was the publican from 1895 until 1905[11], and M. Kelly publican the following year (1906–1907). In the 1907/08 ratebook, Annie Jones was listed as the licensed victualler, and Marks and Co as the owners of a brick hotel. The final licensee was Pierce O'Jones from 1908 to December 1910 when the hotel closed.[12]

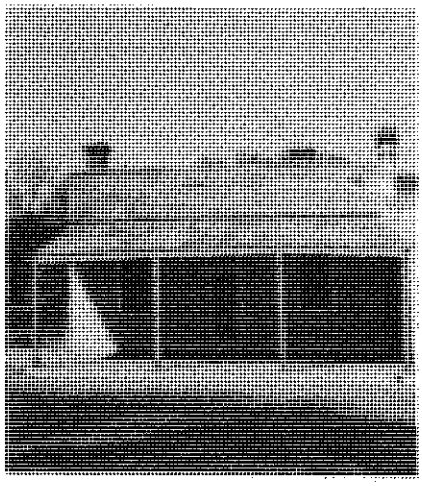


1. Tarrangower Times 6.4.1860
2. Tarrangower Times 15.5.1860
3. Title documents
4. Tarrangower Times 27.7.1864
5. Cole Collection
6. Title documents
7. Title documents
8. Cole Collection
9. 1884–85 directory
10. 1894 ratebook
11. ratebooks
12. Liquor Control Commission Records.

A(21)
MAIN STREET
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: J. Honneus 11.3.1857
CONSTRUCTION MATERIALS: Fake timber ashlar and weatherboard.
CONDITION AND INTACTNESS: fair
SIGNIFICANCE: simple timber facade with verandah, extends sheltered street area.
HISTORY: This building could be the same as that referred to in the Tarrangower Times of 11th September 1860 when 'Honneus, the owner of premises for W.S. Honeyman applies for a licence in Main Street, 1 shop, 4 rooms.' It is not known if a licence was granted. The 1869 ratebook described it as a weatherboard house, Main Street, and the 1875 ratebook entry was 'Albert Honneus, gold smelter' (he operated the Bank of New South Wales smelter on A(6)) 'wood building'. This description was repeated in the ratebooks from 1876 to

FARR'S BUILDING

1879. In August 1879 Honneus sold the building to pay debts and the site was purchased by the Bank of Victoria, which sold it in February 1882 to Dr Arthur John Farr.[1] Dr Farr appears to have used the building as a surgery after 1900.[2] In 1907 the building was occupied by Dr C. Gray, surgeon, and A.D. Freeman, dentist.[3]

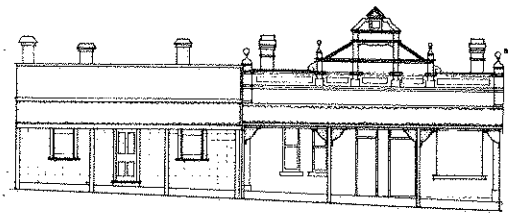


1. Title documents
2. 1900 ratebook
3. 1907 Directory.

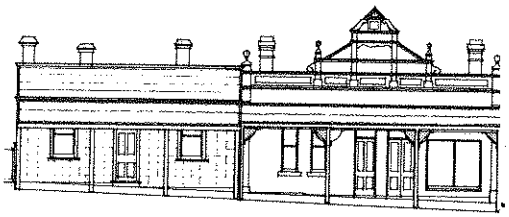
A(21)
MAIN STREET
USE: –
CONSTRUCTION DATE: –
FIRST LAND PURCHASE DATE: J. Honneus 11.3.1857
CONSTRUCTION MATERIALS: –
CONDITION AND INTACTNESS: –
SIGNIFICANCE: –
HISTORY: In September 1861 Honneus sold this portion of A(21) to August Luelf.[1] In December 1862 Luelf had alterations made to his furniture warehouse in Main Street.[2] The 1864 directory described Luelf as a furniture, glass and china dealer of Main Street, and in 1868 he is described as a cabinet maker. In 1907 Mrs J. Cashen had a greengrocer's and fruiterer's shop on the site. Photograph PH35 (c1920) shows verandahs of buildings on this site, but by 1936 (photograph PHp20) the site appears to be vacant.

1. Title documents
2. Tarrangower Times 6.12.1862

VACANT



c1900



1977

A(22)
MAIN STREET
USE: –
CONSTRUCTION DATE: –
FIRST LAND PURCHASE DATE: J.C. Hawkey 11.3.1857
CONSTRUCTION MATERIALS: –
CONDITION AND INTACTNESS: –
SIGNIFICANCE: –

VACANT

HISTORY: Hawkey sold the northern part of A(22) to John Jamieson, builder, in January 1861.[1] In 1864[2] Jamieson was described as a builder and carpenter, Main Street. In 1869 the ratebook described him as occupying a weatherboard house on the site. Photograph PH35 c1920 shows a galvanised iron building on the site.

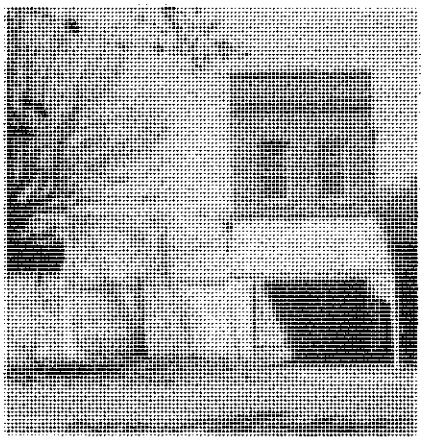
1. Title documents
2. Moon: Tarrangower past and present, p.26

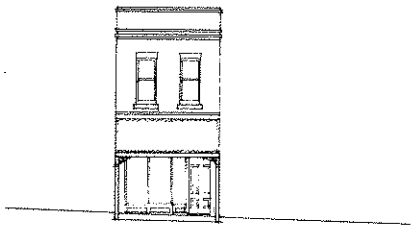
A(22)
MAIN STREET
USE: residence
CONSTRUCTION DATE: c1895
FIRST LAND PURCHASE DATE: J.C. Hawkey 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; Cast iron not original?
SIGNIFICANCE: narrow two-storey building in isolated position.
HISTORY: In December 1869 J.C. Hawkey was bankrupt and sold the property to Josiah Collings, who in May 1870 sold it to Thomas Vivian. In March 1886 Vivian sold it to William Wearne.[1] The 1875 ratebook's entry for this site is 'Peter Zala, carter, brick building and land', but there is no sign of the present building in the 1875 panorama (PHp3). The ratebook entries during Wearne's period of ownership describe him as a chemist occupying a wooden building during 1887, 1888, 1890 and 1893, but in 1894 the description changed to a brick building. Wearne apparently occupied this building until 1897. In 1900 the ratebook entries for the site are J.P. Cushen, bootmaker, brick building; Mrs Lavercombe, widow, wooden building; and William E. Wearne, chemist, wooden building. In the

WEARNE'S BUILDING

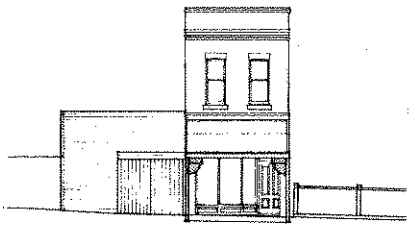
1907 directory, a Mr S.H. Sampson occupied the building. Subsequent to this, it was Wood's Grocery, as can be seen on the faded signs on the adjacent timber building. The timber building seems to have been constructed later than 1920 as it cannot be seen in photograph PH35.

1. Title documents.





c1900



1977

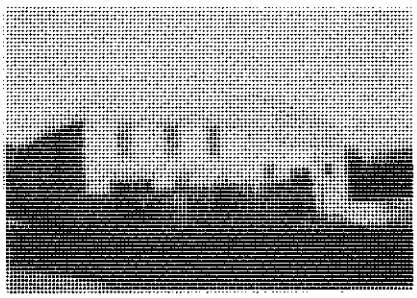
A(23)
MAIN STREET CORNER PHOENIX STREET
USE: Plumbers' supplies
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: H. Franklin 11.3.1857
CONSTRUCTION MATERIALS: stone and galvanised iron
CONDITION AND INTACTNESS: fair; windows altered; slate finish not original.
SIGNIFICANCE: large simple building of unusual materials.
HISTORY: H. Franklin appears to have operated the 'Cookham' boot and shoe warehouse on this site from 1864[1] until after 1868.[2] The 1884–85 directory lists H. Franklin, but gives no address. In Novem-

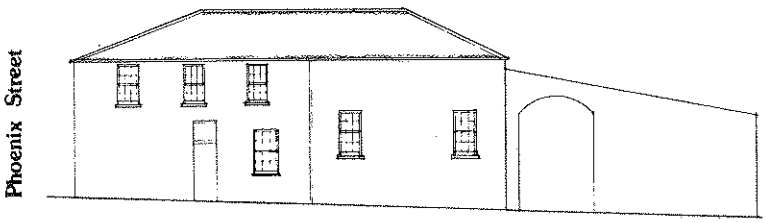
FRANKLIN'S BUILDING

ber 1884 the property was sold to Catherine Dabb.[3] The building was certainly constructed by 1875, as it appears in panorama PHp3 (see page 37). In the 1907 directory it was described as Dabb's Timber Yard. It also operated as Dabb's Chaff and Corn Store as can be seen from the signs on the facade.

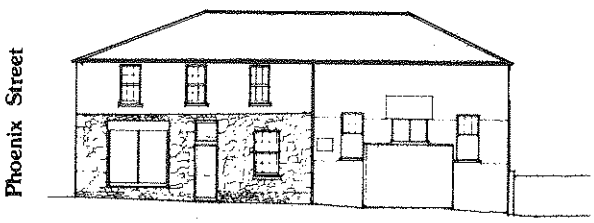
The building materials are an unusual combination, being constructured of unplastered stone on the Phoenix Street facade, the Main Street facade plastered (the Castlemaine slate is a later addition) and the building completed to the south in galvanised iron.

1. Moon, Tarrangower Past and Present
2. 1868 directory
3. Title documents.





Main Street c.1900



Main Street 1977

A(24)

PHOENIX BUILDING

CORNER MAIN AND TEMPLETON STREETS

USE: factory and antique shop

CONSTRUCTION DATE: 1906

FIRST LAND PURCHASE DATE: H. Knight & Co 15.9.1857

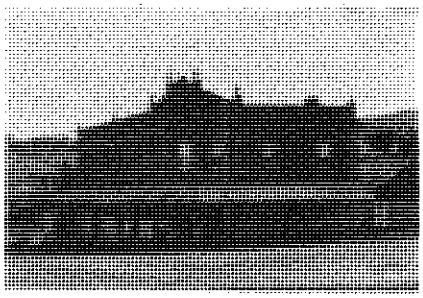
CONSTRUCTION MATERIALS: brick

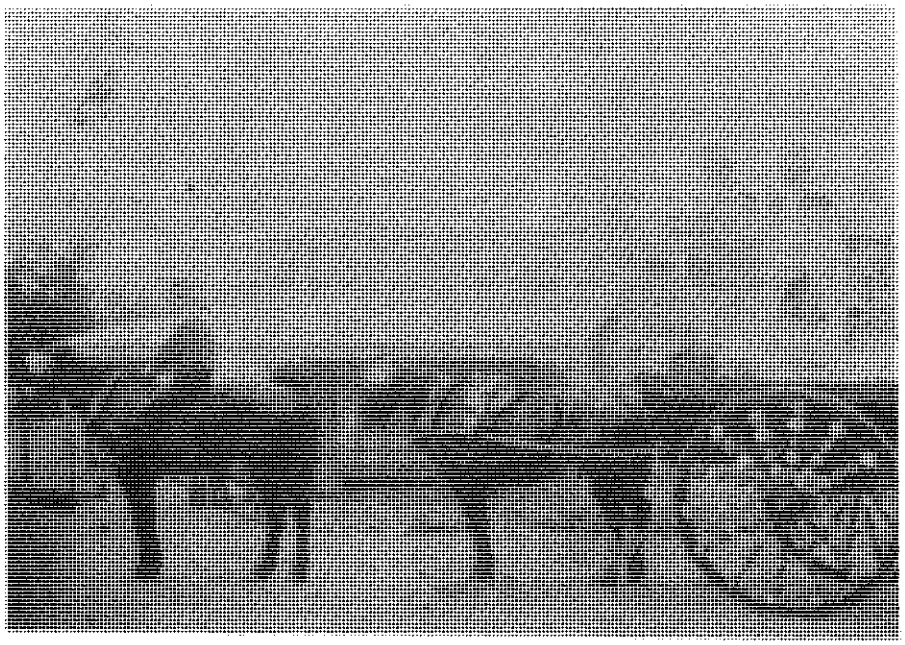
CONDITION AND INTACTNESS: good; new door and highlight grill.

SIGNIFICANCE: Although built later than 1900 this impressive red brick building is compatible with the town's character.

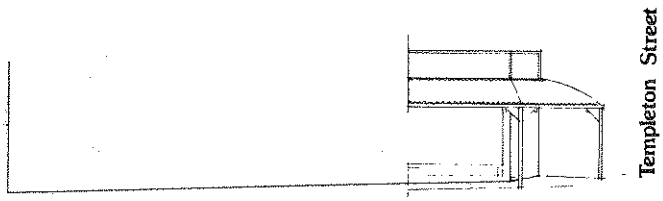
HISTORY: "Henry Knight was born in East Kent, England in 1819, and came out to Adelaide, South Australia in 1849. In 1852 he removed to Melbourne, and at once started for the goldfields, where he spent two years with only very indifferent success. Afterwards he was for a short time engaged in the teaming trade, after which he turned his attention to butchering at Tarrangower, where he remained until 1882. Then removing to Melbourne with his family, he commenced business as a family butcher at 98 Lennox Street Richmond, and now (1888) carries it on in conjunction with his two sons."[1] Knight and Walker were trading butchers in Maldon from April 1857.[2] In August 1858 Henry Knight, butcher, of Main Street offered to let a bakery, two-stalled stable and cottage, beside a well on the premises with plenty of water.[3] In September 1882 he sold the property to Richard and Samual Rowe[4] who were also butchers. The 1900 ratebook's entries for this site are: Florence Evens, fruiterer, wooden building, and Richard Rowe, butcher, wooden building. This is probably the building shown in photograph PH23. The present building appears to have been constructed for James Trengove, draper, who occupied the building in 1907.[5]

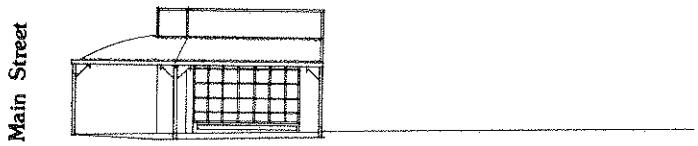
1. Victoria and its Metropolis v.2, p.704
2. M.A.M. 15.4.1857
3. M.A.M. 15.8.1858
4. Title documents
5. 1907 directory.



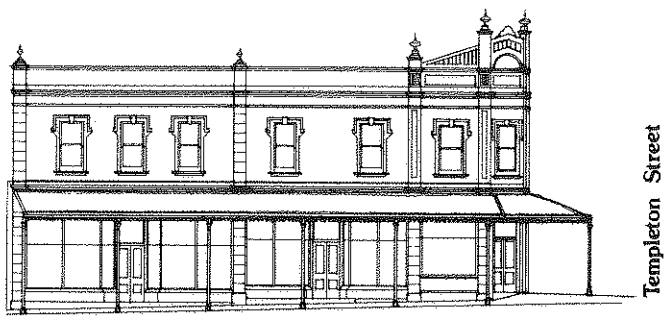


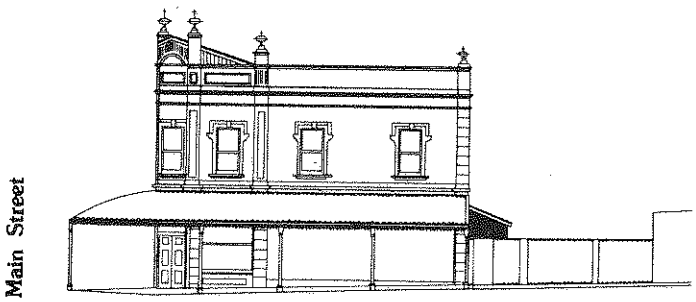
PH23 Corner Main & Templeton Street c1896 Old Phoenix Building.





Templeton Street c.1900





Templeton Street 1977

A(26)
MAIN STREET
USE: restaurant and bakery
CONSTRUCTION DATE: c1895
FIRST LAND PURCHASE DATE: G. McArthur 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; door originally a window – conversion compatible.
SIGNIFICANCE: McArthur's bakery operated on this site from the 1850s until the 1930s.
HISTORY: George McArthur was operating a bakery on this site prior to 1857, as at the land sales of September 1857 he had two buildings on the site valued at four hundred and twenty pounds. The survey map prepared prior to subdivision and sale of the allotments shows two buildings on the site, but neither appear to coincide with the existing buildings. Williams states that the original bakehouse oven set by Alexander [sic] McArthur in 1854 was still in operation in 1953[1] but no further information has been located to substantiate this claim. The McArthur family operated their bakery business from this site until the 1930s and it has been used as a bakery since; the old oven is still used for cake and pastry baking.

As the same family has occupied the site for such a long period it is difficult to locate information from such sources as titles. One transaction was in November 1885 when George McArthur jnr sold the site to Alexander McArthur. In the ratebooks it is described as a wooden and brick building which could relate to the existing or earlier buildings. The M.B. Lewis Index of newspaper articles does not list any items related to the McArthurs or the bakery.

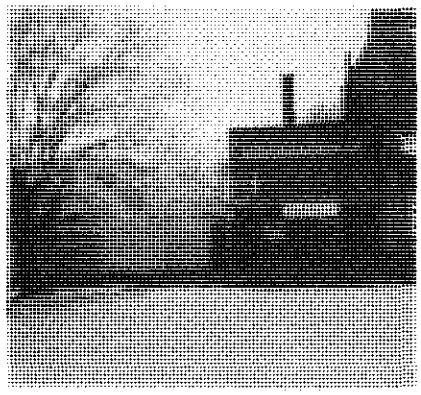
McARTHUR'S BAKERY

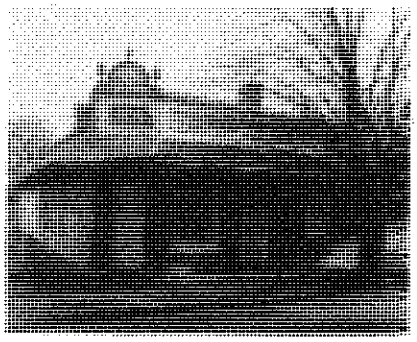
On the Main Street frontage there are two brick buildings. The small building on the north of the allotment appears to be the earlier building, and has been altered recently for use as a bakery shop. The present street facade was built in front of the building's original facade.

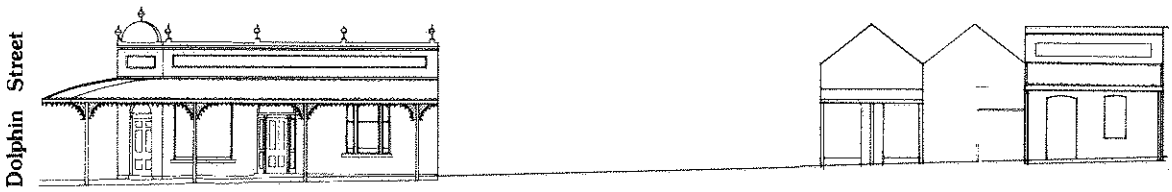
The building on the corner of Main and Dolphin Streets appears to have been built in the 1890s. It can be seen in photograph PHp9 (c1895). The date 1854 on the pediment probably relates to the McArthurs' arrival or commencement of baking in Maldon. South of the smaller bakery was a double-gabled shop, which can be seen in the 1936 panorama PHp20 (see page 34). There are now two timber sheds on the site. In 1866 part of allotment A(26) was transferred to the Shire of Maldon to become part of Dolphin Street.

Alexander McArthur was a collector of books and Australiana and his collection was eventually donated to the Baillieu Library, University of Melbourne. None of it, however, appears to relate to Maldon.

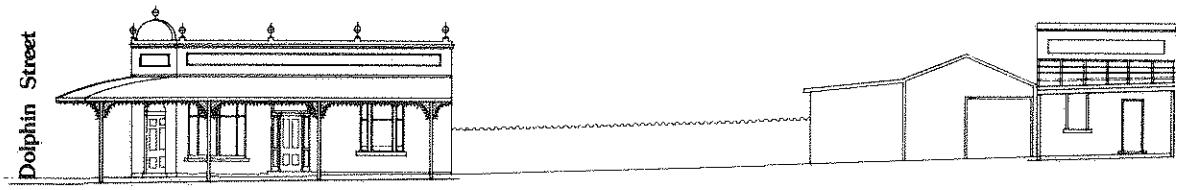
1. Williams p.50.







c1900

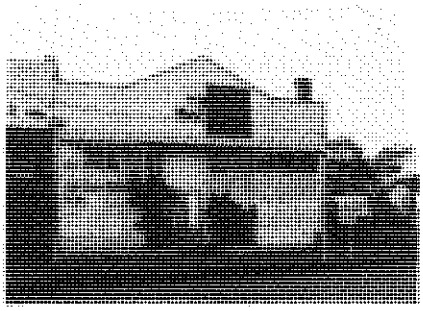


1977

A(27)
MAIN STREET
USE: unoccupied
CONSTRUCTION DATE: 1866
FIRST LAND PURCHASE DATE: J. Dolphin 15.9.1857
CONSTRUCTION MATERIALS: timber
CONDITION AND INTACTNESS: fair; verandah removed; parapet not original; shop front not original.
SIGNIFICANCE: Calder's Ironmongery operated here from the 1860s until the 1930s.
HISTORY: J. Dolphin bought sites A(27) which has frontages to both High and Main Streets, and A(28) which has frontages to High and Francis Streets. In May 1859 Thomas Calder leased the southern part of the High Street frontage of A(28)[1] and in December 1859 he advertised the Talbot Timber Yard opposite the Market House.[2] In Moon (published 1864) he is listed as Thomas Calder, builder and undertaker, High Street.

In February 1866 Calder purchased the site in High Street that he had leased, and also the Main Street frontage section of A(27). In May 1866 the trustees of Dolphin per Thomas Calder gave up the right of way of a strip of land at the east of A(27) 33½ foot frontage to Francis Street and 20 foot frontage to Main Street to form Dolphin Street.[3] Calder mortgaged the site for three hundred and fifty pounds on purchasing and in August 1866 for a further one hundred pounds. This indicates that the existing building was constructed at this time. The 1867 directory carries two entries for Calder: Calder T, builder, High Street, Maldon and Calder Thomas, ironmonger and timber merchant, Main Street, Maldon, which shows that he was trading in Main Street.

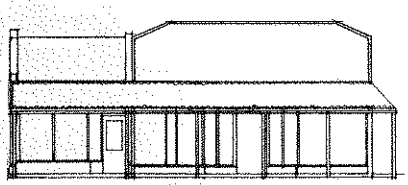
CALDER'S IRONMONGERY



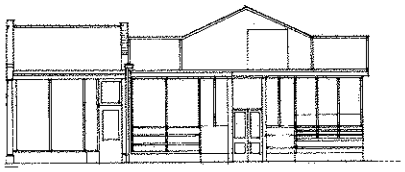
The business was still operating in 1930[4], but had ceased trading by 1935.[5] The only changes to the buildings appear to be the altered parapet and the removal of the street verandah, and some change of detailing of the shop front. The parapet had been altered by 1936 but the verandah had not yet been removed (see photograph PHp20, see page 34). The original parapet can be seen in photographs PH24 and PH25.

1. Title documents
2. Tarrangower Times 6.12.1859
3. Title documents
4. 1930 Sands and McDougalls Directory
5. 1935 Sands and McDougalls Directory.

PH25 Calder's Ironmongery 1890



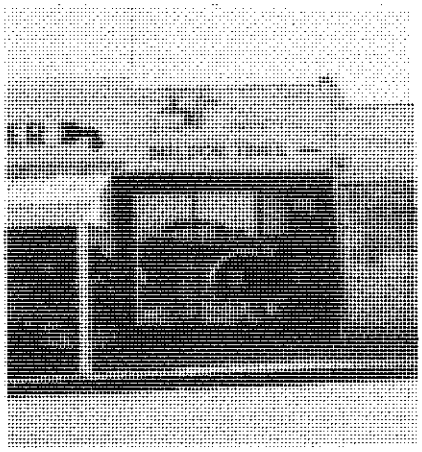
c1900



1977

A(27 & 29)
MAIN STREET
USE: community purposes
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: J. Dolphin 15.9.1857
CONSTRUCTION MATERIALS: brick, timber shop front
CONDITION AND INTACTNESS: good; verandah removed.
SIGNIFICANCE: Although the shop front has been recently altered, the building is compatible with the streetscape.
HISTORY: In January 1862 John Dolphin let a hairdresser's premises on this site.[1] The shop was taken by George Keay,[2] a barber, who operated on the site until after 1869.[3] In 1869 the ratebook showed that the building was owned by Calder. It would appear that the present building was either constructed prior to leasing, in 1861 or at the same time as Calder's Hardware Store in 1866. Part of the store can be seen in photograph PH25 (c1905) (see A(27) above), which shows that the verandah line was continuous with Calder's and the parapet height similar.

TARRANGOWER TIMES OFFICE



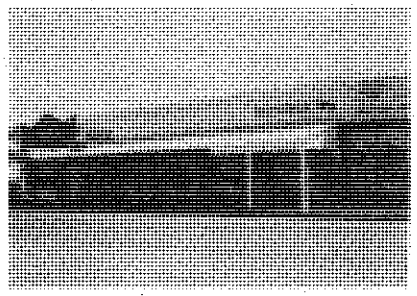
The building was used as Hannaford's Music Shop from 1900[4] until at least 1907.[5] The Tarrangower Times moved into the building in the 1930s after fire had destroyed their premises in High Street (A(10)). The printing room is on A(29) and contains the original machinery. The shop front is not original, being constructed in 1975 for the film 'Break of Day', but it is compatible with the building. The sign-writing on the window was done at the same time.

1. Tarrangower Times 3.1.1862
2. Tarrangower Times 24.1.1862
3. 1869 ratebook
4. 1900 ratebook
5. 1907 directory.

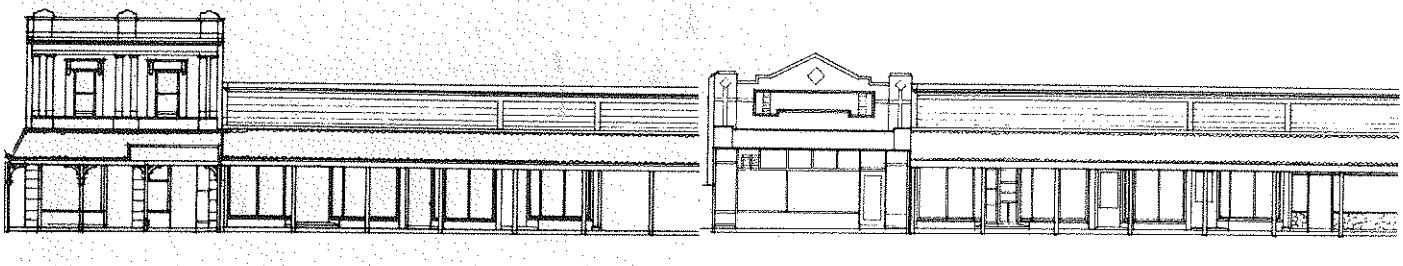
A(30)
WADE'S BUILDING

MAIN STREET
USE: shops
CONSTRUCTION DATE: c1880.
FIRST LAND PURCHASE DATE: B. Wade 15.9.1857
CONSTRUCTION MATERIALS: timber facades and brick
CONDITION AND INTACTNESS: good; north shop front not original.
SIGNIFICANCE: simple timber shop.
HISTORY: In December 1856 the site was occupied by Wade, storekeeper.[1] Thomas Wade advertised as a storekeeper in High Street in June 1858.[2] The first building to be erected on the Main Street frontage appears to have been Mrs Wade's store. She advertised in January 1861 for tenders from masons and bricklayers (labour only) for the erection of a stone and brick store in Main Street.[3] In March 1863 Mrs Wade had opened the High Street premises as a wholesale and retail general store.[4]. In October 1863 John Wade moved his store from the High Street frontage to Main Street,[5] and in December erected a verandah in Main Street.[6]

In March 1867 Mrs Wade offered the whole property for sale[7], and in April 1867 she retired from business.[8] In 1869 the site was occupied by a bootshop run by R. O'Neill and a printer's run by A. Reid.[9] These buildings could be those referred to in Cyclopedia of Victoria: 'John Paull moved to Maldon in 1878, purchasing the old-established drapery business of J.T. Steele (see A(15)). Shortly afterwards Mr Paull had the misfortune to be burnt out, and the present premises were erected specially for him on the opposite side of the street'.[10] In 1907 John Paull occupied the second shop from Hannifords music Shop (A(29) Tarrangower Times office).[11] This could indicate that these buildings were erected at this time. Further ratebook investigation is required on this site.



1. M.A.M. 24.12.1856
2. Tarrangower Times 15.6.1858
3. Tarrangower Times 25.1.1861
4. Tarrangower Times 18.10.1863
5. Tarrangower Times 1.12.1863
6. Tarrangower Times 6.3.1863
7. Tarrangower Times 29.3.1867
8. Tarrangower Times 30.4.1867
9. 1869 ratebook
10. Cyclopedia of Victoria, vol.2, p.400, 1902
11. 1907 directory.



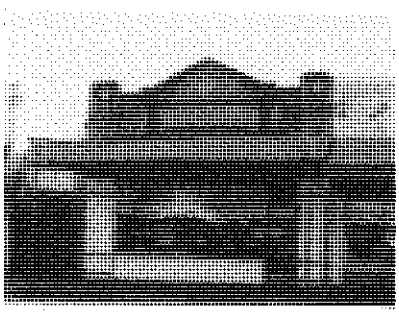
c1900 **1977**

A(31)
FORMER CHISHOLM'S BUTCHER SHOP

MAIN STREET
USE: butcher's shop
CONSTRUCTION DATE: c1930
FIRST LAND PURCHASE DATE: J. Wright 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; verandah posts not original?
SIGNIFICANCE: This building was erected later than 1900, and although incompatible with the streetscape, it is not intrusive.
HISTORY: This appears to have been the site of an early post office in Maldon: 'At length the public of Tarrangower are likely to have something like adequate postal accommodation if the Government will be generous enough to allow them to retain it. Mr Wright (of the firm Wright and Ross), our new postmaster, has, at no small expense, erected a wooden building 24 feet by 16 feet adjoining their store.'[1]

In January 1860[2] the post office was transferred from Wright, Ross and Co to the Telegraphic Station on B(1). In February 1871 the whole of A(31) was purchased by S and J. Warnock.[3] The following month they sold the north 34 feet to Main Street and 47 feet to High Street to W.L. Seymour. In photograph PH36 (c1895) this site appears to be vacant, but the two-storey brick butcher's shop shown in photograph PH26 appears to have been constructed by 1900. The 1900 ratebook describe the occupant as E. Harbour, butcher, and C.W. Chisholm, butcher, in a brick building. This building was replaced by the present building, between 1920 and 1936 as it appears in photograph PHp20 (see page 34) but the two-storey building can still be seen in photographs PH33 and PH34, both taken around 1920.

1. M.A.M. 12.6.1857
2. Tarrangower Times 6.1.1860
3. Title documents.



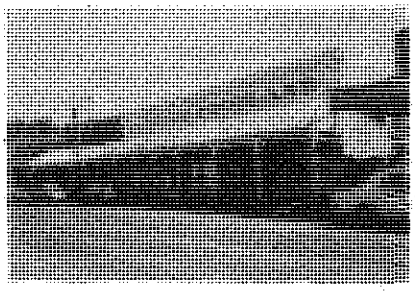
PH26 Chisholm's Butcher's 1876

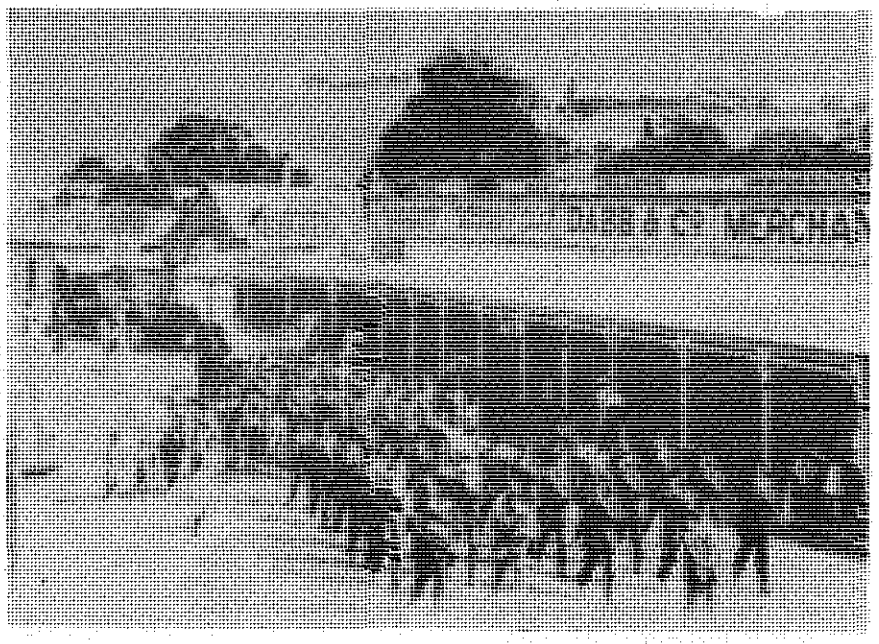
A(31 and 32)
FORMER DABB'S STORE

MAIN STREET
USE: supermarket
CONSTRUCTION DATE: from 1859
FIRST LAND PURCHASE DATE: A(31) – J. Wright 15.9.1857; A(32) – C. Cushen 15.9.1857.
CONSTRUCTION MATERIALS: brick and stone
CONDITION AND INTACTNESS: good
SIGNIFICANCE: An intact simple facade and verandah with pleasant timber details. Decorative timber carriageway is of note.
HISTORY: The southern section of A(31) was the site of the Wright, Ross Store, which operated on the site from before June 1857.[1] They rebuilt the store in 1859, calling for tenders in March of that year.[2] In August 1859 tenders were called for the completion of the premises.[3] By November 1862 the partnership had been dissolved, and the business continued as James Wood & Co.[4] In 1864 the business is described as J Wood & Co, wholesale and retail grocers, wine and spirit merchants, Main Street.[5] The business was still operating in 1868.[6] In 1871 S. and J. Warnock purchased the premises, and may have carried on the grocery trade as in January 1885 they sold the site to James Thompson[7] who is described in the directory for 1884–85 as a grocer.

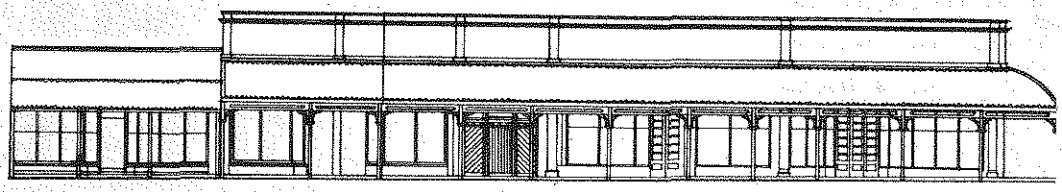
In January 1885 Samuel Dabb purchased A(32), and by November 1887 he had also purchased the southern section of A(31). It appears that in about 1886 Dabb constructed the southern part of the existing building to match that of the Wright, Ross Store on A(31). Although Samuel Dabb died before 1900, the business was carried on as Dabb & Co until it was taken over by Dickson's Foodland.

1. M.A.M. 12.6.1857
2. Tarrangower Times 8.3.1859
3. Tarrangower Times 19.8.1859
4. Tarrangower Times 21.11.1862
5. Moon, op cit, p.28
6. 1868 directory
7. Title documents
8. 1900 ratebook.

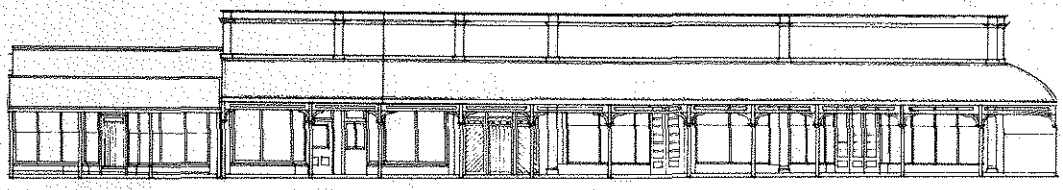




PH28 Main Street West Side c1920



c1900

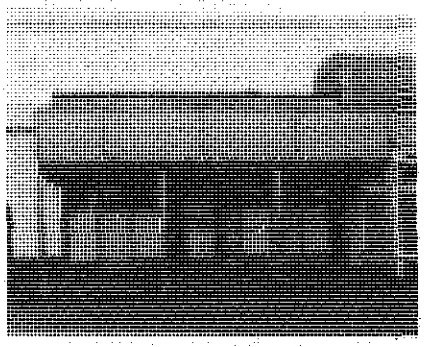


1977

A(33)
McMILLAN & PADLEY'S IRONMONGERY

MAIN STREET
USE: vacant shop
CONSTRUCTION DATE: 1858
FIRST LAND PURCHASE DATE: W.H. Stone & Co. 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: fair; large verandah fascia incompatible.
SIGNIFICANCE: Early shop in basically unchanged condition.
HISTORY: This brick shop appears to have been the first substantial building erected on this site, for William Padley and George Chapman to be used as an ironmongers.[1] In October 1858 William Padley secured a lease on the site from Stone and Co.[2] By January 1860 the firm had become McMillan and Padley, and they were reported to have completed alterations to their premises.[3] In March 1863 the firm became known as Padley and Co.[4] The firm advertised in Moon in 1864 as wholesale and retail ironmongers of High and Main Street; the two facades of the building were similar. William Padley still occupied the building in 1869.[5] The building was occupied by J. Reynolds, a tailor, in 1900,[6] but by 1907 it was occupied by Mr E.J. Harbor,[7] a tobacconist, and appears to have continued as a hairdresser/tobacconist until recently. The building is currently used as a store for the adjacent garage.

1. Tarrangower Times 1.9.1858
2. Title documents
3. Tarrangower Times 24.1.1860
4. Tarrangower Times 20.3.1863
5. 1869 ratebook
6. 1900 ratebook
7. 1907 directory.



A(33)
FORMERLY TREADWELL & STONE'S SMITHY

MAIN STREET
USE: part of motor garage
CONSTRUCTION DATE: 1858
FIRST LAND PURCHASE DATE: W.H. Stone & Co 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: demolished.
SIGNIFICANCE: The present building is totally incompatible with the character of Maldon.
HISTORY: The original building on this site was replaced by the present structure in the late 1950s. Construction of the original building commenced in December 1857 for John Treadwell and Stone[1] and was completed in March 1858.[2] The side of this building can be seen in photograph PH4 (see A(34)) taken either in late 1857 or early 1858. The building fronted both High and Main Streets, and Stone and Treadwell carried on the business of farriers, smiths and wheelwrights. They offered the site for sale in December 1858[3] but the business did not close until December 1860[4] when McMillan and Padley continued business at the smithy. In May 1863 the smithy was taken over by Jospeh Treadwell,[5] who continued the business as the Maldon Shoeing Forge until March 1867.[6] The business was then purchased by Richards and Laity. In September 1868 the site was sold to the Bank of Victoria, who retained ownership until 1943, when they went into voluntary liquidation. The property then passed to the Commercial Banking Company of Sydney.

In 1900[7] the premises were occupied by T.H. Grenfell, carpenter, and by 1907 were used as Somer's Auction Rooms.[8] In photograph PH28 (c1920) (see A(33) above) the building can be clearly seen and is occupied by Rodda and Sons.

1. M.A.M. 16.12.1857
2. M.A.M. 12.3.1858
3. Tarrangower Times 17.12.1858
4. Tarrangower Times 24.12.1860
5. Tarrangower Times 5.5.1863
6. Tarrangower Times 10.3.1867
7. 1900 ratebook
8. 1907 directory.

A(34)
SITE OF FORMER BANK OF VICTORIA (since demolished)

CORNER MAIN AND HIGH STREETS
USE: motor garage
CONSTRUCTION DATE: Bank of Victoria 1858; service station 1958.
FIRST LAND PURCHASE DATE: E. James and Co. 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: demolished.
SIGNIFICANCE: The existing building is totally incompatible with the character of Maldon and is especially intrusive on this important central site.
HISTORY: The first building on the site can be seen in photograph PH4, when E. James had erected a simple timber building to house his carpentry, building and undertaking business. In June 1858 Edward James and Thomas Calder sold the site to the Bank of Victoria.[1] Thomas Calder eventually established a successful ironmongery business on the corner of Main & Dolphin Streets (see A(27)). (The Bank of Victoria had previously opened an agency at Tarrangower on 10th September 1857 under the charge of Mr W.P. Smith.)

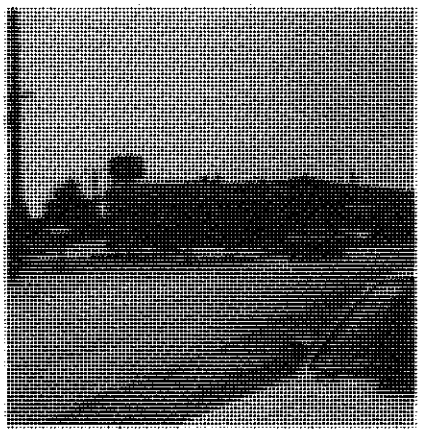
The Mount Alexander Mail supported the idea of a bank on the site in their article of 16th April 1858: 'The best allocation in Maldon being the corner of Main and High Streets, and having three frontages, is now for sale. Some amount of speculation exists as to who will be the lucky purchaser. This would be a splendid site for a bank.' The following month the paper reported on the purchase: 'The Bank of Victoria has purchased the piece of ground known as James Corner for three hundred and ten pounds. They have made a good bargain. It is a splendid position, unequalled in town, and as a bank site invaluable. We may expect the Bank of Victoria to build new premises. It is to be hoped that they will be of such a size as the importance of Maldon and the wealth of the bank justifies.'[2]

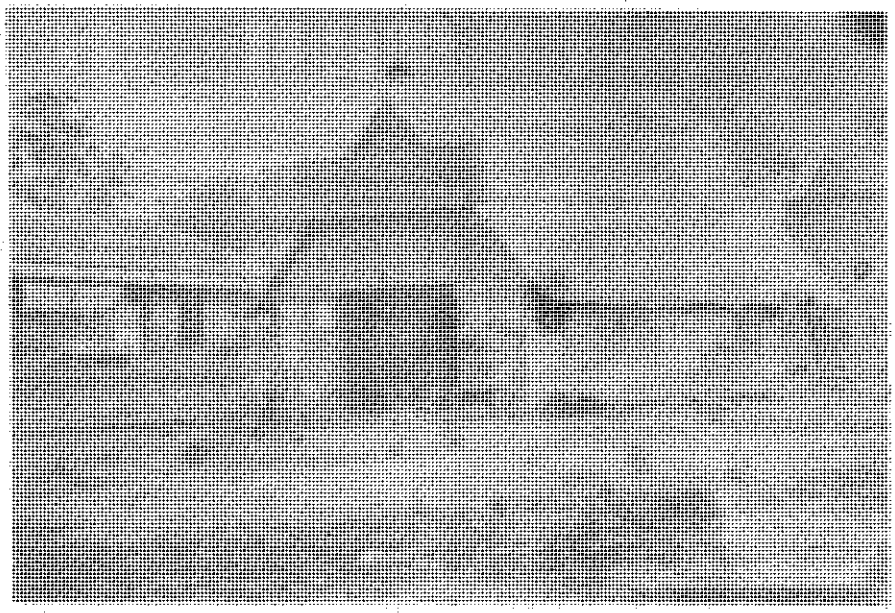
The Mail was disappointed in the final result as reported in November 1858: 'Though by no means so handsome a building as was expected and is due to the importance both of the town and the bank, yet it will add greatly to the appearance of the township.'[3]

The bank opened for business on 17th March 1859[4] and operated on the site until it went into voluntary liquidation in 1943 and was taken over by the Commercial Banking Company of Sydney. As the C.B.C. had taken over the Bank of New South Wales' premises on A(6) it did not require the premises. The building was demolished in 1958 and replaced by the present structure. As 'bank corner' was the main meeting place of the town, many photographs were taken of the site thus enabling detailed reconstruction drawings to be prepared.

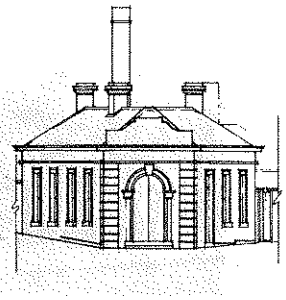
The building may possibly have been designed by the Melbourne firm of Architects, Robertson & Hale who designed premises for the Bank of Victoria during this period. Comparison with other banks designed by Robertson & Hale, at Port Albert and Beechworth show the buildings to have some similarities but no conclusive evidence has been found.[5]

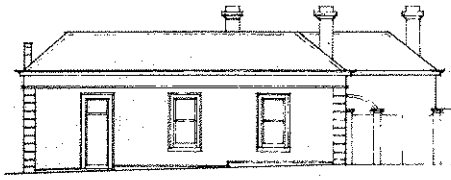
1. Title documents
2. M.A.M. 31.5.1858
3. M.A.M. 1.11.1858
4. Tarrangower Times
5. Comparisons were made using a study of Banks in Victoria prepared by Bruce Trethowan for the Historic Buildings Preservation Council in 1976.

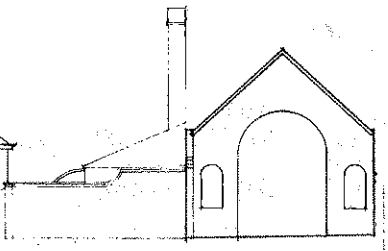




PH4 James Carpenters & Builders with Kangaroo Hotel in background 1857

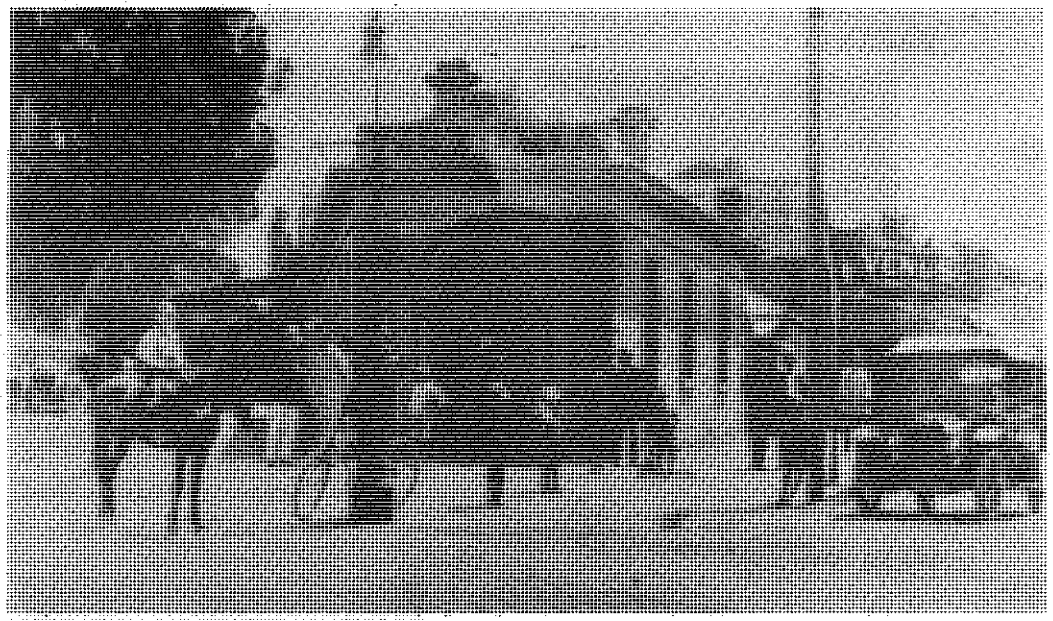




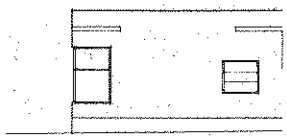


A·34 A·33

Main Street c.1900



PH31 Bank Corner 1914.



A·34 A·33

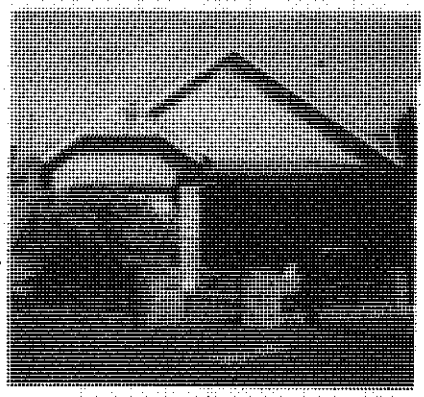
Main Street 1977

A(25)
CORNER TEMPLETON AND FRANCIS STREETS
USE: residence
CONSTRUCTION DATE: c1910
FIRST LAND PURCHASE DATE: J. Burgess 11.2.1857
CONSTRUCTION MATERIALS: weatherboard and stucco
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Unobtrusive, but inappropriate house for the Historic Interest Zone.
HISTORY: The site was sold to David Watt in March 1860,[1] and in November of the next year a three-roomed weatherboard cottage with zinc roof was advertised for sale.[2] The building was sold in December 1861 to Phillip Martin.[3] The building is

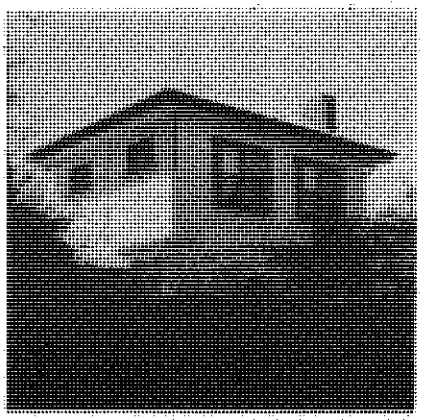
"Y-WORRI"

described in the 1861 ratebook as a weatherboard building. It is probably this building that can be seen in photograph PHp18 (c1910). The present building was constructed before 1936 as it can be seen in photograph PHp20 (see page 34).

1. Title documents
2. Tarrangower Times 15.11.1861
3. Title documents.

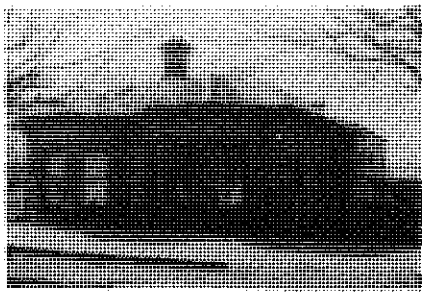


A(26)
DOLPHIN STREET
USE: residence
CONSTRUCTION DATE: c1920
FIRST LAND PURCHASE DATE: G. McArthur 15.9.1857
CONSTRUCTION MATERIALS: brick and fibro
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Although situated in the Historic Interest Zone, due to its siting this building does not intrude on the town's character.
HISTORY: The building can be seen in panorama PHp20 (see page 34), thus it was constructed before 1936.



A(28)
CORNER HIGH AND FRANCIS STREET
USE: residence
CONSTRUCTION DATE: c1885
FIRST LAND PURCHASE DATE: J. Dolphin 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; fence at front not original.
SIGNIFICANCE: Ornate substantial building in a variety of styles and materials.

CALDER'S HOUSE



HISTORY: By the style of the building it seems to have been erected in the 1880s. At that time the site was owned and occupied by Thomas Calder, but as both allotment A(27) and A(28) were rated together, it is difficult to trace the first appearance of this building in the ratebooks. Thomas Calder still occupied the premises in 1900.

This large, ornate and interesting building is well situated on an important street corner.

A(29)
HIGH STREET
USE: paddock
CONSTRUCTION DATE: –
FIRST LAND PURCHASE DATE: H. Napier
CONSTRUCTION MATERIALS: –
CONDITION AND INTACTNESS: –
SIGNIFICANCE: –
HISTORY: No photographic records of the buildings on this site have been obtained. The site was vacant in 1936 (see photograph PHp20

In 1900 the ratebook shows that two timber buildings were on the site, occupied by Lee Wah, shopkeeper, and A. Martin, upholsterer. In 1907 the directory gives three occupants for the site – George E. Ralph, solicitor, L. Boldini, architect, and Ah Me, greengrocer.

VACANT

PHP20 Panorama of Maldon 1936

A(30)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1865?
FIRST LAND PURCHASE DATE: B. Wade 15.9.1857
CONSTRUCTION MATERIALS: timber
CONDITION AND INTACTNESS: fair; front facade completly altered.
SIGNIFICANCE: Although altered, this house retains the form and scale of the original residence.
HISTORY: In Photograph PH29 of the Seymour Lounge Hotel, part of this building can be seen in its original form.

WADE'S HOUSE

A(31)
HIGH STREET
USE: storage
CONSTRUCTION DATE: c1920
FIRST LAND PURCHASE DATE: J. Wright 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: The building is compatible in form and scale with the streetscape.
HISTORY: This was the site of Seymour's Lounge Hotel which was established by January 1860[1] when John Felix offered the business for sale. He appeared to have gone into partnership with A.C. Seymour, as in February 1860 they both lease the site from Wright, Ross and Co.[2] In March 1861 Felix and Seymour still held the licence for the Lounge, but in November 1861 the business was transferred to H.C. Seymour.[3] In 1869 the ratebook lists both A.C. and H.C. Seymour as the occupiers of the Lounge, High Street. Hugh Seymour apparently carried on the business until January 1885, when he transferred the licence to J. Turk.[4] J. Turk seems to have been licensee until 1901, when the licence was held by Mrs Cath Seymour[5] who operated the hotel until it closed on 31st December 1910.[6]

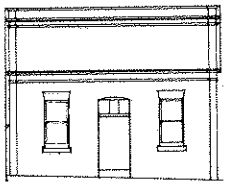
SITE OF FORMER SEYMOUR'S LOUNGE HOTEL

1. Tarrangower Times 27.1.1860
2. Title documents
3. Tarrangower Times 12.11.1861
4. Tarrangower Times 10.1.1885
5. Cole Collection
6. Liquor Control Commission Records

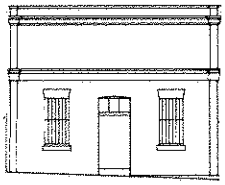
PH29 Seymour Lounge Hotel c1875

A(31)
HIGH STREET
USE: storage
CONSTRUCTION DATE: c1885
FIRST LAND PURCHASE DATE: C. Cushen 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: fair
SIGNIFICANCE: Interesting for the remnants of signwriting that are still visible.
HISTORY: This building is also part of the Dabb's store complex and appears (from the signwriting) to have been the produce store. See also A(31) Main Street.

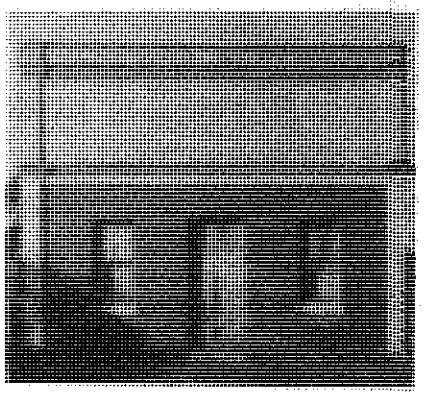
FORMER DABB'S STORE



c1900

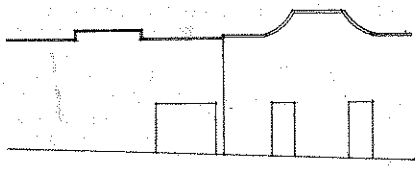


1977

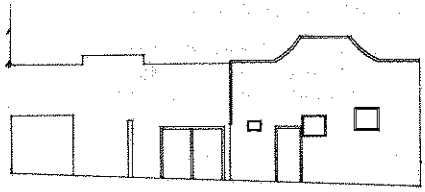


A(32)
HIGH STREET
USE: storage
CONSTRUCTION DATE: c1890
FIRST LAND PURCHASE DATE: C. Cushen 15.9.1857
CONSTRUCTION MATERIALS: timber
CONDITION AND INTACTNESS: fair; fenestration and door openings altered?
SIGNIFICANCE: Simple buildings compatible in form and scale with the Maldon streetscape.
HISTORY: The building was probably erected as part of Dabb's general merchant complex of buildings, as he advertised trading from both Main Street and High Street. See also A(32) Main Street.

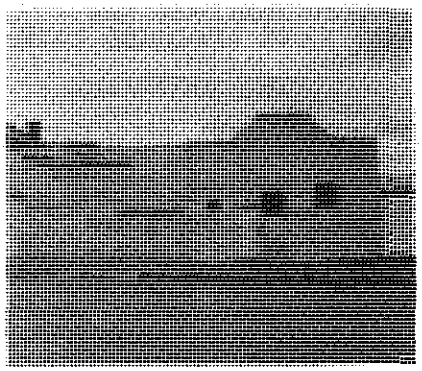
FORMER DABB'S STORE



c1900

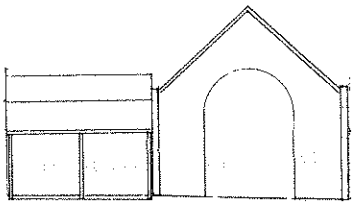


1977

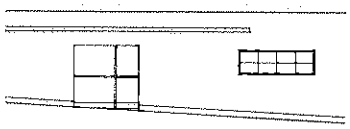


A(33)
HIGH STREET
USE: service station
CONSTRUCTION DATE: 1858
FIRST LAND PURCHASE DATE: W.H. Stone and Co. 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: demolished
SIGNIFICANCE: Service Station building is totally incompatible with the character of Maldon.
HISTORY: See A(33) Main Street above.

FORMER TREADWELL & STONE'S SMITH (now demolished)



c1900

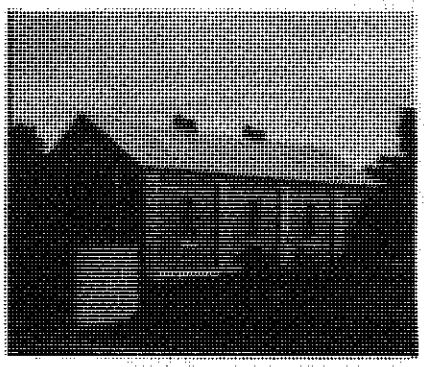


1977

A(33)
HIGH STREET
USE: service station
CONSTRUCTION DATE: 1858
FIRST LAND PURCHASE DATE: W.H. Stone and Co. 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: fair
SIGNIFICANCE: See A(33) above.
HISTORY: See A(33) Main Street.

REAR OF FORMER McMILLAN AND PADLEY'S STORE

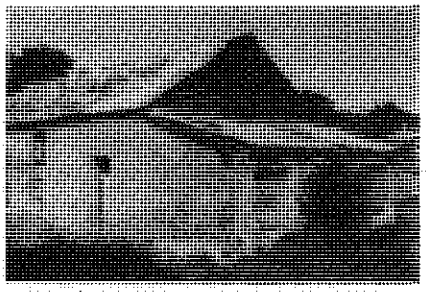
TEMPERANCE HALL



10(1)
FRANCIS STREET
USE: Elderly Citizens Meeting Rooms.
CONSTRUCTION DATE: 1873
FIRST LAND PURCHASE DATE: C & M Edwards 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; intact
SIGNIFICANCE: Important public building.
HISTORY: The building was erected in 1873 as a Temperance Hall.[1] It was occupied from 1884 to 1903 by the Salvation Army.[2]

1. Williams p.77.
2. Information from Salvation Army Property Department.

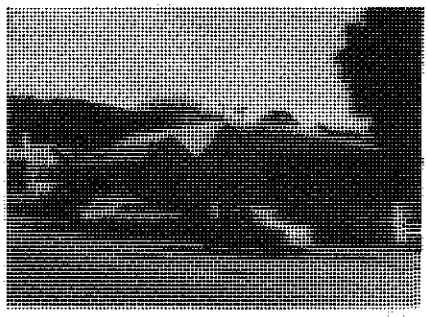
EDWARDS' CRUSHING PLANT



10(1)
FRANCIS STREET
USE: Band practice hall.
CONSTRUCTION DATE: 1856
FIRST LAND PURCHASE DATE: C & M Edwards. 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: poor; intact
SIGNIFICANCE: Early mining building remaining intact.
HISTORY: This building is shown in a photograph taken in 1859 or 1860 (see page 40). It appears to be as existing except for the rear addition. As the photograph was taken before Thomas Vivian set up a grocery business on the site, this building would appear to be Edwards' Crushing battery which is referred to in the Mount Alexander Mail of 15.9.1856 when Edwards & Co commence a crushing plant on the site. In 1860 Edwards was insolvent and the site sold to Thomas Vivian and Co.,[1] who commenced business as a family grocer in 1862.[2] When he sold the property in 1866[3] this building is described as a 'large brick building, brick stack, 7HP engine and large boiler'. This is one of the few remaining intact mining buildings in Maldon and therefore is of special interest historically. As the Edwards Brothers were also brickmakers and layers they possibly made the bricks and built the buildings themselves. The rear addition was constructed before 1895 (photograph PHp11).

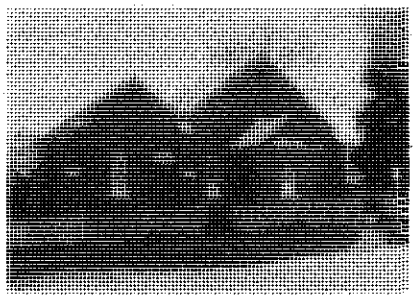
1. Tarrangower Times 29.5.1860
2. Tarrangower Times 9.9.1862
3. Tarrangower Times 24.3.1866.

MOTOR GARAGE



10(1)
CORNER HIGH AND FRANCIS STREETS
USE: garage
CONSTRUCTION DATE: c1900
FIRST LAND PURCHASE DATE: C & M Edwards 15.9.1857
CONSTRUCTION MATERIALS: various
CONDITION AND INTACTNESS: good; various additions
HISTORY: Photograph Php18 c1906 shows part of these buildings on the site.

WELSH BAPTIST CHURCH



10(2)
CORNER FRANCIS AND TEMPLETON STREETS
USE: Sunday School.
CONSTRUCTION DATE: 1865
FIRST LAND PURCHASE DATE: W. Lindner 10.3.1857
CONSTRUCTION MATERIALS: brick.
CONDITION AND INTACTNESS: good; fence not original.
SIGNIFICANCE: Early church building.
HISTORY: The Welsh Baptists opened their church in 1865 after worshipping in a weatherboard church in Reef Street since 1859 (since demolished – 4C(10)). The Welsh and English Baptists united in 1878. In 1895 the English Baptist Church was formed and in 1896 they erected their own church in Edwards Street. In the 1890's the original church (on the right) was extended by the erection of a similar building without the entrance porch. The English & Welsh churches reunited in 1930 and this building has since been used as the sunday school.[1]

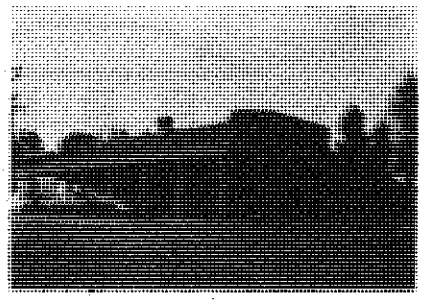
1. Maldon Baptist Church Centenary Souvenir Programme. 10.9.1960.

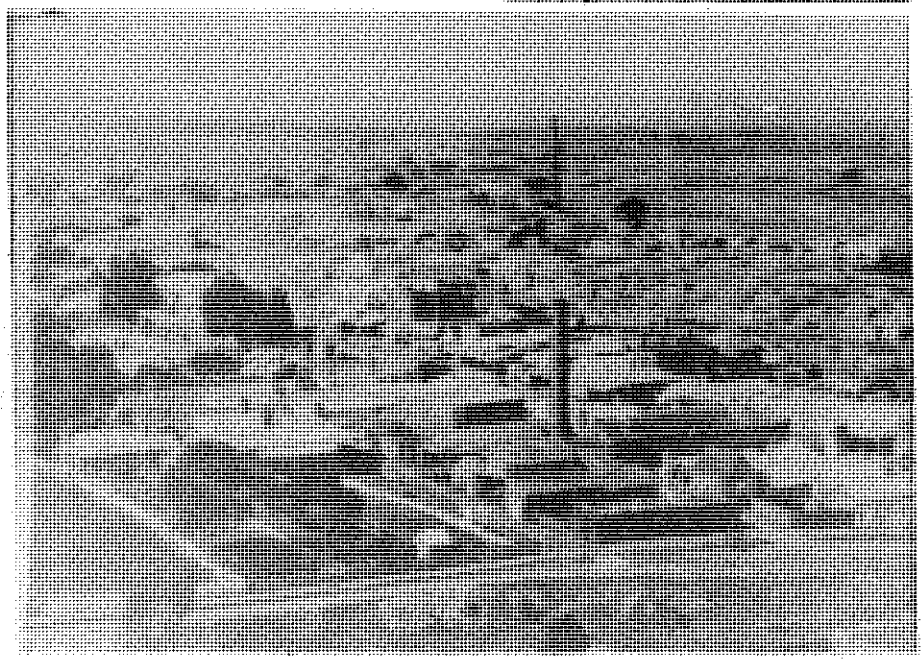
12(1)
CORNER REEF AND TEMPLETON STREETS

SCOTCH PIE HOUSE

USE: Pottery shop
CONSTRUCTION DATE: 1866.
FIRST LAND PURCHASE DATE: J. & S. Warnock 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Early large building of pleasing scale.
HISTORY: From 1856 James Warnock & Co.'s Beehive store was on this site until 1859 when it was used as a Hay and Corn Store. In 1865 the Tarrangower Times (8.12.65) reports of a fire in the old Beehive Store and this store was replaced on 30.3.1866 (T.T.) when Joseph Crossley opens Scotch Pie House, Corner Main and Templeton Streets. The site was still owned by the Warnock Brothers in 1869 as the rate entry for that site reads "Warnock Bros. 2 brick stores, Reef Street, Bakery etc. Reef Street occupied Joseph Crossley." 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. The existing window appears to have been a door and a window to the left of this has been bricked over. Photograph PHp3 (c1875) shows the corner building without the verandah returning along Templeton Street. Photograph PHp9 c1895 shows still without verandah along Templeton Street.

Photograph PHp20 1936 (see page 34) shows that by this time the verandah had been added along Templeton Street, but that the doorway had not been bricked up in the small brick shop.



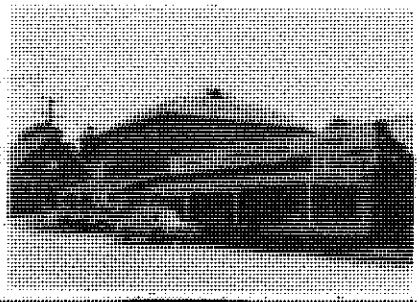


PHP3 View of Maldon from Victoria Hill c 1875

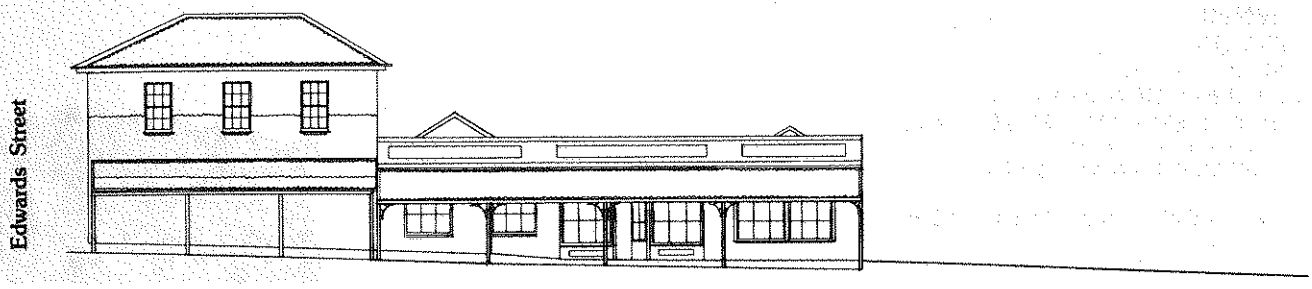
12(8)
CORNER TEMPLETON AND EDWARDS STREETS

BROOK'S STORE

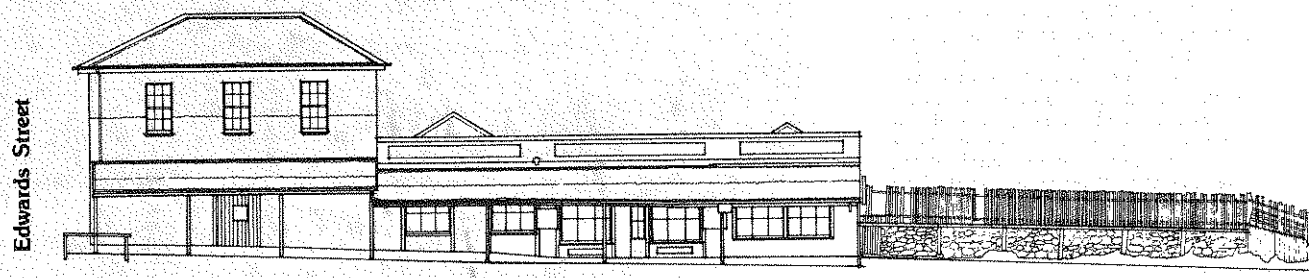
USE: General store
CONSTRUCTION DATE: 1866
FIRST LAND PURCHASE DATE: M. Furness & J. & S. Warnock 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; verandah altered.
SIGNIFICANCE: This store is still functioning as a general store 120 years after opening.
HISTORY: The Tarrangower Times of 31.7.1866 reports that the Committee for a co-operative store were buying land in Templeton Street next to Crossley's Scotch Pie Shop. By 7.9.1866 tenders were called for a brick store 22' x 36' (Tarrangower Times). Tenders were called for a 16' x 14' stable with 8' walls on 15.10.1867 (T.T.) and the front premises were enlarged in 1868 (T.T. 1.5.1868). The grain store was a later addition and the date of its construction has not been ascertained. Early photographs of the brick section of the store show that the only alterations appear to be to the verandah and the painting of the store (photographs PH53 & 54).



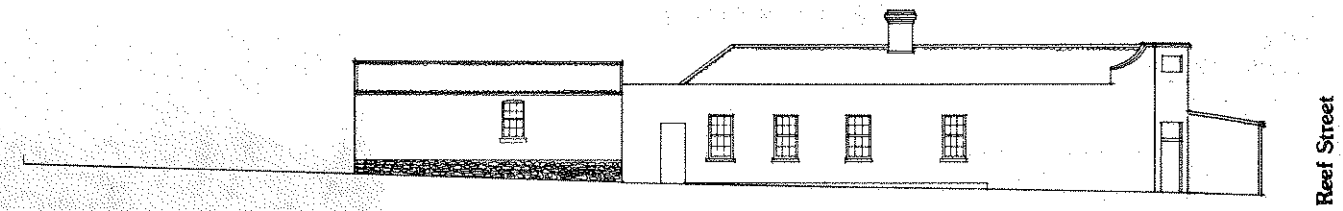
PH54 Brook's Store



12·8
Templeton Street c.1900

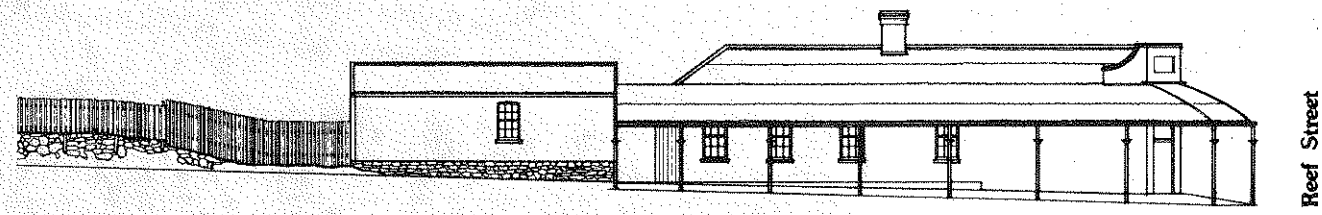


12·8
Templeton Street 1977



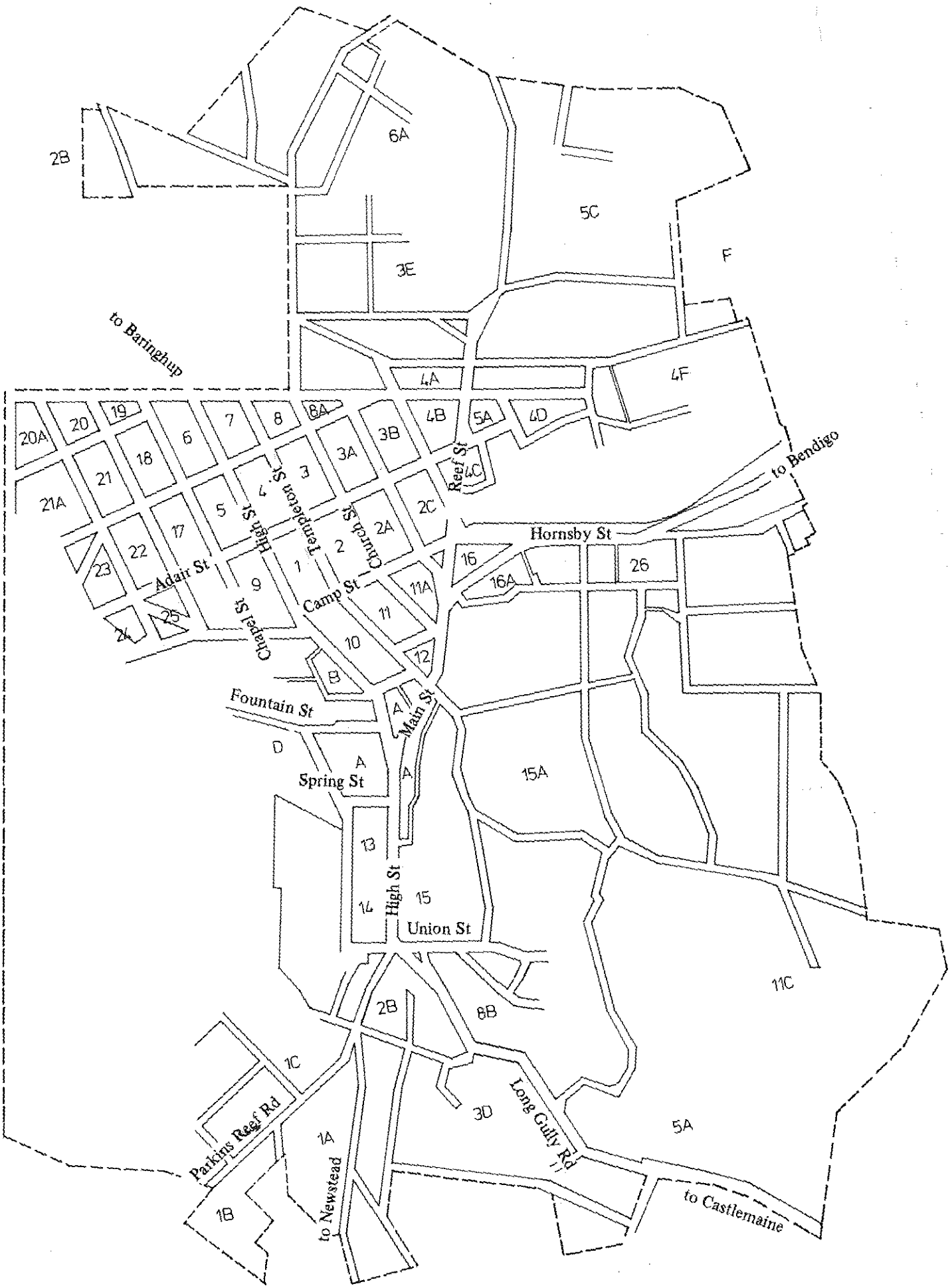
12·8 12·1 c1900

12·1



12·8 12·1 1977

12·1



Town Area – Maldon
Showing Section Numbers

MAP 2

MALDON POST OFFICE

B(1)
CORNER HIGH AND FRANCIS STREETS
USE: post office
CONSTRUCTION DATE: 1869
FIRST LAND PURCHASE DATE: The Commonwealth of Australia 1.3.1901
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; fencing not original; verandah not original.
SIGNIFICANCE: Pleasant early brick building. Authoress Henry Handel Richardson's mother was postmistress from 1880 until 1886.

HISTORY: The first official post office in Maldon was opened on the 14th March 1854, under the management of James G. Pollard.[1] The postmaster received an annual remuneration which was based on a percentage of postal business transacted, and this averaged about forty pounds. This arrangement appears to have been unsatisfactory as reported in the Mount Alexander Mail of 31 December 1854, 'local post office to be discontinued from December 31 because Post Master has been offered only seventy-five pounds p.a. Mr Pollard, the present Post Master, has spent forty to fifty pounds on necessary fittings for his tent: there is rumour that the office may be given to some store in the neighbourhood – a change of policy for the Post Master General'. The location of Mr Pollard's tent has not been determined. He was followed by 'Mr Cook, the chemist and druggist, who resided next door to the Tarrangower Hotel 1(1) – now demolished) . . . (who) has been appointed as acting postmaster.'[2] 'The first mail service in the district was operated by a contractor named William Burbridge, who conveyed mail three times a week between Castlemaine, Maldon and Maryborough'.[3] On the 1 July 1855, the management of the Maldon Post Office passed to Frank Lewin. From that date to the 31 December of the same year, the postal revenue at Maldon amounted to one hundred and seventy-seven pounds. Francis Henry Lewin appears to have operated a store combined with the Post office on 3D(12) on the Long Gully Road – the store appears to be the existing building on the site.[4]

Mr Lewin was succeeded by M.T. Mason on 1 April 1857 followed just two months later by John Wright. By 1859, the average annual remuneration had risen to two hundred pounds, an indication of the steadily growing population'.[5] The Mount Alexander Mail of 12 June 1857 reported on the change of Post Master and venue: 'At length the public of Tarrengower are likely to have something like adequate postal accommodation if the government will be generous enough to allow them to retain it. Mr Wright (of the firm Wright and Ross) our new postmaster, has, at no small expense, erected a wooden building 24' x 16' adjoining their store.' This post office was situated in Main Street on allotment A(31). In March 1859 tenders were called by the Public Works Department for a Telegraph Station. On 5 July 1859 the building was finished, the builders were Hornsby and Briscoe.[6] Telegraph facilities at Maldon were introduced on the 1 August 1859 with Arthur D. Ellis as the Telegraph operator. In January 1860 Mr Ellis became post master as well[7]. The building had been constructed to accommodate only the telegraph equipment and operator (this timber building can be seen in photograph PH P2, see page) and was situated on B(1). When the post office was transferred to this building the building had to be enlarged.[8] This larger building can be seen in photograph PH41.

Moon's Tarrengower Past and Present published in 1864 contains the following entries for the facilities: 'Telegraph Office – Manager, A.D. Ellis, messenger F. St. Leger. Officer hours from 8.30 a.m. to 8 p.m. Post Office – Postmaster A.D. Ellis; Assistant James Lyon. Office hours, 9 a.m. to 5 p.m.; Letters containing gold: for transmission by post, between separate towns or places within the colony, not exceeding ½ oz – 1s.; exceeding ½ oz. but not exceeding 1 oz – 2s; every ounce or portion of an ounce 2s additional.'

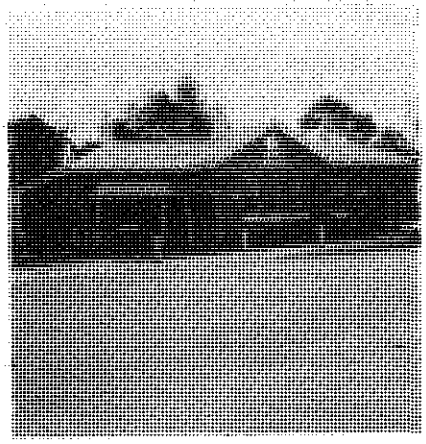
On 21 July 1865, Frederick A. Farrer became the Post Master. Savings Bank facilities were provided from 6 November 1865.[9]

At this time the mail service from Castlemaine to Maryborough operated six days a week, and travelled by way of Muckleford, Maldon, Buringhup and Carlsbrook.

In 1867 preliminary steps were taken for erecting a new Post and Telegraph Office.[10] 'In 1868 Frederick Farrer was succeeded by Thomas Reed. The annual remuneration had now risen to three hundred and fifty pounds and the volume of business transacted had become too large to be handled on the existing premises. Plans for a new and larger official post office were therefore drawn up, and work began during 1869'.[11] The foundation stone was laid 11 August 1869 and the building was completed and occupied during 1870. The building can be seen as built in photograph PH39.

Thomas Reed was succeeded by George Groves in 1875. During 1878, fairly extensive repairs and alterations were effected to the building. The staff at that time consisted of the postmaster, (who also acted as telegraph manager), two letter carriers, and an office clerk.

During 1880, Maldon's first postmistress was appointed. This was Mary Richardson, mother of Ethel Richardson who later received wide acclaim as a successful novelist under the pen-name of Henry Handel Richardson. Ethel was ten years old when she came to live at the Maldon Post Office.[12]

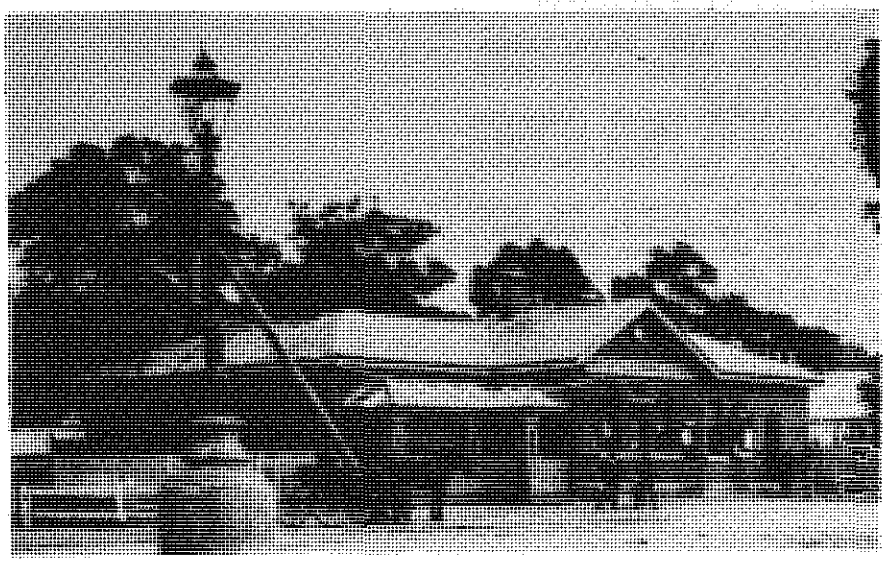


H.H. Richardson described life in the Post Office in her books 'The Fortunes of Richard Mahoney', 'Myself When Young', and 'The Getting of Wisdom'.

Mary Richardson and her family remained at Maldon for six years, the new postmaster in 1886 being James Hughes. In 1891, John Gavan Reilly took charge of the office, followed by John Edward Raven in 1893. During 1898, and again in 1904, further alterations were made to the post office building. Mr Raven continued as postmaster at Maldon for fifteen years, and was succeeded in 1908 by Frank Duncan.

A telephone exchange was established at Maldon in 1908, within the post office building. By November 1912, there were fourteen subscribers to the exchange, which at that time provided a day service only. A list of the first six subscribers may be of interest, and were as follows:–

1 . . .Tarrangower Times and Maldon Advertiser, High St.
2 . . .Maldon Brewing Co.
3. . .Bank of Victoria Ltd.
4 . . .R. London, Grocer, High Street.
5 . . .'Kangaroo Hotel', Main Street, also P. Jones, Livery Stables.
6 . . .Dr. H.A. Leggo, Main Street.

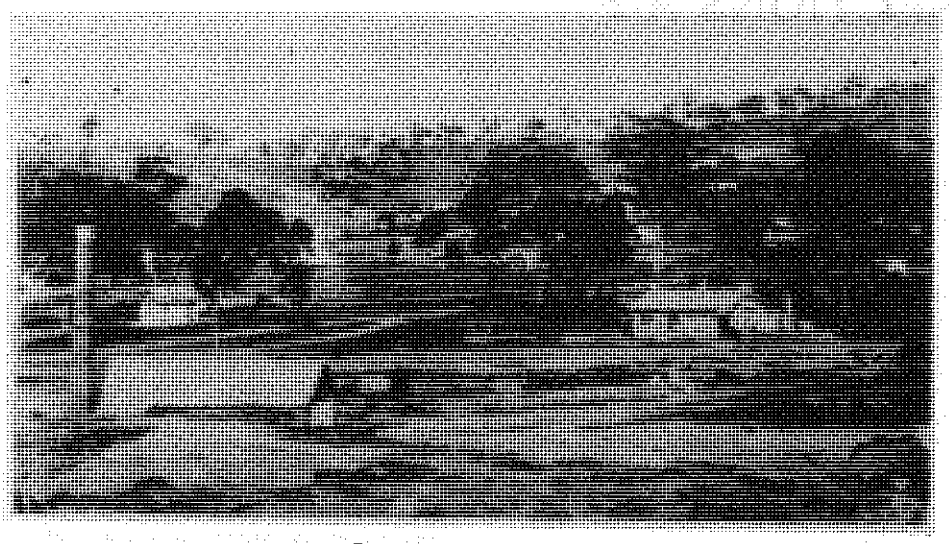


PH40 Post Office c1880

In 1909, Charles Green was appointed postmaster, followed by Robert McBeath in 1915, Lucy Gibson in 1922, William Bragge in 1935, and Mr S. Julian in 1947. Mr F.D. Gazzard was appointed postmaster on 5th June 1953. The roll of postmasters at Maldon is finally brought up to date with the appointment in 1962 of Mr Eric George.[13]

1 One Hundred Years of Postal Service at Maldon. Prepared by Derek N. Baker, Post Office Historian – Victoria, undated. Most of this history is incorporated here.
2 M.A.M. 8.1.1855
3 Post Office History
4 Map M/5 shows application to purchase by Francis Henry Lewin of post office site marked on 3D(12)
5 Post Office History
6 Public Works Department Records 59/30
7 T.T. 6.1.1860
8 P.W.D. Records 60/87
9 Post Office History
10 T.T. 19.4.1867
11 Post Office History
12 Ibid

Note: Copy of working drawing for the post office held by Dr. M.B. Lewis.



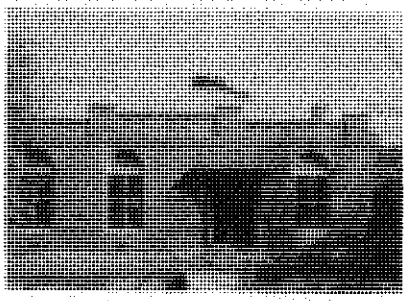
PHP2 View over Edwards Street to High St. c1860

B(2)
HIGH STREET
USE: Meeting room and Library
CONSTRUCTION DATE: 1934
FIRST LAND PURCHASE DATE: Athenaeum 1889.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good.
SIGNIFICANCE: Although erected later than 1900, the materials and scale of this building do not detract from the town's appearance.

ATHENAEUM

HISTORY: The first Athenaeum was a wooden building erected on this site in 1863[1], the tender of J. Hornsby and Co. being accepted.[2] The building was erected to provide a reading room for newspapers from England as well as local publications. In 1933 the old building was destroyed by fire and many old books and records were destroyed. The present building was erected in 1934.[3]

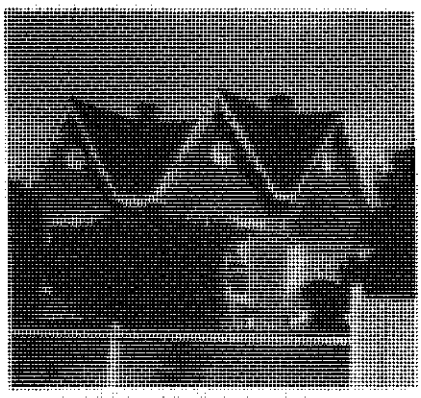
1. Moon, Tarrangower Past and Present, p.20.
2. Tarrangower Times 4.10.1863
3. Williams p.46.

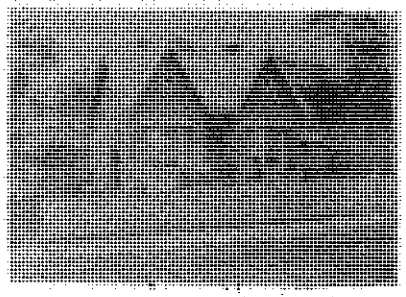


B(6)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1866
FIRST LAND PURCHASE DATE: J. Prime 2.5.1859
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good, fence not original, roof not original, later addition at side.
SIGNIFICANCE: Unusual, intersecting gable, Gothic-style building for Maldon. Delicate timber barge boards and window trim are also a feature.
HISTORY: This property was vacant when a flood was reported in April 1860[1]. John Prime, the purchaser, died in April 1860[2] and the property appears to have passed to John Robinson, as a photograph of this building (PH42) is labelled John Robinson's House. The Tarrangower Times of 6 March 1866 mentioned that 'the house recently built for John Robinson is decidedly best', which would appear to refer to this building.

1. Tarrangower Times 13.4.1860
2. Tarrangower Times 13.4.1860.

ROBINSON'S HOUSE





PH42 Robinson House c1865

B(State School Reserve)

CORNER HIGH AND HOSPITAL STREETS

USE: Primary School

CONSTRUCTION DATE: 1874

FIRST LAND PURCHASE DATE: State School Reserve 1873.

CONSTRUCTION MATERIALS: brick

CONDITION AND INTACTNESS: good

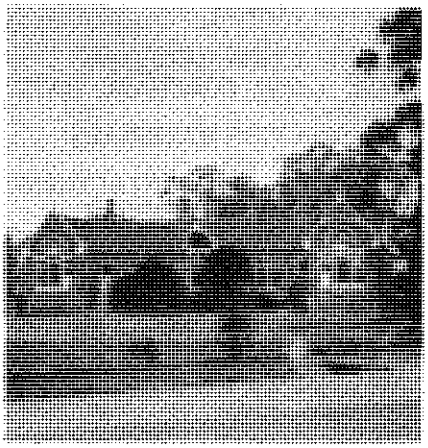
SIGNIFICANCE: Well detailed polychromatic brick building on base of local stone. Designed William Smith?

HISTORY: Before the establishment of the Education Department in 1873, education was provided by the local churches or in private schools. The main schools in Maldon were the Denominational School on the corner of Camp and Church Street and the Methodist School in Fountain Street. These operated as common schools with some Government funding in the late 1860's.

These schools operated as State School No. 1254 when they were taken over by the Department of Public Instruction in August 1873, until the present building was erected.

'Mr W. Smith, a builder and wheelwright of High Street, was the successful tenderer. The bricklayer was Mr. Finch of Castlemaine. The building was commenced on 17 August, 1874, the contract price being four thousand pounds. The 250,000 bricks were all hand made at Wagner's Brick Kiln in Tobin Street'.[1] The building was designed to accommodate 750 pupils. The original contract drawings are signed by William Smith and dated 25.2.1874. The building was officially opened on 17 August 1875.

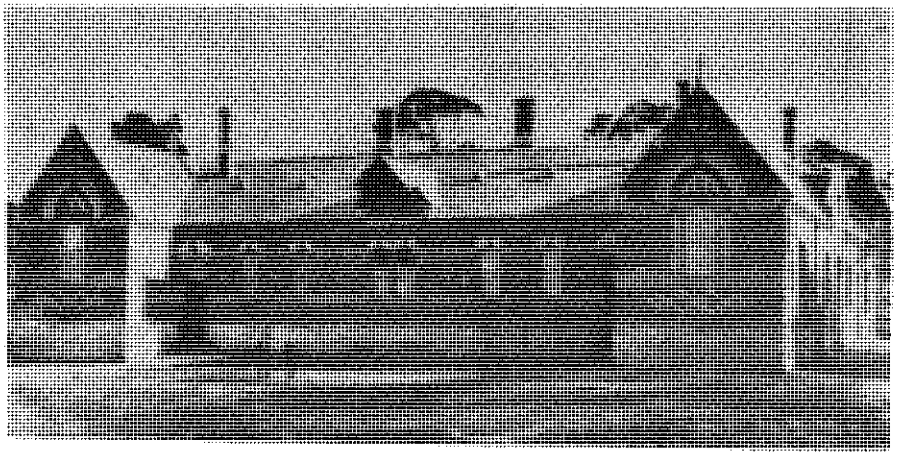
MALDON PRIMARY SCHOOL NO. 1254



The highest attendance at the school was in the 1890's when there were approximately 640 pupils. The present attendance is approximately 100 pupils.[2]

Some external changes have occurred to the school since construction. The major alterations have been to the windows. These have been enlarged and extra windows placed between and beside the original window openings. This has not detracted greatly from the school's appearance.

1. Primary School No. 1254, Maldon, compiled by Col. Gibson. p.15.
2. Ibid.



PH45A Maldon Primary School 1875

C(Police Reserve)

FRANCIS STREET

USE: Police garage

CONSTRUCTION DATE: Parts from 1854.

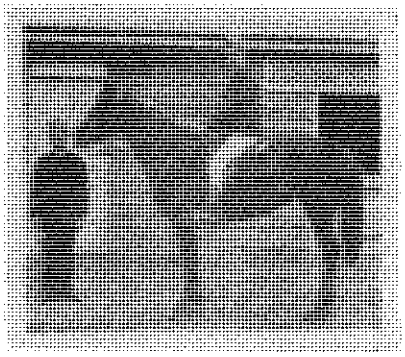
FIRST LAND PURCHASE DATE: Police Reserve

CONSTRUCTION MATERIALS: weatherboard

CONDITION AND INTACTNESS: good, the stables have been converted to a garage.

HISTORY: A photograph of this building appears in 'Maldon and Gold' p.24, when the building was used as stables. Parts of this building, particularly the floor, may date from 1854.

OLD POLICE STABLES



C(Recreation Reserve)

FOUNTAIN STREET

USE: vacant

CONSTRUCTION DATE: 1861

CONSTRUCTION MATERIALS: brick

CONDITION AND INTACTNESS: fair

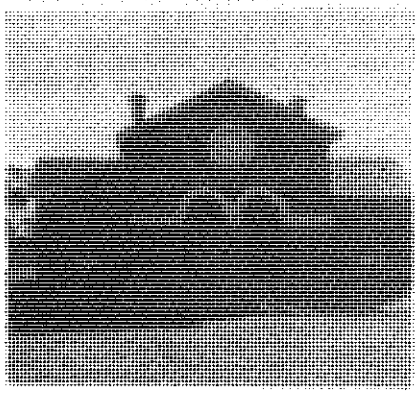
SIGNIFICANCE: Simple, pleasant building unusually sited near public recreation ground.

HISTORY: A timber court house was constructed in 1857 but when completed in December 1857 the timber fittings were too big for the building – there was no room for the public.[1]

By 1860 plans had been drawn up for the new brick court house, the architect being Kaweran[2] (this appears to have been a mispelling of Kawerau who was an architect with the Public Works Office 1855–60[3].)

The successful tender was for two thousand and sixteen pounds by John Robertson in December 1860[4]. Apparently there was some trouble with the building of the court house, as operations were stopped

COURT HOUSE



in February 1861 due to inferior materials and workmanship[5]. Work was resumed in April 1861 when Maldon bricks were substituted for Castlemaine bricks[6]. By July the court house was nearly finished and was described as handsome but small.[7]

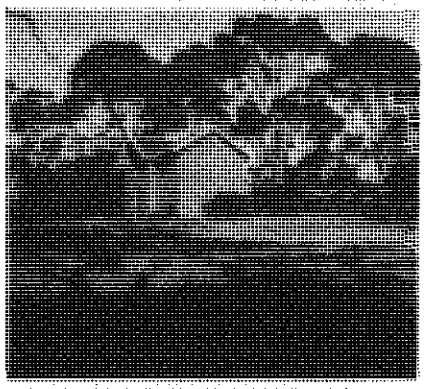
The court house was closed in 1968–69.

1. Mount Alexander Mail 4.12.1857
2. Moon. Tarrangower Past and Present
3. M.B. Lewis
4. Tarrangower Times 11.12.1860
5. Tarrangower Times 5.2.1861
6. Tarrangower Times 9.4.1861
7. Tarrangower Times 23.7.1861.

C(Police Reserve)
FRANCIS STREET
USE: vacant
CONSTRUCTION DATE: 1864
FIRST LAND PURCHASE DATE: Police Reserve
CONSTRUCTION MATERIALS: brick with stone trim
CONDITION AND INTACTNESS: good; appears to be intact externally
SIGNIFICANCE: Unusual use of brick with stone quoins and lintels.
HISTORY: This brick lock-up was constructed by W.H. Smith in 1864 for a cost of four hundred and ninety pounds and seven shillings for the Public Works Department[1]. The 1864 Directory entry for W. Smith showed that he was a coach and cart Wheelwright, Builder, &c, High Street, Maldon.[2]

1. Public Works Department Records 64/274
2. Moon, Tarrangower Past and Present, p.27

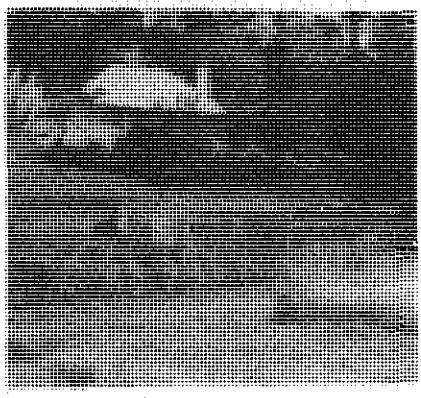
OLD POLICE LOCK-UP



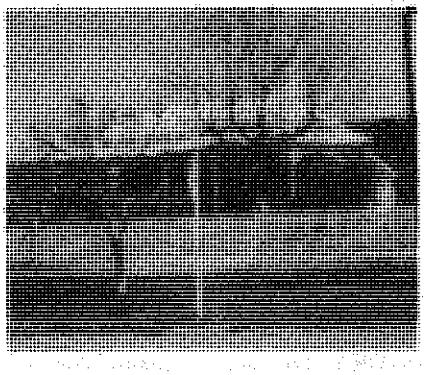
D(13)
CHAPEL STREET
USE: residence
CONSTRUCTION DATE: c1870
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; fence not original.

F(1)
SPRING STREET
USE: residence
CONSTRUCTION DATE: c1865
FIRST LAND PURCHASE DATE: N. White 18.1.1864
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; verandah trellis work not original.
HISTORY: This appears to be the cottage offered for sale or to let in May 1866 and described as a four room weatherboard cottage with kitchen attached, 10' x 10' dairy, securely fenced garden in Spring Street. Apply to N. White.[1]

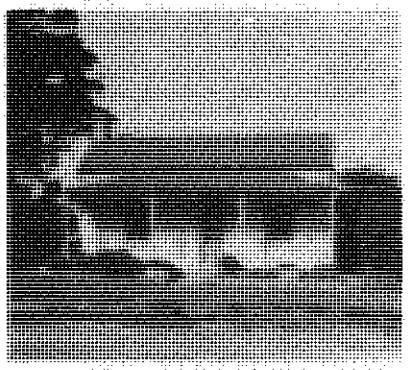
1. Tarrangower Times 8.5.1866.



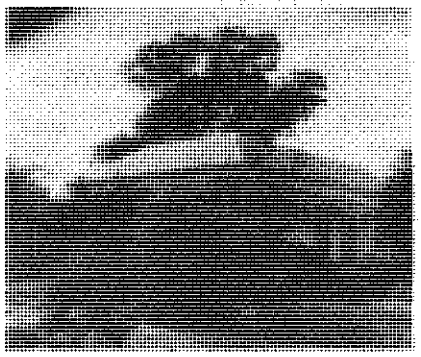
1(10)
TEMPLETON STREET
USE: residence
CONSTRUCTION DATE: c1890
FIRST LAND PURCHASE DATE: J.P. Richards, no date.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; appears intact.
SIGNIFICANCE: Substantial building. Its main feature is the extensive verandah with timber fretworks which surrounds the house on three sides and the original picket fence.



1(14)
ADAIR STREET
USE: residence
CONSTRUCTION DATE: c1865
FIRST LAND PURCHASE DATE: J. Lewis, 8.10.1866
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; appears intact, previously fenced?
SIGNIFICANCE: Building of pleasing proportions; gable roof complements the verandah.
HISTORY: The 1869 ratebook lists three houses in Adair Street as owned by John Lewis.

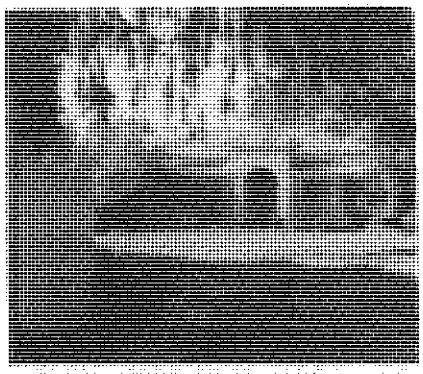


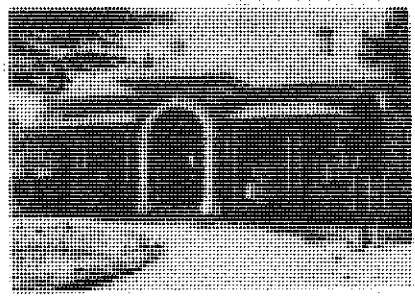
1(15)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1880
FIRST LAND PURCHASE DATE: B. Cohen, no date.
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; appears intact; originally fenced?
SIGNIFICANCE: Side verandah with french doors unusual for Maldon.



1(18, 19)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: 18. H. McNeil, no date; 19. B. Southee, no date.
CONSTRUCTION MATERIALS: brick, rendered.
CONDITION AND INTACTNESS: good; intact other than face brick painted, screen door incompatible.
SIGNIFICANCE: One of the larger, elegant buildings in Maldon. Home of R.D. Oswald Jnr. The principal features are the entrance portico, formal garden and picket fence with recessed gateway.
HISTORY: In Cyclopedia of Victoria Vol.2, p.391, published in 1902, a photograph of this building appears under the entry for R.D. Oswald Jnr. His father Robert Dent Oswald (see 15(5)) owned the North British Mine and the Caledonian Crushing Battery and was one of Maldon's leading citizens in the period 1860–1890. As it was not until the late 1890's that Oswald Jnr returned to Maldon to settle (after being a bank manager in Queensland) and take over his father's business interests, it is unlikely that the house was built for him but he possibly added the entrance porch to an earlier building.

'GLENDONALD' PREVIOUSLY 'ETHANDUNE'



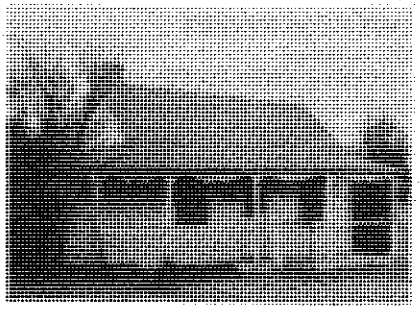


PH47 Ethandune 1903

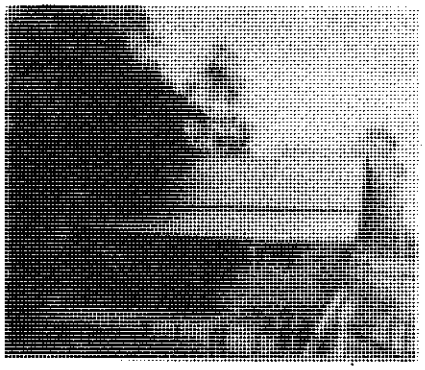
1B(1)
PARKINS REEF ROAD
USE: residence
CONSTRUCTION DATE: Between 1862 and 1866.
FIRST LAND PURCHASE DATE: W. Crosbie. 26.7.1862.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; appears intact; fence incompatible, originally picket?
SIGNIFICANCE: Intact, early building with interesting timber valence with verandah abutting front boundary.
HISTORY: The date of construction is based on evidence from an early map and newspaper advertisement. An 1862 map[1] shows no building in this position on the site* and in 1866[2] it was reported that 'Mr Crosbie, on the premises, Parkins Reef Road offers for sale 4 room cottage and shop, on a corner allotment, having frontage to two streets, garden and yard . . .' which would appear to refer to the extant building. A good example of an early miners cottage in Maldon.

"KYNDALYN"

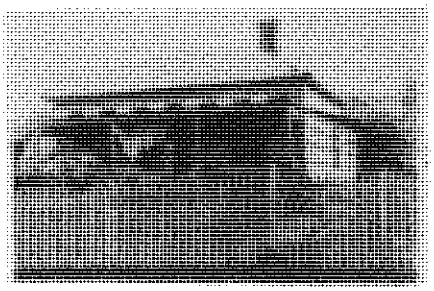
1. State Library of Victoria, Map Collection, 1862 M15A.
* but a small building closer to the corner which could possibly have been the shop mentioned below.
2. Tarrangower Times, 30.1.1866.



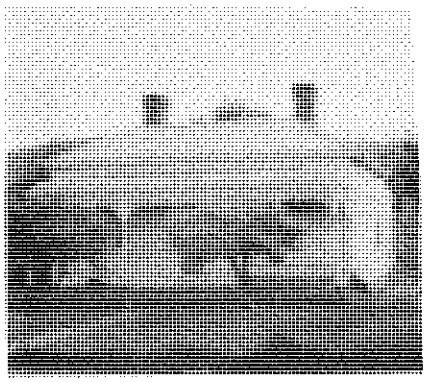
1B(19)
OFF PARKINS REEF ROAD
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: H. McFarlane 2.5.1867
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: poor; unaltered condition.
SIGNIFICANCE: Interesting small cottage in unmodified condition. Also interesting for number and design of chimneys.
HISTORY: Built by 1869, as rate book entry shows Henry McFarlane, Wooden house, Parkins Reef Road.



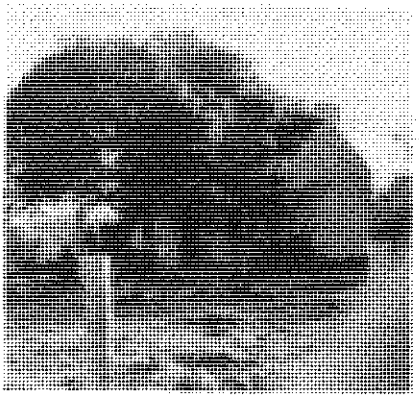
1C(33)
PARKINS REEF ROAD
USE: residence
CONSTRUCTION DATE: c1890
FIRST LAND PURCHASE DATE: T. Gardiner.
CONDITION AND INTACTNESS: fair; appears intact, fence incompatible.
HISTORY: Photograph PH48 shows early view of house with picket fence and striped verandah roofing. This provides a useful basis for restoration of buildings of this style.



PH48 House Parkins Reef Road c1900



1C(37A)
GREY STREET
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: J.A. Wilson 11.2.1941
CONSTRUCTION MATERIALS: sandstone and basalt.
CONDITION AND INTACTNESS: fair
SIGNIFICANCE: Unusual use of stone and an interesting small scale cottage.

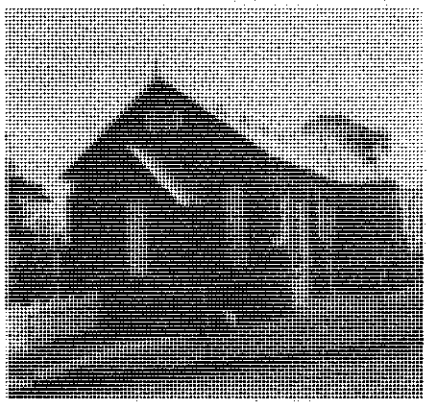


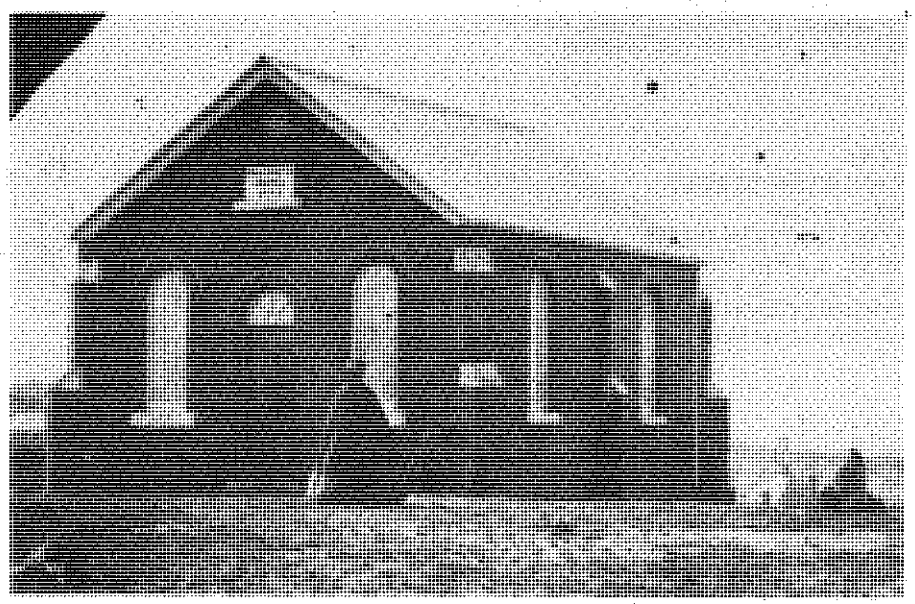
2(4)
CORNER CAMP AND CHURCH STREETS

USE: recently vacated by Church.
CONSTRUCTION DATE: 1863
FIRST LAND PURCHASE DATE: J. Lewis & Co. 12.5.1863
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; intact; fence incompatible, originally picket.
SIGNIFICANCE: Severe design and lack of ornament characteristic of Non-conformist churches.
HISTORY: The first Congregational Service at Tarrangower was conducted by Reverend J. Firth in the Royal Hotel Hall (A(11)) on 23rd July 1858. With the population of the gold fields increasing, the site on which the present church stands was acquired in 1863 and the new brick building was opened for service in September of the same year[1]. The contract was carried out by Edwards Bros. of Castlemaine (woodwork). The Welsh period of the church's history ended at the beginning of 1893 when the service was given in English and joined the Congregational Union.[2] Between 1901 and 1905 the church was enlarged by erecting the brick transept at the rear and during the next decade other additions were undertaken. The building is very similar in design to the 1864 Bible Christian Chapel (see photograph PH49[3]) which was situated in Harker Street and was demolished in 1902 when the church amalgamated with the Wesleyans[4].

1. Maldon Congregational Church, 1858–1977.
2. Ibid.,
3. A.J. Williams, Maldon and the Tarrangower Diggings. 1933, p.66.
4. Ibid., p.65.

WELSH CONGREGATIONAL CHURCH



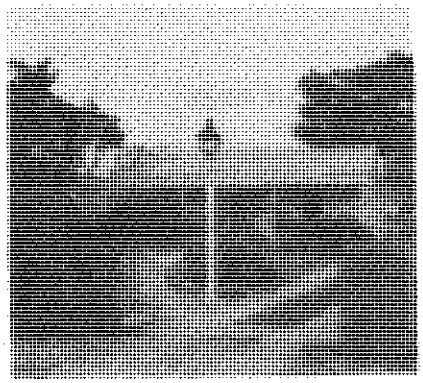


PH49 Bible Christian Chapel, Harker St. c1865

2(15)
TEMPLETON STREET

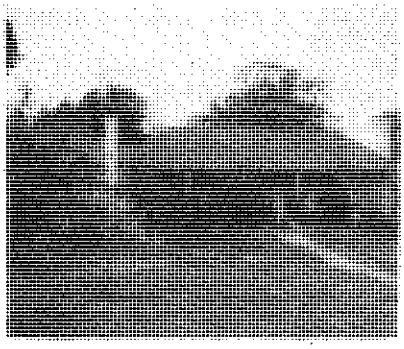
USE: residence
CONSTRUCTION DATE: before 1863.
FIRST LAND PURCHASE DATE: T. Vivian 16.4.1861.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; verandah altered, fence incompatible.
SIGNIFICANCE: A sale notice appeared in the Tarrangower Times on 27.1.1863 'That prettily situated cottage in Templeton Street, lately occupied by Mr. Thomas Vivian, surrounded by one of the best fruit, flower and vegetable gardens in the district. Cottage and land to be sold as a bargain'. The garden at that time probably included Lots 2(14) and 2(15) and later extended to Lot 2(10) when purchased from J. & S. Warnock. It appears that the house was not sold at this time as the 1869 rate book has an entry under Thomas Vivian of a wooden house, Templeton Street and gardens in Templeton Street.

"TARAVIEW"



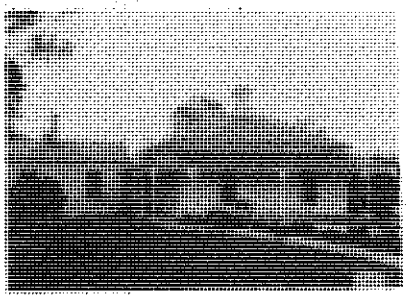
CHAPMAN'S HOUSE

2(17 & 18)
TEMPLETON STREET
USE: residence
CONSTRUCTION DATE: before 1863.
FIRST LAND PURCHASE DATE: F. Chapman, no date.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; externally appears intact although front windows could date from 1880's; chainwire fence incompatible.
SIGNIFICANCE: Interesting stages of development; internally most ceilings were coved.
HISTORY: The building appears to have been built before 1863 due to the appearance of an advertisement in the Tarrangower Times, 6.1.63. 'Selling . . . a desirable and commodious cottage with beautiful garden . . . situated in Templeton Street, now in the occupation of Frederick Chapman'.



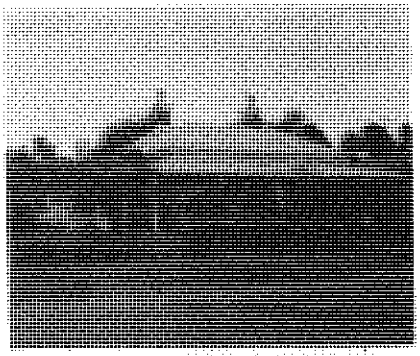
2(19)
TEMPLETON STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: W & E Hunter. 16.4.1861
CONSTRUCTION MATERIALS: weatherboard and brick

SIGNIFICANCE: Interesting complex; brick section may predate main timber building. Features a brick vaulted cellar behind brick kitchen constructed half above ground level.

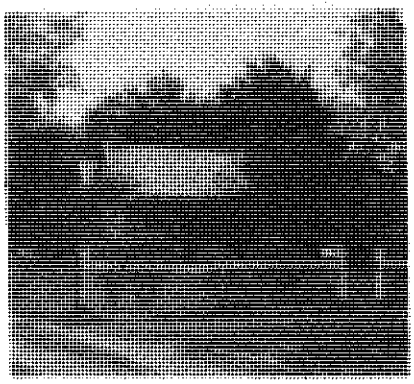


"BUNYA"

2B(2)
LONG GULLY ROAD
USE: residence
CONSTRUCTION DATE: c1895
FIRST LAND PURCHASE DATE: C. Bull. 10.2.1860
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; verandah appears to have originally been constructed with decorative brackets and pediment grille; chainwire fence incompatible.

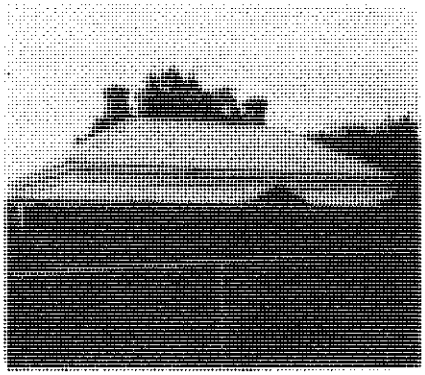


2B(4)
LONG GULLY ROAD
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: W. Ross 27.4.1854
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: fair, fence not original.
SIGNIFICANCE: Simple design, apparently intact condition.

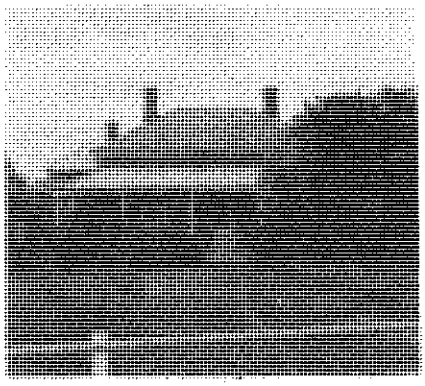


2B(17)
PARKINS REEF ROAD
USE: residence
CONSTRUCTION DATE: c1895
FIRST LAND PURCHASE DATE: J. Farrington, 1862
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; verandah appears to have been originally constructed with decorative brackets; fence incompatible.
SIGNIFICANCE: Verandah virtually surrounds the house, a similar design to its neighbour "Bunya" in Long Gully Road (2B(2)) with verandah pediment over the entrance. Brick section with cellar of earlier building at rear is still completely intact.

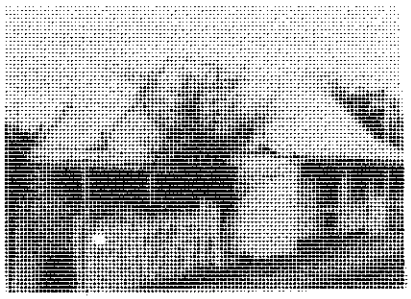
HISTORY: Earlier building dating from the 1860's is still standing at the rear of this building. The earlier building can be seen in photographs PH58, dated 1868 (see 14(3)). The later building appears to have been constructed after 1886 as photograph PHP8 show only the earlier building with brick "kitchen" with cellar below prior to the construction of the adjacent skillion roofed section. The later main house was constructed abutting the front section of the earlier home.



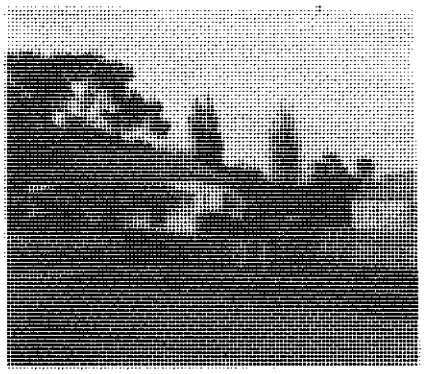
2B(20)
PARKINS REEF ROAD
USE: residence
CONSTRUCTION DATE: 1867
FIRST LAND PURCHASE DATE: J. Bell & Co. 27.4.1859.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; verandah altered? fence incompatible.
SIGNIFICANCE: Verandahs and side wing create an interesting complex. Construction is substantial for the period.
HISTORY: The building was built for Mr J. Bell in 1867 as shown in the following article from the Tarrangower Times 17.5.1867. 'A Cumberland fashion was observed at Hutton's Cumberland Inn on Wednesday on the occasion of the 'timber raising' at the new house, now being erected by Mr Briscoe for Mr J. Bell. The contractor and all the men employed were invited to a good old English supper'. Bell and Hutton were partners in mining ventures. The rear wing was a later extension possibly during the time the house was occupied by Mrs Dabb around 1895.



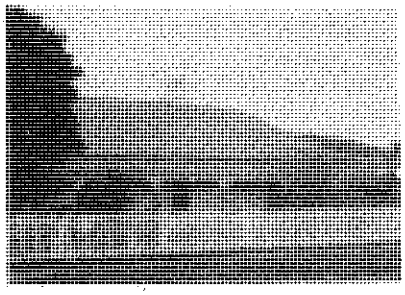
2B(24)
PARKINS REEF ROAD
USE: residence
CONSTRUCTION DATE: before 1862
FIRST LAND PURCHASE DATE: W. Marsh. 27.4.1859.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: fair; verandah would appear to have been fenced as for side sections; verandah altered?
SIGNIFICANCE: One of few remaining buildings constructed abutting the street boundary – building form detailing and fencing is of special interest.
HISTORY: This building appears to be the one shown on Lands Department Map M15A dated 1862. The 1869 rate book entry for William Marsh shows he owned a weatherboard house in Parkins Reef Road.



2B(25)
GRAY STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: E. Fordred, no date.
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: fair; verandah enclosed; fence not original.
SIGNIFICANCE: Note brick building on site.



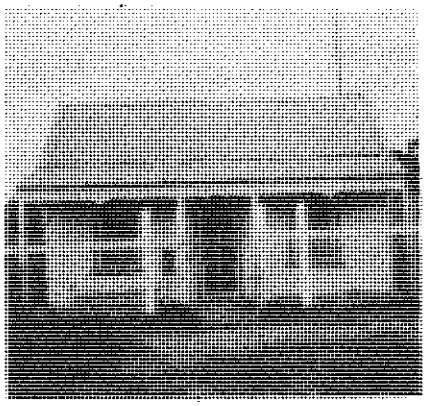
3A (2 & 3)
ADAIR STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: 2. T. Blenkiron 19.4.1859; 3. W. Dresler 29.4.1859.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; building and fence intact except for verandah posts and capitals.
SIGNIFICANCE: Unusually large and pleasantly proportioned house, features a bay fronted section to the side contrasting with front elevation.



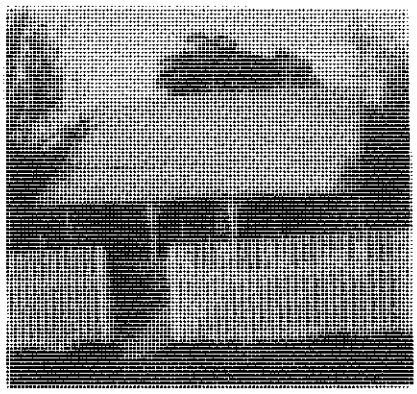
OLD POST OFFICE

3D(12)
LONG GULLY ROAD
USE: residence
CONSTRUCTION DATE: c1855
FIRST LAND PURCHASE DATE: F.H. Lewin.
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; verandah altered, fence not original.
HISTORY: This building appears to have incorporated an early store and Post Office. For the 1856 Legislative Assembly elections, Francis Lewin's address was given as Post Office, rental and license premises in Maldon. Francis Lewin was the post master from 1 July 1855 to 1 April 1857.[1] In 1858, the old Post Office store was advertised for sale or to let in the Mount Alexander Mail of 10.8.1858.

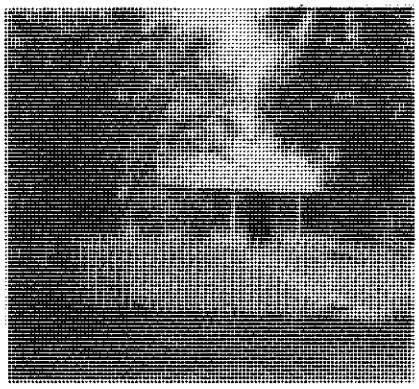
1. Derek Baker 'One Hundred Years of Postal History at Maldon'.



3D(14)
LONG GULLY ROAD
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: T. Edmundson 2.5.1867
CONSTRUCTION MATERIALS: stone and brick
CONDITION AND INTACTNESS: fair; appears intact, however iron lace would appear to be of a later date; fence not original but compatible.
HISTORY: The rate book entry for 1869 for Thomas Edmundson is stone house, Long Gully. The front two rooms are stone and the rear two brick.



3D(17)
GRAY STREET
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: –
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; verandah lattice batustrade not original.



4(1)
CORNER HIGH AND ADAIR STREETS

USE: residence

CONSTRUCTION DATE: 1897

FIRST LAND PURCHASE DATE: T. Blenkiron 5.3.1861

CONSTRUCTION MATERIALS: brick

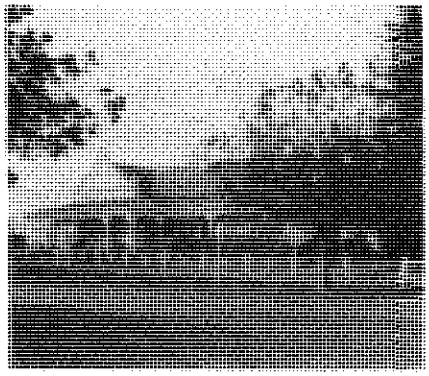
CONDITION AND INTACTNESS: good; fence incompatible

SIGNIFICANCE: Large residence of interesting and unusual design.

HISTORY: The first appearance of this house in the rate books was in 1897 when the property was owned by J.H. Rule, Legal Manager. Rule arrived in Maldon in 1866 and subsequently took the mining lease of the South German Mine, with Isaac Daniels, of which he became legal manager. He was legal manager of numerous other mines in Maldon, Ballarat and Ararat districts. In 1898 he retired[1] and it would appear probable that he erected this house in preparation for his retirement. This building has been proposed for inclusion in the Register of the National Estate.

1. The Cyclopedia of Victoria. Vol.2, p.393.

RULE'S HOUSE



4(2)
ADAIR STREET

USE: residence

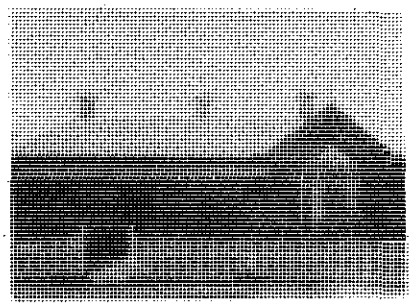
CONSTRUCTION DATE: c1875

FIRST LAND PURCHASE DATE: T. Blenkiron 5.3.1861

CONSTRUCTION MATERIALS: weatherboard

CONDITION AND INTACTNESS: good; gate incompatible.

SIGNIFICANCE: Unusual detailing of gable end and bay window.



4A(20)
REEF STREET

USE: restaurant

CONSTRUCTION DATE: c1906

FIRST LAND PURCHASE DATE: F.E. Courtin 25.7.1862

CONSTRUCTION MATERIALS: brick

CONDITION AND INTACTNESS: good; north gable – later addition but compatible.

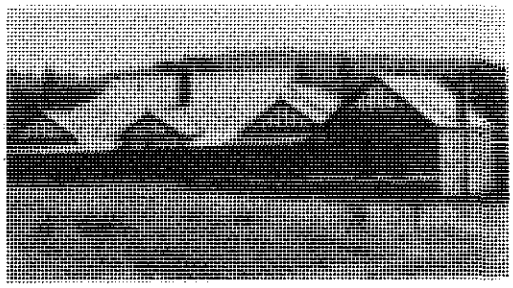
SIGNIFICANCE: Eaglehawk Hotel on site since 1854.

HISTORY: In May 1854 the Mount Alexander Mail referred to a Mr Watts of the Eagle Hawk Hotel and Store; this appears to be the earliest reference to an hotel on this site. The site is adjacent to the alluvial Eaglehawk Gully field and the hotel became the focus of the now non-existent Eaglehawk commercial area, which once occupied this part of Reef Street.

This first hotel appears to have been replaced by a weatherboard building (later replaced by the existing building) in 1857 as reported in the Mount Alexander Mail of 15.10.57, 'A public house is also being erected at Eagle Hawk near the works of the Great Eastern Gold Company.' This hotel can be seen in photograph PH71. The following year, when advertised for sale, it was described as consisting of 'two sitting rooms, one bagatelle room, seven bedrooms, four outer bedrooms, kitchen and four stall stable, theatre or concert hall 65' long'.[1] This timber building is reported to have burnt down and been replaced by the existing building in 1906.[2] A full investigation of this building in the rate-books and local newspapers should be undertaken to verify construction date and determine the builder and architect.

1. Mount Alexander Mail. 30.4.1858.
2. Maldon & Gold.

FORMER EAGLEHAWK HOTEL



5 (1 & 2)
CORNER CHAPEL AND ADAIR STREET

USE: residence

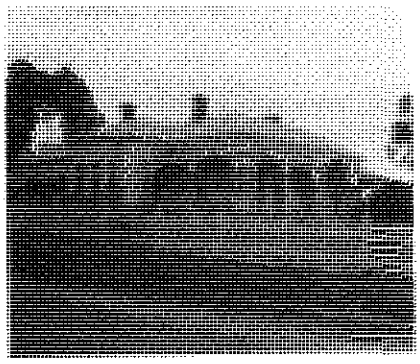
CONSTRUCTION DATE: c1890

FIRST LAND PURCHASE DATE: W. Hitchcock. 13.6.1854.

CONSTRUCTION MATERIALS: weatherboard.

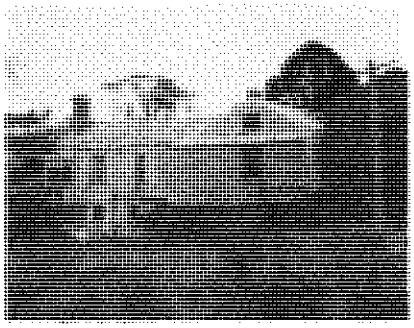
CONDITION AND INTACTNESS: good; appears intact.

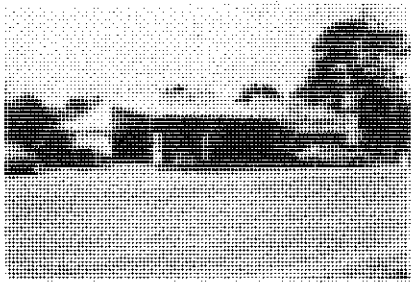
SIGNIFICANCE: Original fence continues around recent building, to east of this building and lessens the new building's intrusive impact. Illustrates the importance of compatible fencing in the town.

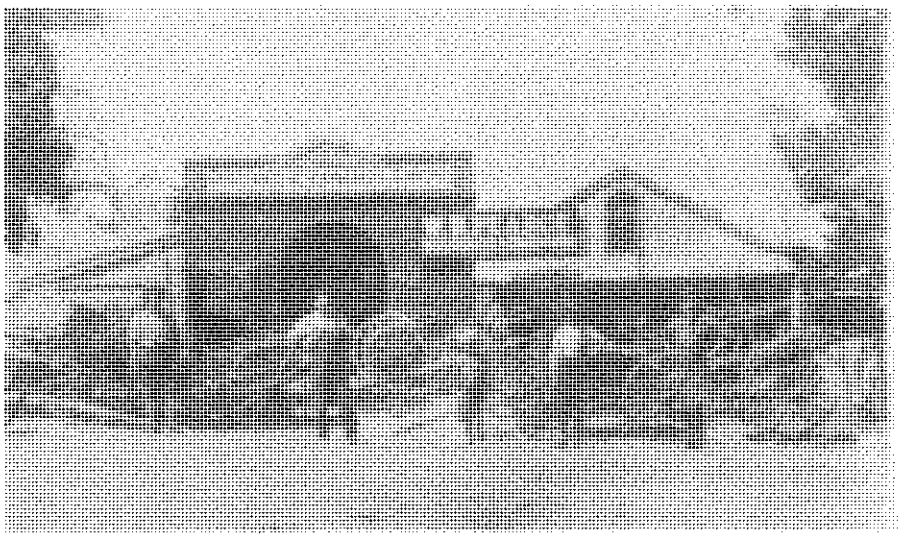


MALDON MOTORS AND RESIDENCE

8B(1)
LONG GULLY ROAD
USE: motor garage.
CONSTRUCTION DATE: c1880 and later.
FIRST LAND PURCHASE DATE: W. Smith 29.4.1867
CONSTRUCTION MATERIALS: various
CONDITION AND INTACTNESS: fair; covered carport addition is incompatible, addition of weatherboard office is intrusive, house verandah altered, house fence not original.
SIGNIFICANCE: Despite late unsympathetic additions this is an interesting collection of buildings and is important in its position near the entrance of the town.
HISTORY: An 1859 Lands Department Map (M4) shows a building projecting into the roadway on this site which could be an earlier building than that referred to in the 1869 rate books as William Smith's carpenters shop, Long Gully. This rate book entry appears to refer to the brick building still extant, without the present facade, as a photograph dated 1868 (PH58) shows the rear of this building and residence. By 1910 the brick building was occupied by W.H. Pearce, Wheelwrights (PH51) and the galvanised iron building is shown. The house has fascinating later additions at rear.

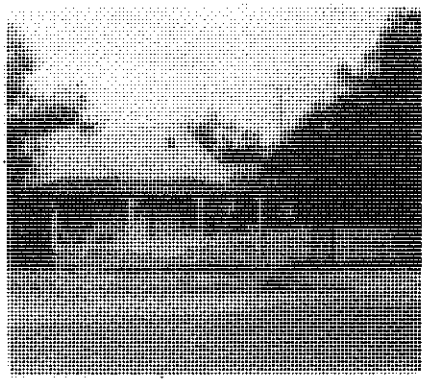






PH51 W.H. Pearce Wheelwrights

8B(14)
LONG GULLY ROAD
USE: residence
CONSTRUCTION DATE: c1865
FIRST LAND PURCHASE DATE: W. Crosbie. 26.4.1864.
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; appears intact.
HISTORY: The Tarrangower Times of 28.12.1858 carries an advertisement for Crossby and Long, boot and Shoemakers of Parkins Reef Road and Long Gully. As Crosby was in partnership with Long, the 1869 rate book entry showing William Long living in a weatherboard house in Long Gully could refer to this building.



DR. HARDY'S HOUSE

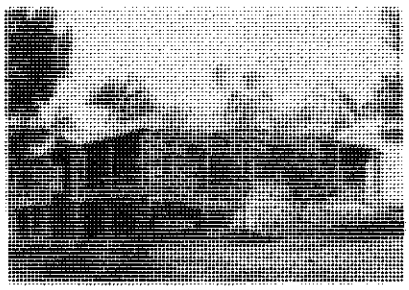
9 (2 & 3)
CORNER HIGH AND CAMP STREETS
USE: residence
CONSTRUCTION DATE: 1857
FIRST LAND PURCHASE DATE: Lot 2 C.H. Hardy Jnr. 10.3.1857; Lot 3, W. Lindner 10.3.1857.
CONSTRUCTION MATERIALS: weatherboard and brick
CONDITION AND INTACTNESS: fair; side verandah altered
SIGNIFICANCE: Early and interesting building complex in an important position.
HISTORY: At the lands sales in this area, the improvements on this site were valued at one hundred and ten pounds which indicates fairly extensive buildings on the site at this date.[1]

Dr Hardy appears to have moved to this site in late 1856 or early 1857 as the electors roll for the 1856 elections for the Legislative Assembly gives his address as The Springs. The Mount Alexander Mail of 7.8.1857 advertises that Dr Hardy 'will give advice gratis at his Medical Hall every Monday and Friday' which shows that he was practising from these buildings and further information regarding the site is given in the Tarrangower Times of 15.11.1859 when 'C.H. Hardy states he is rated one hundred and fifty pounds for a house, shop and land. Last year's assessment was sixty pounds, since when he has added only a weatherboard dispensary'. In 1861 Dr Hardy left Maldon and offered the building for leasing, the advertisement stating that 'Dr Hardy has occupied the premises for four years'.

1. Williams, Maldon and the Tarrengower Diggings, p.79.

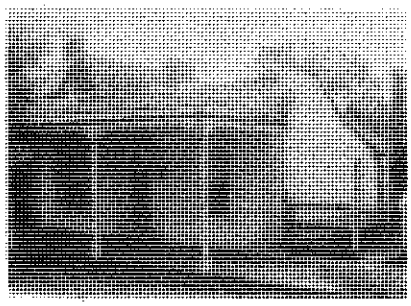
"SCHOOL COTTAGE"

9(4)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: J. Walker. 10.3.1857
CONSTRUCTION MATERIALS: weatherboard.
CONDITION AND INTACTNESS: good; screen door later addition?, verandah altered? window altered.
SIGNIFICANCE: Interesting complex with two attached wings at rear.



9 (14, 15, 16)
CORNER ADAIR AND CHAPEL STREETS
USE: residence
CONSTRUCTION DATE: c1900
FIRST LAND PURCHASE DATE: 14 & 15 S. Wilkonson 10.3.1857; 16 S. Wilson 5.3.1861
CONSTRUCTION MATERIALS: weatherboard on stone base.
CONDITION AND INTACTNESS: good; recently renovated – authenticity unknown.
SIGNIFICANCE: Large ornate building in commanding position.

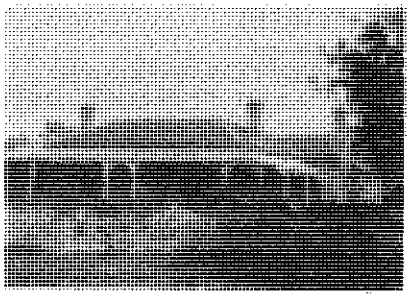
VIVIAN'S HOUSE



10(1)
HIGH STREET
USE: residence
CONSTRUCTION DATE: c1862
FIRST LAND PURCHASE DATE: C & M Edwards 15.9.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; brickwork painted, screendoor & light incompatible.
SIGNIFICANCE: Very unusual brickwork.
HISTORY: This building appears to have been constructed when Thomas Vivian owned the site between 1860 and 1866. Photograph PH2 (see page 40) (taken between 1859 and 1860) shows no building in this position and it does not appear to have been constructed when C & M Edwards sold the site in May 1860.[1] Yet by 1863[2], 'House and shop to let opposite the Post Office, Maldon now in the occupation of Thomas Vivian' is advertised, which indicates that part of this building dates from this time. On 28.3.1868 the Tarrengower Times reports that F. Maddock is calling tenders for alterations and repairs to premises opposite the Post Office after earlier (26.3.65) offering for sale the shop front of premises opposite the Post Office and this could indicate that the intricate brick facade was constructed at this time when the premises were being altered from a shop to a residence. These alterations appear to have been completed by September as F.F. Morris is reported to have moved to a cottage opposite the Post Office, owned by Maddock.[3] In 1866 Thomas Vivian was selling Section 10 Allotment 1 divided into 6 blocks. Block 1, which included This site is described 'Lot 1 frontage to High Street of 62', 2 substantial brick houses, containing shops with rooms at rear'.[4] The reference to the building being owned by Maddock appears to have been inaccurate, and he probably leased the building from Vivian.

1. Tarrengower Tiems. 29.5.1860
2. Tarrengower Times. 10.4.1863
3. Tarrengower Times 5.9.1865
4. Tarrengower Times 24.3.1866.

10(7 & 8)
TEMPLETON STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: J. Lyon 10.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; screen door not original, verandah details missing?
SIGNIFICANCE: Pleasantly proportioned brick house with interesting ironwork on the verandah.



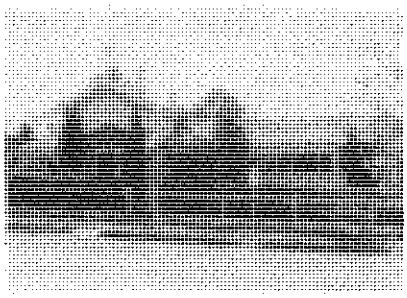
10(17 & 18)
HIGH STREET
USE: residence
CONSTRUCTION DATE: 1857
FIRST LAND PURCHASE DATE: 17. C.H. Chippendale 10.3.1857; 18. W. Lardner 10.3.1857.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; fence originally picket; verandah enclosed.
SIGNIFICANCE: Interesting building complex with unusual timber bargeboards.
HISTORY: The Tarrengower Times of 23.7.1861 carries an advertisement for allotment 10(20) described as being bounded on the north by Lisle's Cottage and south by Tresidder's cottage (10(21)). This indicates that this building was occupied by Dr Lisle. This is then the house referred to in the M.A.M. of November 1857 when it was reported that a brick house had been built for Dr. Lisle. Dr. Lisle appears to have left Maldon by 1864 as his name does not appear in Moon's Directory.[1] Dr. Lisle was a co-owner of Lisle's Reef, with a Mr Napier, which in the 1860's was a rich gold producer on the south slope of Mount Tarrengower. 'Their mine worked down to only 90 feet, produced less than 600 tons of quartz, the stuff averaging 15 ozs per ton, the richest as high as 26 oz . . . It is

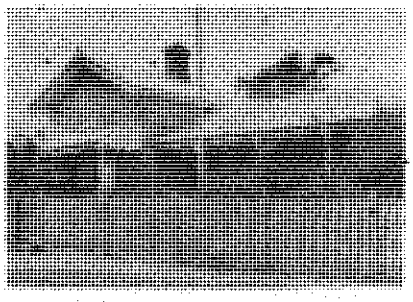
LISLES COTTAGE

related that neither Lisle nor Napier lived long to enjoy their easy-come riches. The doctor died penniless, in a Melbourne street.'[2]

Photograph PH52 shows this building c1905 when occupied by Dr Charles Gray. At that time the verandah had not been enclosed and there was a picket fence.

1. Moon, Tarrangower Past & Present p.26
2. Williams, op cit. p.23



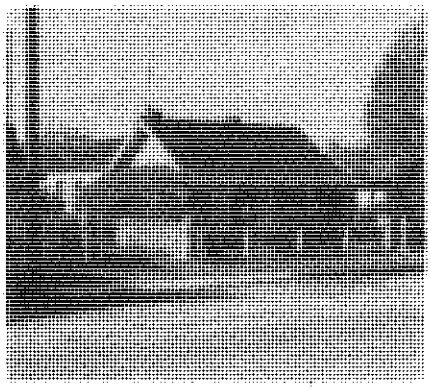


PH52 Dr. Gray's House, c1905

10(21)
HIGH STREET
USE: residence
CONSTRUCTION DATE: 1859
FIRST LAND PURCHASE DATE: M. Edwards 10.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; fence not original, side fences original?
SIGNIFICANCE: Early attractive cottage.
HISTORY: This building appears to have been occupied by Tresidder by 1860 as early advertisements used it as a landmark. The Tarrengower Times of 14.12.60 advertises allotment 10(22) for sale adjoining Mr Tresidder's house in High Street and on 23.7.61 'Allotment 20 section 10 fronting High Street bounded on north by Lisle's cottage and south by Tresidder's cottage for sale'. These indicate that the building on 10(21) was occupied by Tresidder and appears to be the building referred to in the Tarrengower Times of 11.10.1859 'Thomas Tresidder, brick cottage, Main Street. The street name appears to be an error. It also appears that Thomas Tresidder rented the cottage from W.M. Edwards from 1859, as in February 1859, the Tarrangower Times carried the following advertisement: "To let furnished or unfurnished that comfortable and commodious four roomed brick cottage situated in High street, Maldon, opposite the Camp and intended public buildings. Rent moderate".[1]

1. T.T. 11.2.1859.

TRESIDDERS COTTAGE



10(23 & 24)
HIGH STREET
USE: Church
CONSTRUCTION DATE: 1861
FIRST LAND PURCHASE DATE: J. Tomlinson & Co. 10.9.1857
CONSTRUCTION MATERIALS: Local stone
CONDITION AND INTACTNESS: Good; intact
SIGNIFICANCE: Largest building of local stone in the town. Architect D.R. Drape.
HISTORY: The Church of England built their first hall of brick on the church reserve in Church Street (Section 11) in 1856, but it was partly destroyed in a storm in 1857. Instead of reconstructing that building, and after years of delay, they finally purchased this site and erected the present building in stages.

The sequence of events is as follows:–

Tarrangower Times 29.7.59. Vestry meeting informed in a letter from the Bishop that the schoolhouse land was never granted by government. Committee formed to select site for a church.

Tarrangower Times 20.1.60. Meeting to be held 26.1.1860 at School Room for the purpose of taking steps for immediate re-erection of a church.

Tarrangower Times 21.2.60. Meeting at school house, Main Street, informed that committee has bought 3 allotments in Section 10 for building a church 10(3) (24) (23).

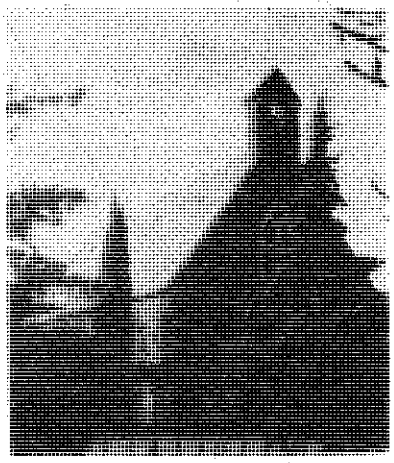
Tarrangower Times 29.1.61. Tenders called for erection of nave.

Tarrangower Times 3.5.1861. Tender of Messrs. Hornsby & Briscoe accepted, building 45' wide of blue stone with granite quions. Mr D.R. Drape, Architect. (This design appears to have been modified prior to construction.)

Tarrangower Times 21.6.61. Foundation stone laid 19.6.1861. Principal material will be blue ragstone, with dressings of grey granite. The roof will be composed of trussed rafters and colonial timber, dressed and chamfered with dressed deal sarking.

Tarrangower Times 15.10.1861. Church opened 13.10.1861. This marked the completion of the main body of the church – the nave.

HOLY TRINITY CHURCH OF ENGLAND



Additions continued as follows:–

Tarrangower Times 7.4.1862. Tenders accepted for Vestry. Thos. Calder of the Talbot Timber Yard, twelve pounds, ten shillings and tenpence.

Tarrangower Times 9.5.1862. Tenders called for erection of gallery.

Tarrangower Times 21.4.65. Tenders wanted for addition to Holy Trinity. (This notice probably referred to the construction of the transcepts.)

The iron fence replaced the original picket fence between 1884 and 1897, and the organ was installed during this time and the front porch added.[1] The organ was opened on 26.4.1893 and was made by Fincham & Hobday in 1893.[2] The stained glass windows are particularly fine.

The west window is by John Lyon, the best stained glass artist in Victoria, who was the son of a Maldon Storekeeper.

1. The Church of Holy Trinity, Maldon, Centenary celebrations 1861–1961.
2. Information per M.B. Lewis from Fincham & Co. Victoria.

11 (Church of England Reserve)
CORNER TEMPLETON AND CAMP STREETS
USE: residence
CONSTRUCTION DATE: 1867
FIRST LAND PURCHASE DATE: Church of England Reserve 4.4.1867
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: Good; screen door incompatible, verandah details not original.
SIGNIFICANCE: Pleasantly sited building in 'natural' garden.
HISTORY: This building was constructed in either late 1867 or early 1868 for the Church of England.

The Tarrangower Times of 8.3.1867 reports that a meeting to be held 11.3.1867 about building of a parsonage. By 17.5.1867 the Plans and Specification of Mr Hornsby for the parsonage had been accepted, subject to approval by diocesan architect. (Tarrangower Times). The building appears to have been erected by May 1868 as the Rev. J.C.T. Stretch is addressing his letters from this house (Tarrangower Times 29.5.1868).

FORMER HOLY TRINITY PARSONAGE

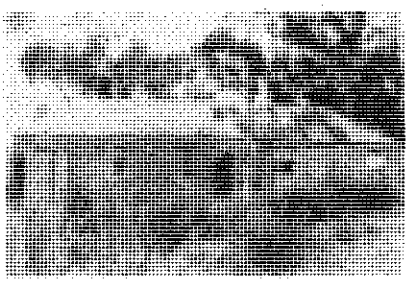
11 (Church Reserve)
CORNER CHURCH & TEMPLETON STREETS
USE: Vacant building
CONSTRUCTION DATE: 1856 & 1862
FIRST LAND PURCHASE DATE: Church of England Reserve. 4.4.1867
CONSTRUCTION MATERIALS: Brick, local stone and timber.
CONDITION AND INTACTNESS: Fair; intact.

SIGNIFICANCE: Early interesting building excellently sited on Church Hill.
HISTORY: This building was erected in 1856 as a school house and meeting hall for the Church of England. It was partly demolished in a storm in December 1857. Subsequently school classes moved to a building in Reef Street. After much debate the building was reconstructed in 1862, and under the Common Schools' Act Holy Trinity became Church of England Common School No. 413, Maldon[1] until January 1873 when it became State School No. 413, Maldon. On July 31st 1873 it closed as a State School on the opening of State School 1254 (Section B). Until recently it has been used as the Holy Trinity Sunday School but has since passed into private ownership. The sequence of events of its building and reconstruction are as follows–

Mount Alexander Mail 10.11.1856. Denominational school, now in course of erection of brick and stone with a shingle roof – total cost to be five hundred and seventy-two pounds of which three hundred pounds so far raised.

Mount Alexander Mail 23.12.1857. Service was held at the Court House on Sunday last (20.12.1857) in consequence of the damage done by the storm of Thursday last.

DENOMINATIONAL SCHOOL



Mount Alexander Mail 24.2.1858. Tenders will be received until 6 o'clock on Monday the 1st March for re-erecting the Church of England schoolhouse at Maldon. Plans and Specification to be seen at my office. Frederick Poppel, Architect etc. (It is not known if these plans were used.)

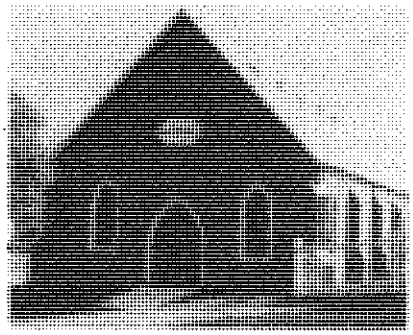
Tarrangower Times 8.7.1862. Meeting called to consider rebuilding of school. The building was finally opened in October 1862.[2] In Hatton[3] it is stated that "The builder Hornsby, who was a Church of England Trustee, said in 1862 that Wagner's (an early local brickmaker) bricks were inferior, and he offered to rebuild the school in stone, it is not clear whether this means that the original bricks in the school were Wagner's or that Wagner's were the only bricks available in 1862". The stonework of the rebuilt section of the school appears to have been carried out by the Bowes who constructed the stone work of the Holy Trinity Church.

This building is an extremely important early building in the town. Its siting on Church Hill enhances the character and warmth of the building materials.

1. Primary School No. 1254. Maldon. Centenary 1873–1973. Compiled by Col. Gibson p.23.
2. Williams p.78
3. Hatton and Others "Maldon". p.69.

11 (1)
CORNER TEMPLETON AND EDWARDS STREETS
USE: Church
CONSTRUCTION DATE: 1896
FIRST LAND PURCHASE DATE: H. Pettitt 8.3.1894
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; intact, previously fenced
SIGNIFICANCE: Simple.
HISTORY: The foundation of the building was laid on 29.1.1896. It was constructed by the English Baptist Church after they left the Welsh Baptist Church in 1895. The two churches reunited in 1930, and this building was used as the church and the Welsh Baptist Church (10(2)) as a Sunday School.

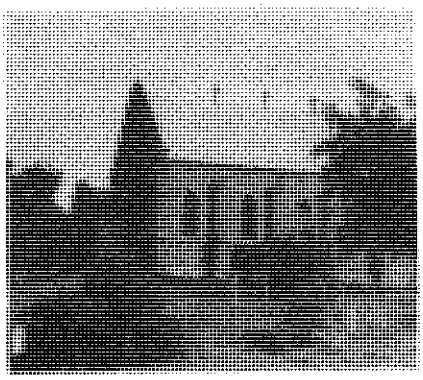
BAPTIST CHURCH



11 (3)
CORNER EDWARDS AND CHURCH STREETS
USE: Church
CONSTRUCTION DATE: 1905
FIRST LAND PURCHASE DATE: D. Watt & Co. 10.11.1858 Presbyterian Church
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; intact, previously fenced.
SIGNIFICANCE: Well proportioned church building.
HISTORY: The first church was erected to the west of this building in 1860.[1] The present structure replaced a timber church which was removed from the site. The foundation stone was laid by Mrs. M. Oswald in 1905.

1. Hatton and Others "Maldon" p.258.

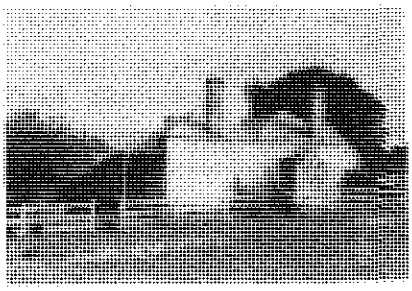
PRESBYTERIAN CHURCH



11 (7) PRESBYTERIAN MANSE

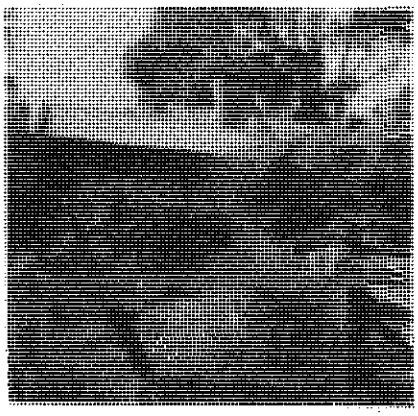
CHURCH STREET
USE: Residence
CONSTRUCTION DATE: 1858–59
FIRST LAND PURCHASE DATE: D. Watt & Co. 10.11.1858 Presbyterian Church
CONSTRUCTION MATERIALS: brick and weatherboard
CONDITION AND INTACTNESS: Fair; verandah altered?, fence incompatible
SIGNIFICANCE: Early church residence
HISTORY: The first building on this site, parts of which may still remain, was a two-roomed weatherboard house, built as a temporary residence for the Minister, which was in the course of erection on 26.11.58 (Tarrangower Times).

In 1859 Tenders were called for the addition of two brick rooms to the Presbyterian Manse (Tarrangower Times 22.3.1859 and 31.5.1859). In 1861 tenders were called for works to the Presbyterian Church and manse. The results of these two additions would appear to be the two hipped roof sections with the gable roof section being a later addition.



11 (9) (9)

TEMPLETON STREET
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: W. Lovell 12.5.1863.
CONSTRUCTION MATERIALS: weatherboard & brick
CONDITION AND INTACTNESS: Fair; fence not original
SIGNIFICANCE: Pleasantly sited complex of buildings.
HISTORY: The building was advertised for sale in the Tarrangower Times of 4.1.1867 as a three-roomed weatherboard house with cellar, brick tank and every convenience, and 1 rood 10 perches of land situated on Church Hill as Mr Lovell was leaving Maldon. It therefore appears that parts of this complex could date from this time.

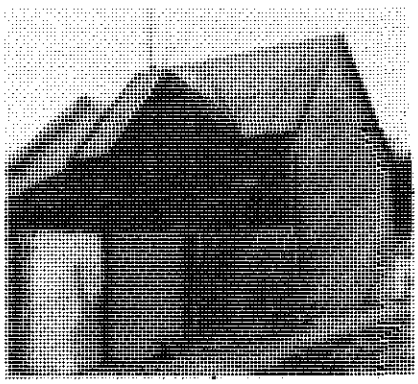


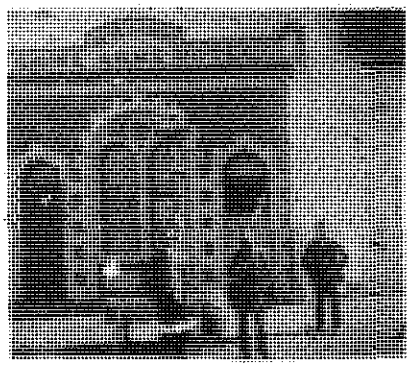
12(1) SEE HISTORIC INTEREST ZONE

12(2) STABLES, FORMER SHIRE ARMS HOTEL

REEF STREET
USE: Storage
CONSTRUCTION DATE: c1875
FIRST LAND PURCHASE DATE: J. Lyon 2.5.1859
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Substantial brick stables with pleasant details. Siting on Reef Street adds to the character of the area.
HISTORY: This building may have been constructed as stables for the Shire Arms Hotel that was sited next to the Scotch Pie House in Reef Street on 12(1). The date of construction of the Shire Arms Hotel has not been ascertained. The earliest record located of its existence is 1886, and it was closed in 1910.[1] Although an entry in the 1868 Post Office directory shows a Thomas Gamble, Shire Hotel, Main Street, which could refer to this building. The hotel appears to have been demolished by 1936 (photograph PH p.20) (see page 34). The details of the building are very similar to those of the Albion Hotel (A(16)) and the former Dabb's Produce Store (A(17)), and thus this hotel may have been constructed in the 1860's or early 1870's. The stables, by their construction, may have been a later addition to the hotel.

1. Liquor Control Commission Records.



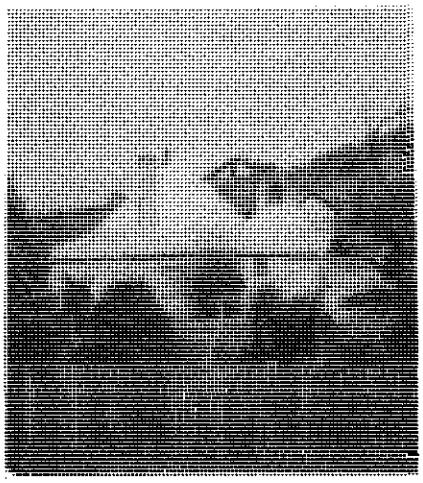


PH55 Shire Arms Hotel

12 (8), (9) SEE HISTORIC INTEREST ZONE

13 (12)
SPRING STREET
USE: residence
CONSTRUCTION DATE: 1860
FIRST LAND PURCHASE DATE: R. Lawrence 15.9.1857
CONDITION AND INTACTNESS: fair; fence altered? additions appear to be of later date.
HISTORY: The distinctive roof form of this building can be seen in photograph PH p.6 (see page 2) which dated from 1867. The land was offered for sale on 20 March 1860 by R.J. Lawrence who advertised it in the Tarrangower Times describing it as near the British & American Hotel (A(9)). Earlier Lawrence & Co had operated a brickyard on the site.[1] Parts of the building could have been constructed in 1860 when owned by Robert Heron who advertised in the Tarrangower Times 11.5.1860: "That Heron, wheelright near British and American Hotel offers 2 room weatherboard cottage in Spring Street to let." The Heron family owned the property until 1908.[2]

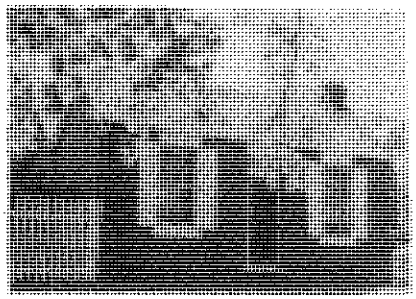
1. M.A.M. 1.1.1858.
2. Ratebooks.

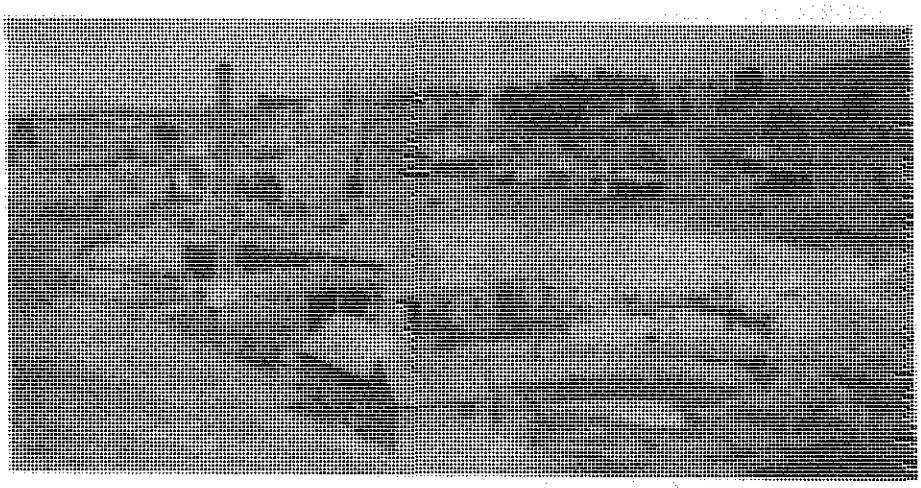


14 (3)
HIGH STREET
USE: residence
CONSTRUCTION DATE: 1858
FIRST LAND PURCHASE DATE: R. Lawrence 11.3.1857
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; residence attached to north side appears to be later additions, shutters added later? Screen door incompatible.
SIGNIFICANCE: Unusual brick store built on site boundary on main entrance to town.
HISTORY: The Mount Alexander Mail of 15.9.1857 reports that Allotment 14(4) in Long Gully was purchased by J. Robinson. On the 19.3.1858 it is reported that a handsome brick store and dwelling house has been erected next to the old store and on 1 November 1858 Mr Robinson had moved into his new store. The Tarrangower Times of 6.5.1862 advertises the Loddon Store and premises connected therewith to let or lease apply to John Robinson. The building was apparently then used as an hotel as in the Tarrangower Times of 10.9.1867 it is reported that "great consternation was occasioned at the Globe Hotel and dining rooms (late Loddon Store) by the cracking of the walls, owing to the slipping of the foundation. The family had to clear out quick . . . the rebuilding of the north-west wall, in all probability, put things right." Subsequent to this the hotel may have transferred to the north (14(4)) – now vacant – and the Duke of Edinburgh Hotel built. A photograph (PH58) shows both buildings in 1868. John Robinson was in partnership with Robert Oswald in the Caledonian Crushing Mills and in other mining operations.

1. M.A.M. 1.11.1858.

LODDON STORE





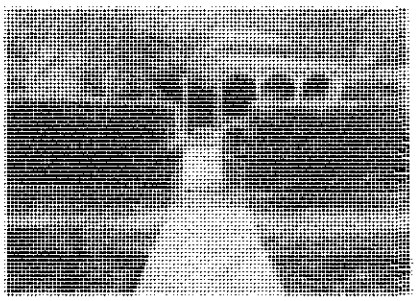
PH58 High Street South 1868. Oswalds Cottage on right, Caledonian battery in foreground.

14 (5)
HIGH STREET
USE: residence
CONSTRUCTION DATE: 1866
FIRST LAND PURCHASE DATE: R. Oswald n.d.
CONSTRUCTION MATERIALS: basalt
CONDITION AND INTACTNESS: good; intact, screen door incompatible.
SIGNIFICANCE: Ornate early cottage in intact condition in prominent position at entrance to town.
HISTORY: Robert Dent Oswald was born on 26 October 1830 at Lauriston in Stirlingshire, Scotland. He arrived in Victoria in 1854 and after working as a carpenter for 3 months proceeded to Maldon and commenced mining as a member of a small co-operative party. He later became the manager of the co-operative Parkin's Quartz Mining Company and finally the sole proprietor of the North British and Independent Mine at Maldon,[1] which was one of the richest in Maldon and the last to cease production in 1926. Oswald also owned the Caledonian Crushing Mill (15(1)), opposite which was also a prosperous undertaking.

This building was hailed as a great asset to the town when on 6.3.1866 the Tarrangower Times gave the following report, "So far as the township is concerned, the house recently built for Mr. John Robinson is decidedly the best, (referring to B(6)) and we now see that Messrs. Bowe & Sons are, for Mr. Robert Oswald, building that which when finished will undoubtedly be the best building in Maldon. It is of solid masonry, 2 feet thick, the stone being from the quarry of the Messrs. Bowe, excepting the front which is of Malmsbury blue stone dressed."

This building survives substantially as built. Photograph PH58 shows this building complete with verandah details and fence in 1868.

OSWALD'S COTTAGE – "LAURISTON".

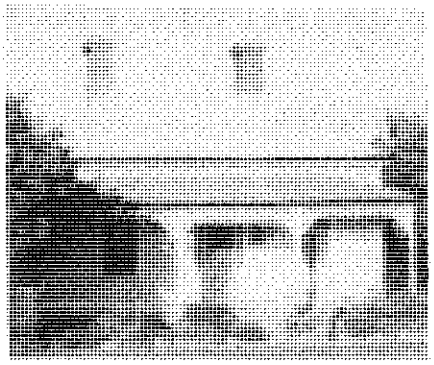


The building is classified by the National Trust of Australia (Victoria) and in their citation they note the fine iron gate and palisade fence, unusual timber verandah arches and a charming turned timber balustrade, internal window shutter, timber slatted venetian blinds and at the rear an intact underground water tank.

1. Victoria and its Metropolis p.262.

15A (2)
PHOENIX STREET
USE: residence
CONSTRUCTION DATE: c1880
FIRST LAND PURCHASE DATE: J.H. Rule 16.6.1886
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; fence & screen door incompatible.
SIGNIFICANCE: Interesting heavy cast iron decoration with cockatoo and gum leaf motive.

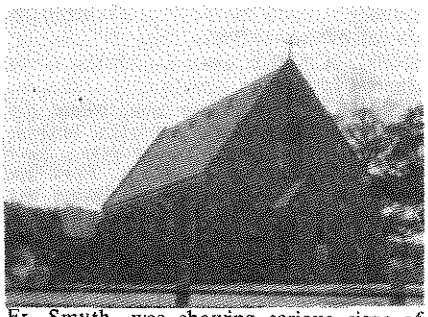
HISTORY: This building may have been built for Mr. J.H. Rule as it is near the South German Mine, the lease of which he held. He may have lived here until 1897 when he moved to the house corner of High and Adair Streets (4(1)). The 1869 Rate-book entry for J.H. Rule is for a weather-board house at Swipers Reef, which could refer to a building on this site.



ST BRIGID'S ROMAN CATHOLIC CHURCH

17 (3)
CORNER OF CHAPEL AND ADAIR STREETS
USE: Church
CONSTRUCTION DATE: 1891
FIRST LAND PURCHASE DATE: J.A. Goold and T. Tobin etc. 10.11.1858.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; appears intact
SIGNIFICANCE: First church, St. Saviours erected on the site in 1858.
HISTORY: Land was granted for a use by the Roman Catholic Church in Maldon in 1854 and in 1854/55 a school opened with Mr Morgan as teacher[1] but it appears to have closed soon after. In 1857 Fr. Smyth began collecting for a permanent chapel at Maldon[2]. As the initial site was unsuitable, the present land was purchased by T. Tobin for the Church committee in November 1858. In June 1858 the secretary of the church committee was requested to communicate with Mr Price, Architect of Castlemaine, requesting him to draw a plan of a church to cost about five hundred pounds[3]. By September 1858 tenders were received for erection of a church at Tarrengower. The successful tenderer was T. Calder for a price of six hundred and sixty pounds and six shillings[4]. But the building appears not to have been completed, as in March 1859, tenders were sought to complete the foundation of the Roman Catholic Church, Maldon.[5]

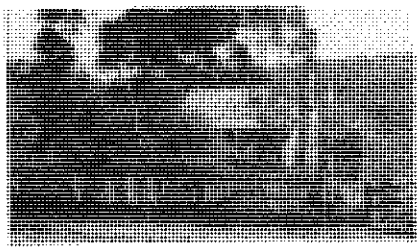
In December 1860 the church was still not complete as the following report in the Tarrangower Times shows: 'Roman Catholic Church – we understand that the Maldon members of this church intend having a temporary building erected for Divine Worship. The foundations of a good brick building was completed about two years ago on the reserve granted to them but want of funds caused a stoppage in the works'[6]. In 1861 a new brick church 40 feet by 16 feet was opened and dedicated under the rare title of St Saviour's.[7] It is not known if this was a new building or the completion of the earlier plans. The school operated from this building but closed at the end of 1861 due to poor attendance.[8] In June 1862 tenders were wanted for additions to the Roman Catholic School.[9] It is not known if these were carried out. In October 1863 carpenters and bricklayers were again invited to tender for enlarging the Roman Catholic School[10]. The school appears to have closed down again as in 1878. Bishop Crane was urging the need for a Catholic school at Maldon and this was opened in August 1878[11]. In 1882 the Catholics of Maldon were moving for a resident priest. The old brick church at Maldon erected by



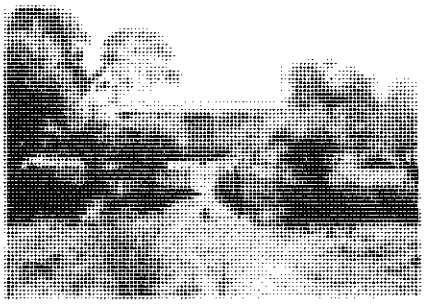
Fr. Smyth, was showing serious signs of decay. Fr. R. Collins was given the task of fund raising for a new church, the foundation stone of which was laid in May 1891 and the church opened in November/December 1891. The school building was erected in 1915[12].

1. Advocate No 47 2.7.1947 p.16
2. Ibid.
3. Mount Alexander Mail 9.6.1858
4. M.A.M. 24.9.1858
5. Tarrangower Times 8.3.1857
6. T.T. 11.12.1860
7. Advocate 48, 9.7.1947 p.16.
8. Advocate 48, 9.7.1947 p.16.
9. T.T. 16.6.1862
10. T.T. 6.10.1863
11. Advocate 48, 9.7.1947
12. Williams, p.78.

22(3)
WARNOCK STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: nil
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; appears intact.



25(3)
ADAIR STREET
USE: residence
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: E. Trengrove 3.6.1947
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: good; appears intact.



3.6 PARISH SECTIONS

A1(13)
MOUNT TARRENGOWER ROAD

USE: residence

CONSTRUCTION DATE: from 1857

FIRST LAND PURCHASE DATE: G. Rayer 16.9.1857

CONSTRUCTION MATERIALS: Brewery – stone and timber; House – weatherboard.

CONDITION AND INTACTNESS: Brewery – ruins; House – good; verandah altered, windows altered.

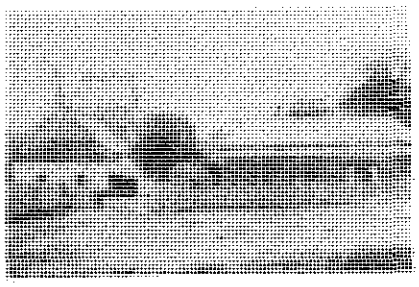
SIGNIFICANCE: Long established brewery in Maldon.

HISTORY: The springs area, where the brewery is located, was important because as reported by Howitt, 'water dealers have sunk wells with great success. They are called the Springs and here during the summer all the people congregate and pitch their tents for the sale of water.'[1] Howitt also reports on the first known brewer in the area. 'In the pleasant valley of Tarrengower we met with an old Bendigo acquaintance, Mr Thomas Laski, from London . . . who has established a brewery there, and is supplying almost the whole of the Tarrengower diggings with a wholesome beer, instead of deleterious grog. We were surprised to learn that by the singular regulations of this most singular government, he is not allowed to use malt for his beer, as if a fermented liquor from malt was more injurious than from sugar.'[2]

The next indication of a brewery at Maldon is on the Swann Survey of c1856 which shows a brewery at the springs. Also a photograph of the Maldon Brewery taken c1900 shows a sign stating that it was established in 1856.

In March 1857, Thorne and Scott are advertising a brewery at the Springs[3] which Thorne still occupied in October 1859, when he is shingling the Springs Brewery.[4] An 1861 Mines Department map shows the Springs Brewery in a similar position to the extant ruins but the buildings appear to be smaller. In May 1861 the Springs Brewery is advertised for auction and is described as a 'building of weatherboard with one end of brick and stone and shingle roof . . . The dwelling house contains four neatly fitted rooms, built of weatherboard with shingle roof'.[5] In June Thorne is insolvent[6] and the building appears to have passed to the mortgagees, Warnock Brothers and in September 1861, they are offering the Brewery for sale.[7] In November 1861 A.A. Fielder leased the brewery and production was resumed.[8]

In 1863 Charles Bryant returned to Maldon and established the Maldon Brewery[9].



PH61 Maldon Brewery c1900

MALDON BREWERY RUINS AND HOUSE

The Tarrengower Times of December 1863 reports 'We are glad to see that the Maldon Brewery is again at full work', which appears to indicate that Bryant took over an existing building. In June 1864 Chambers and Stowe announced they had taken the Springs Brewery.[10] In Moon, published in 1864 the Directory lists both Bryant & Co Maldon Brewery and J.B. Stowe, Brewer, Springs Brewery.

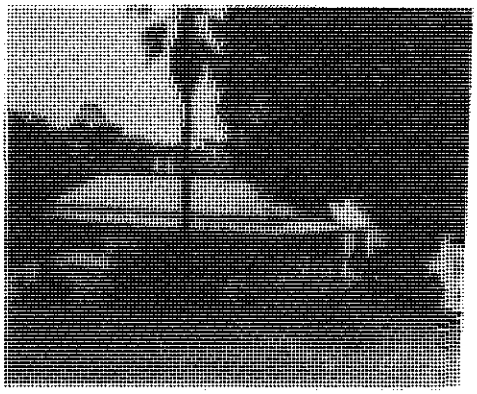
In 1866, under a bill of sale, 'W.E. Richards has instructions to sell by auction on Wednesday next at 12 o'clock, on the premises at the Springs, Maldon, the property known as Bryant and Co's, Maldon Brewery, together with boilers, mash tub, coolers, stillages, casks etc'.[11]

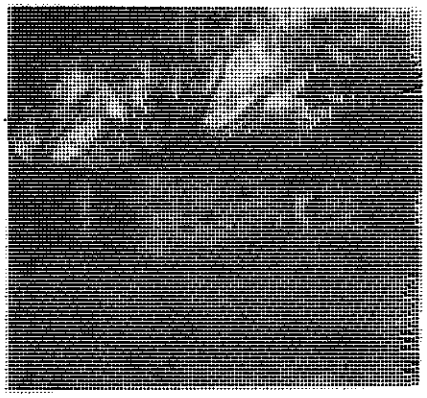
The building was either purchased by Warnock Brothers or retained by them. In January 1867 Warnock Brothers are advertising the Springs Brewery to let with plant in complete working order, also the adjoining dwelling house.[12] This appears to be the same building as advertised in 1861. They again offered the building for sale in January 1868[13] and by June the building is described as nothing but a wreck and unlettable and James Warnock offered to let anyone have the property free of rent for the year, if they would put it in repair.[14] In the 1869 ratebook there is only one brewery mentioned, owned by James Warnock, which leads to the conclusion that since Bryant and Company were operating from 1863 onwards that they leased the brewery from J. Warnock. Warnock definitely owned the Springs Brewery but it would appear to have fallen into disrepair by 1869. As an article written in 1902 states that Bryant worked in a partnership,[15] Warnock could have been one of the partners.

In the 1884 Directory, Charles Bryant is described simply as a brewer. The 1885 register of breweries list the Brewery as Bryant's. In 1888 Charles Bryant is reported as 'establishing the Maldon Brewery in 1863, and still carries it on. The value of the plant at Maldon is twenty thousand pounds'.[16] By 1891 the company had become Marks & Co.[17] and the 1893 Directory lists Charles Bryant as manager of Marks and Co.

In 1898 Charles Bryant died and the firm was taken over by his son William who purchased the interests of the other partners in the business. The Brewery was known as the Maldon Brewery and appears to have been operated under the name Marks and Co. The Brewery ceased operation in 1917.

The 1902 Cyclopedia of Victoria devoted two pages to the brewery as the largest non-mining industry in Maldon. 'The Maldon Brewery – this well-known, extensive and important establishment was founded in the year 1856 by the late Mr C.J. Bryant, by whom it was carried on up to his death in 1898. Commencing, as all such industries did in the early days of Victoria, on a small scale, the business went on increasing, necessitating a corresponding extension of the premises until they attained their present magnitude . . . The main structure is a handsome edifice of stone and timber . . . The Brewery has been built upon what is known as the natural gravitational principle, the boiling of the liquor or water and the mashing of grain being conducted on the higher floors

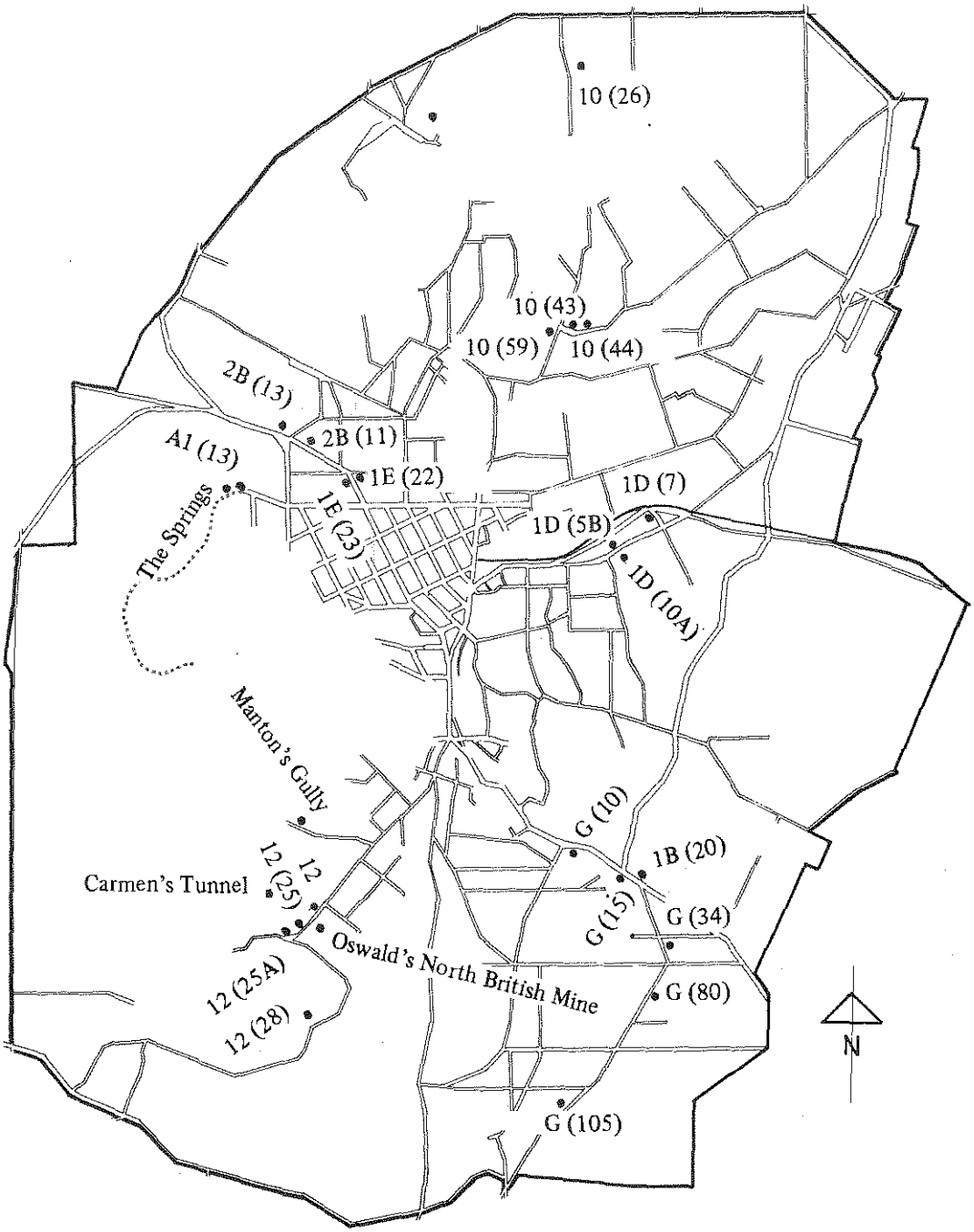




of a tower, from whence the wort flows into coolers on a lower level, and thence into the fermenting tubs, and again into the cleansing casks on the stillions, until it descends into the barrels in the cellar, where it is 'fired' and made ready for distribution . . There are two spacious and solidly constructed cellars, well ventilated by fans worked by steam power, a 12 h.p. engine doing all the haulage, pumping, crushing, fan working etc. The upper cellar measures 121 feet by 45 and the lower 50 x 48 . . . The stables and loose boxes . . . are capable of housing fifty horses; while the blacksmith forge, paintroom and other adjuncts contribute to the completeness of the establishment'.

It would therefore appear that the building as it appeared c1900 (see photograph PH61, PH62, PH64) was an extended version of the plan shown on the 1861 map and described in May 1861 when it was sold. Therefore some parts of that structure probably dated from late 1856/early 1857 when Thorne and Scott opened the Springs Brewery. It would appear that in the 1860's two breweries operated at the Springs but by 1869 this was the only remaining one. The names could have changed between the two buildings.

The house could be that referred to in the 1861 sale notice.

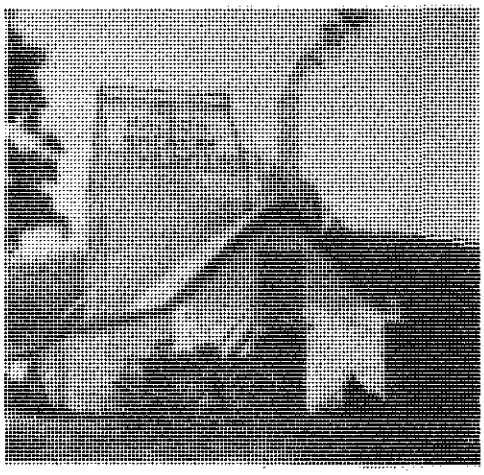


Parish Sections

- **Location of building in Parish Sections.**

MAP 3

1 William Howitt, p.356 May 1854
2 Ibid. p.358
3 M.A.M. 18.3.1857
4 4.10.1859
5.T.T. 24.5.1861
6.T.T. 14.6.1861
7.T.T. 3.9.61
8 T.T. 5.11.61
9 Victoria and Its Metropolis, Vol 2 p241
10 T.T. 21.6.1864
11 T.T. 13.3.1866
12 T.T. 4.1.1867
13 T.T. 3.1.1868
14 T.T. 16.6.1868
15 Cyclopedia of Victoria Vol 2 p393
16 Victoria and Its Metropolis Vol 2 p.241
17 1891–92 Directory



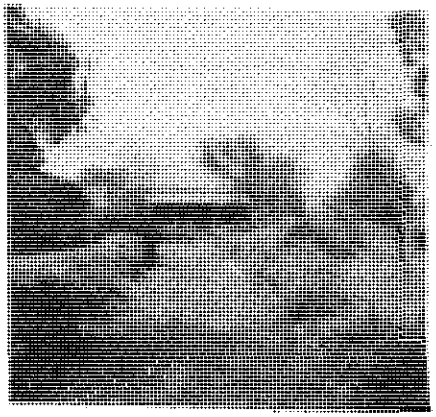
PH62 Maldon Brewery (rear view) c1900.

G(10)
LONG GULLY ROAD
USE: residence
CONSTRUCTION DATE: 1866
FIRST LAND PURCHASE DATE: L.W. Roennfeldt, no date
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; appears intact
SIGNIFICANCE: Small, well detailed building, well-sited.

ROENNFELDT'S COTTAGE

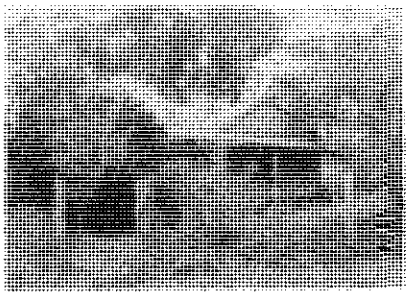
HISTORY: The Roennfeldt Brothers ran a coaching service between Maldon and Castlemaine from 1862.[1] In February 1866 they called tenders for the erection of a brick cottage in Long Gully,[2] which appears to be the extant building.

1. T.T. 10.10.1862
2. T.T. 27.2.1866.



G(15)
LONG GULLY ROAD
USE: vacant residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: H. Dickman. 19.10.1860
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: poor; unaltered condition
SIGNIFICANCE: Notable for its complex of outbuildings, and important for its position at the entrance to the town.

DICKMAN COTTAGE

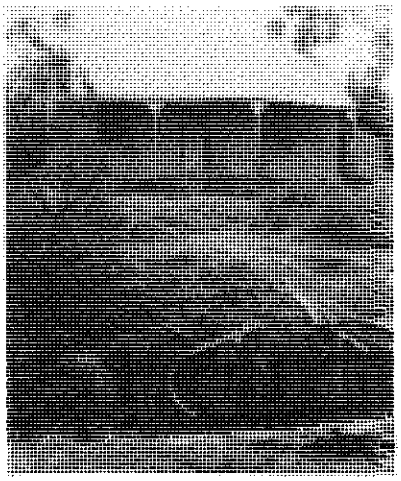


G(34)
SANDY CREEK ROAD
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: C. Marsler. 30.7.1860
CONSTRUCTION MATERIALS: stone and brick
CONDITION AND INTACTNESS: poor; unaltered condition
SIGNIFICANCE: Interesting early building of unusual form, important for siting on the creek. Also of interest are the creek retaining walls and bridges.

MARSLER'S COTTAGE

HISTORY: This building appears to be the building referred to in October 1861 as the Post Office in charge of Mr Morris at Sandy Creek[1], and described as being the premises of Captain Morris of Sandy Creek who auctioned Lots 31, 32 and 34 at Sandy Creek near Maldon, and described as a substantial brick store 25 feet by 40 feet, four rooms attached and used as a dwelling house.[2] The building is again advertised for sale in July 1866 as a brick cottage, near D'Orsa's, Sandy Creek Road,[3] (see G(80)).

1. T.T. 8.10.1861
2. T.T. 1.11.1864
3. T.T. 6.7.1866.

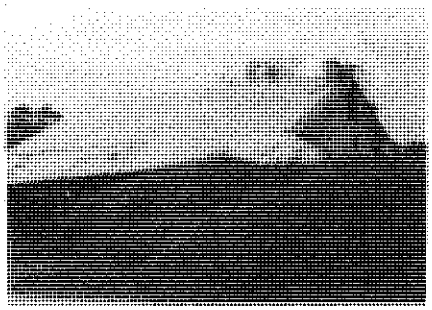


G(80)
SANDY CREEK ROAD
USE: vacant residence
CONSTRUCTION DATE: c1865
FIRST LAND PURCHASE DATE: A. D'Orsa 18.1.1864
CONSTRUCTION MATERIALS: stone
CONDITION AND INTACTNESS: poor; unaltered condition
SIGNIFICANCE: Unusual form of building and largely intact cool store at rear.

D'ORSA HOUSE

HISTORY: The building appears to have been constructed by 1866 as an advertisement for G(34) (see above) describes it as being near D'Orsa's, Sandy Creek Road.[1] The 1869 ratebook entry for D'Orsa is for a stone house and land.

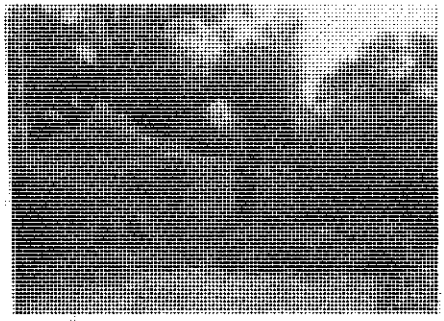
1. T.T. 6.7.1866

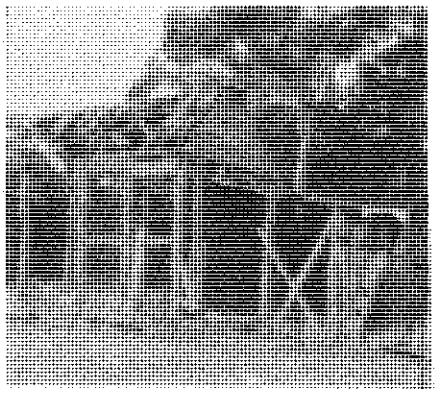


G(105)
SANDY CREEK ROAD
USE: ruins
CONSTRUCTION DATE: c1865
FIRST LAND PURCHASE DATE: F. Duers 9.3.1874
CONSTRUCTION MATERIALS: timber, cottage, cob and adobe, sapling and stone stables with paling roof.
CONDITION AND INTACTNESS: ruins
SIGNIFICANCE: Unusual materials in an interesting complex of ruins.
HISTORY: In 1867 F. Duers is described as a blacksmith, High Street,[1] but it appears he had moved to Sandy Creek by 1868, when he is described as a dairyman, Sandy Creek Road.[2] The 1869 ratebook lists buildings at Sandy Creek Road as well as a slab dwelling at Sandy Creek Road. The 1884–85 Directory lists Francis Duer as a farmer thus it would appear these buildings were part of the farm.

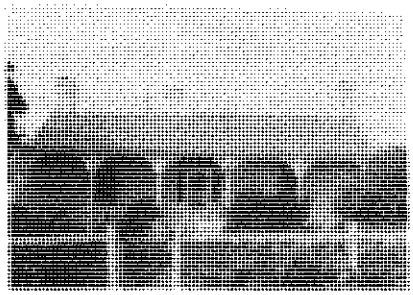
1. 1867 Directory
2. 1868 Directory.

DUERS' COTTAGE RUINS



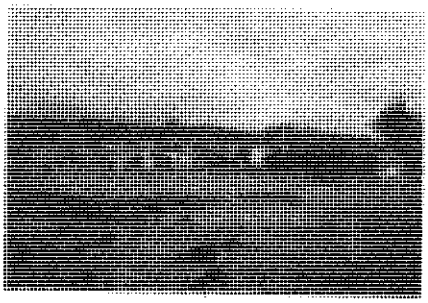


1E(22)
CORNER HIGH STREET AND LOWTHER STREET
USE: residence
CONSTRUCTION DATE: c1860
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good; fence not original, appears intact; verandah end infilled? Verandah iron later addition.



10(26)
NUGGETTY ROAD
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: S.G. Dickson. 15.1.1878
CONSTRUCTION MATERIALS: stone and brick
CONDITION AND INTACTNESS: unknown; intactness unknown.
SIGNIFICANCE: Interesting group of stone and brick buildings at what was an important mining settlement.

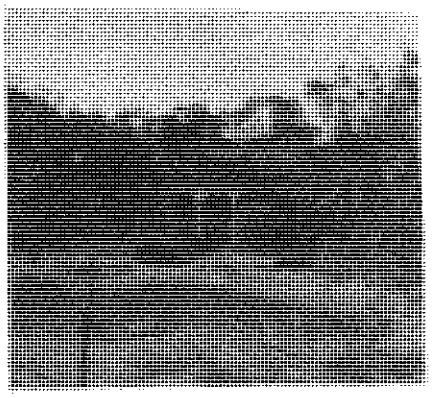
HISTORY: Map M3. Lands Department dated 1862 is a survey of the building allotments of Nuggetty. Some buildings are marked on the map and these should be investigated to see if they are the extant buildings.



10(43)
PEG LEG GULLY
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: W. Bowe 16.9.1862
CONSTRUCTION MATERIALS: stone and brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Part of complex by local stonemason, William Bowe & Sons. Note dry stone walling at rear of building.
HISTORY: William Bowe and his sons John, Abraham and William were stonemasons from Cumberland, who arrived in the district in the mid fifties. They opened up a small quarry on their own property at Peg Leg, and besides building their own houses close to the quarry, constructed many mining buildings in the district.[1]

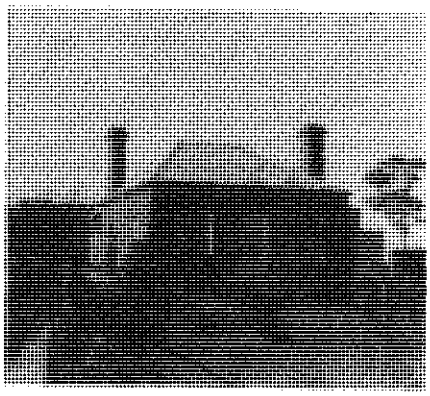
1. Information from Jim Bowe, Templeton St, Maldon. Quoted, Hatton & Others.

BOWE'S COTTAGE



10(44)
PEG LEG GULLY
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: A. Bowe. 28.1.1875
CONSTRUCTION MATERIALS: stone
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Reconstructed as original after 1969 bushfires. Also note stone barn at rear and dry stone walling. Fence not original.
HISTORY: This was the birth place of Colonel E.J. Bowe (Army Nurse), see Williams p.76.

BOWE'S COTTAGE



10(59)
PEG LEG GULLY
USE: residence
CONSTRUCTION DATE: c1860
FIRST LAND PURCHASE DATE: E.A. Green 16.9.1869
CONSTRUCTION MATERIALS: Stone and brick
CONDITION AND INTACTNESS: good.

BOWE'S COTTAGE

TOWN RESERVES

CEMETERY RESERVE
NUGGETTY ROAD

USE: cemetery

CONSTRUCTION DATE: Lodge 1866; Rotunda c1900.

FIRST LAND PURCHASE DATE: Cemetery Reserve. 7.1.1861.

CONSTRUCTION MATERIALS: Lodge – brick. Rotunda – timber.

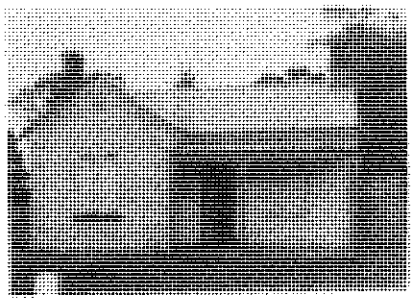
CONDITION AND INTACTNESS: fair

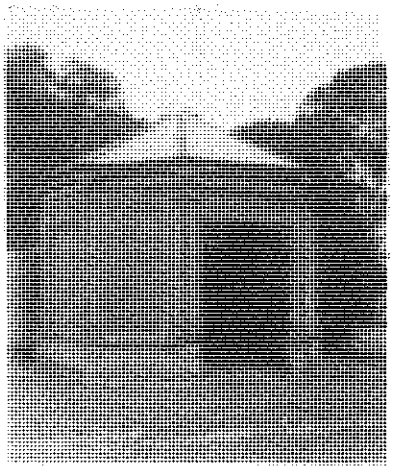
SIGNIFICANCE: The cemetery is in a picturesque setting, with many early graves; the buildings are an integral part of its charm.

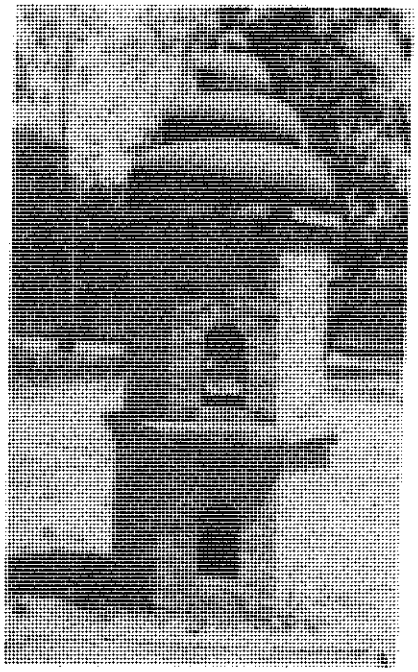
HISTORY: The first burial at the cemetery took place on 9th January 1857,[1] although the reserve was not gazetted until 1861. Prior to 1857 burials took place near to where the people lived as described by Moon[2] in 1864: 'One of the chief things which marks Tarrengower as a diggings of early date are the number of graves scattered about on hills and in gullies. In Fountain Street are the remains of rather an extensive burial place, and many of the present inhabitants have built their dwellings over or in close proximity to the last home of former residents. But the most romantic and beautiful spot of this description is situated on a hill, above the Springs Hotel: there are two or three graves shaded by evergreen wattle trees'. Before 1861 gazetting of the cemetery graves were dug in no regular pattern. Only after the appointment of a resident sexton were the walks laid out and the graves dug in an orderly way.[3] The Lodge was erected in 1866[4] as the sexton's residence. It was damaged in bush fires in 1968. The Rotunda appears by its style, to have been constructed around 1900.

Also of interest are the early graves; there have been over 5000 burials including 121 Chinese. Most of the Chinese have had their remains returned to China for reburial. There is also a large brick Chinese funeral oven of unusual design. This was for the burning of offerings to the spirits of the dead.

LODGE AND ROTUNDA







CROWN LAND
CORNER ADAIR AND EVANS STREETS

USE: Crushing Battery.

CONSTRUCTION DATE: c1900

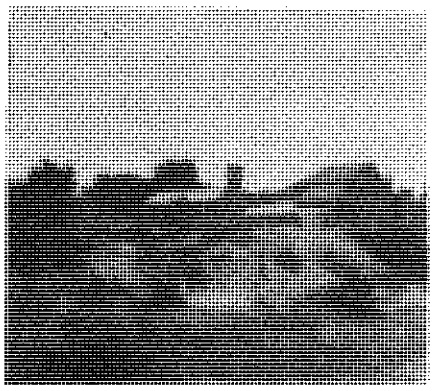
CONSTRUCTION MATERIALS: various

CONDITION AND INTACTNESS: fair

SIGNIFICANCE: The crushing battery is still in use and is an operating link with Maldon's gold era.

GOVERNMENT CRUSHING BATTERY

1. Williams p.48.
2. Moon, Tarrengower Past and Present, p.24.
3. Ibid.
4. Williams, p.48.



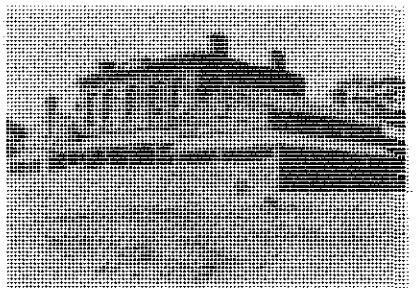
HOSPITAL RESERVE
CORNER ADAIR AND CHAPEL STREETS

USE: hospital
CONSTRUCTION DATE: first building 1860.
FIRST LAND PURCHASE DATE: Hospital reserve 24.12.1858.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: The main building was constructed in stages and this gives it a very unusual form and decoration. Some of the wings added earlier this century add to the complex's charm. Architect: D.R. Drape, main centre block by T.F. Kibble.
HISTORY: 'The first hospital erected was of wood (now the private residence of the dispenser–1863), and the first patient admitted was Richard Kennedy, on August 31,1859. This building being found too small, a Government grant was obtained, and funds raised by subscription, amateur performances, concerts &c., and a new brick edifice erected. The foundation stone was laid by R.C. Mackenzie Esq., . . . on June 25 1860. There being no female ward, another wing was last year added (1862) together with bathrooms &c.'[1] These buildings were designed by D.R. Drape, architect, and the builders were Hornsby and Brisco and T. Calder.[2] The central double storeyed section was erected later and designed by

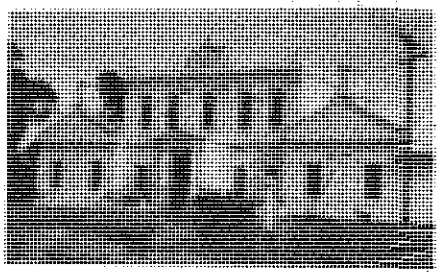
MALDON HOSPITAL

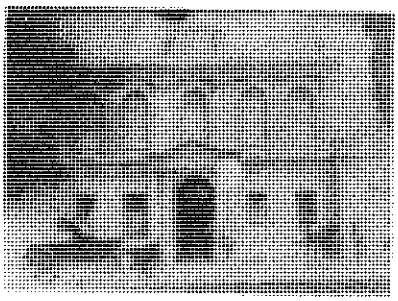
T.F. Kibble. The date of this has not been ascertained. This was originally face brick work and all three sections had single storey verandahs around them and the whole complex was enclosed by a picket fence. Later the verandah was removed and plaster pilasters, urns and the front entrance portico was added and possibly the ground floor facades were plastered and the fence removed. A more ornate pediment replaced the earlier one. The upper storey of the central building and the gables of the wards were face brickwork until recently painted.

1. Moon, Tarrengower Past and Present, p.21.
2. Ibid.



Hospital PH 59 Maldon Hospital c1885





PH60 Maldon Hospital c1915

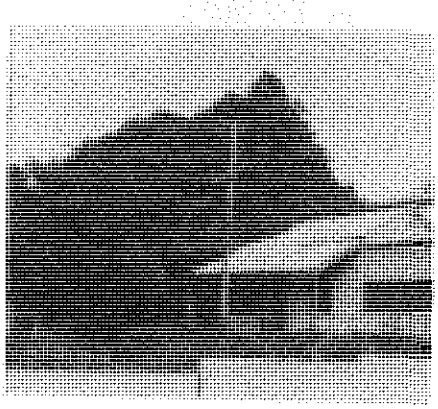
PUBLIC GARDENS RESERVE
FRANCIS STREET

USE: Croquet Club House.
CONSTRUCTION DATE: c1890.
FIRST LAND PURCHASE DATE: Gazetted Public Gardens Reserve 1857.
CONSTRUCTION MATERIALS: weatherboard
CONDITION AND INTACTNESS: fair, later side addition.
SIGNIFICANCE: This small building, erected for the Bowling Club in the early 1890's, adds charm to the group of buildings situated on the Public Gardens Reserve.

CROQUET CLUB HOUSE

HISTORY: This was the original site of the Bowling Club and is now used as the Croquet Club. The Bowling Club was formed by 1891 when they issued a set of by-laws.[1] A photograph taken at about this time was published in Williams,[2] and it can be seen that the club rooms have not changed from their original form.

1. Copy held at the Royal Victorian Historical Society Library.
2. Williams. p.38.

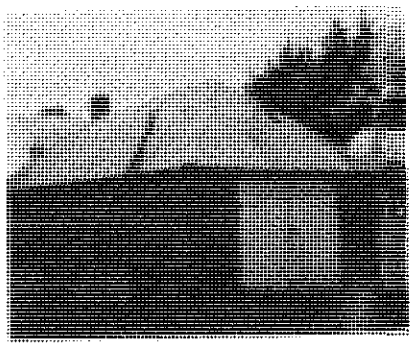


PUBLIC GARDENS RESERVE
FOUNTAIN STREET

USE: Council Storage
CONSTRUCTION DATE: c1870
FIRST LAND PURCHASE DATE: Public Gardens Reserve. 1857.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: fair
SIGNIFICANCE: Simple brick building that housed the Fire Brigade for over 80 years.

OLD FIRE STATION

HISTORY: It would appear that this simple brick building was constructed in 1873 when the Maldon Council formed a brigade.[1] The building had certainly been built by 1874 as it can be seen in photograph PH43. It may have been erected earlier as a store of some kind and adapted to Brigade use on its formation. The Brigade became registered with the Country Fire Brigades Board on its establishment in 1891 and vacated these premises in 1957 when the new building was erected in High Street (A(21)).



PUBLIC GARDENS RESERVE
MALDON MUSEUM (OLD SHIRE HALL)

HIGH STREET

USE: Maldon Museum.

CONSTRUCTION DATE: 1859.

FIRST LAND PURCHASE DATE: Public Gardens Reserve 1857.

CONSTRUCTION MATERIALS: brick

CONDITION AND INTACTNESS: fair; 1865 porch later addition.

SIGNIFICANCE: This early building has played a central role in Maldon's civic life. It served as the shire offices from 1865 until 1964. Architect Arthur Hartley.

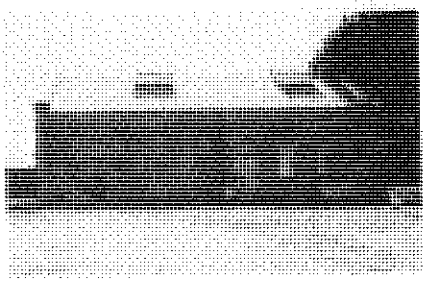
HISTORY: One of the early projects undetaken by the Borough Council, established 8 August 1858[1], was the erection of a Market Hall to serve the town. The building was designed by a Mr Hartley, architect, the builders being Jameson, Aitken and Marshall. The foundation stone was laid by Mr Wright, first chairman of the municipality on 25 April 1859.[2] The building was of red brick with contrasting cream brick arches over the windows and over the central arched opening. There was no porch in the original design and the entry arch was filled by two large timber doors.[3] The Market did not flourish and closed in the mid 1860's, probably due to the depressed conditions in Maldon due to the crash of many quartz mining companies and also due to the competition from the larger Castlemaine Market, erected in 1862.[4]

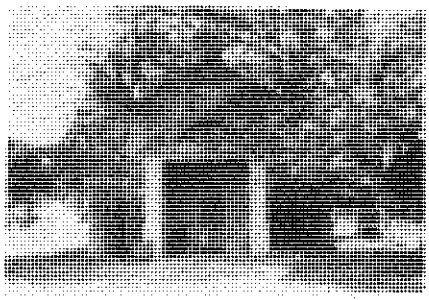
The Shire Council, which had been meeting until 1861 at the British and American Hotel (A(9)) and later at the Court House (section C), then decided to convert the Hall for Shire purposes. In 1865 the porch was added at the front and the timber floor was put in; the contractors being Jamieson, Aitken and Marshall.[5] The architect for these alterations is said to have been Downes, the Town Surveyor at Castlemaine, who designed the Castlemaine Market Building.[6] The hammer beamed arches, which are a feature of the ceiling were constructed in 1871 to tie the walls together.[7] A new town hall was proposed about 1890 and sketches prepared, but nothing came of the scheme[8] and it was not until 1964 that the Shire Offices vacated the Market Hall for their new offices.

The building has now become the Maldon Museum and as such retains its role as an important central function for the town.

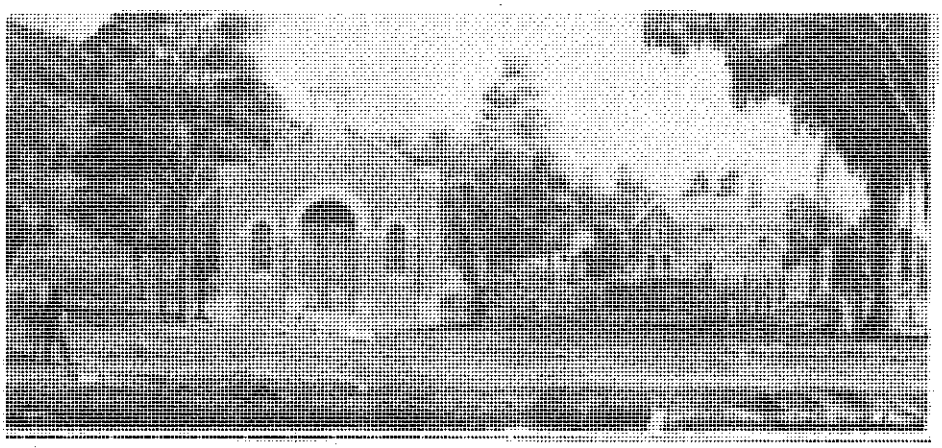
The building's setting has been much improved by the recent demolition of outbuildings on the Fountain Street side of the Hall.

1. Moon, Tarrengower Past and Present p14
2. Ibid, p15
3. Description from painting c1860 by D.R. Drape, original in Maldon Museum.
4. National Trust of Australia (Victoria) notes on Maldon, Castlemaine and District. 1975.
5. Hatton and Others. p177.
6. Information from Ray Bradfield, Castlemaine historian, but his source of information is not known.
7. Hatton and Others. p177.
8. Illustrated in Williams, p40.





PH43 Shire Hall 1873.



Maldon Museum PH45 Market House Watercolour D.R. Drape c1859.

RAILWAY RESERVE
MALDON RAILWAY STATION

HORNSBY STREET

USE: vacant

CONSTRUCTION DATE: 1884.

FIRST LAND PURCHASE DATE: Railway Reserve.

CONSTRUCTION MATERIALS: Station – brick.

CONDITION AND INTACTNESS: good

SIGNIFICANCE: Small, simple station in excellent setting. These buildings are an important part of the town's setting.

HISTORY: Although the railway line from Melbourne to Castlemaine was opened in 1862[1], it took over twenty years to be extended to Maldon. The line was opened on 16 June 1884.[2] In March 1891, the Maldon to Laanecoorie (Shelbourne line) was opened[3]. The line appears never to have flourished, but the station buildings, tracks, turntable etc. are an important part of Maldon. From 1936 the line was used only for goods trains and in 1970 the Laanecoorie tracks, which follow a picturesque route, were torn up and at the end of 1976 the Maldon Castlemaine line was closed. The Maldon Castlemaine Railway propose opening the line as a tourist attraction and this would appear to be feasible as the station and tracks only require maintenance to place them in running order.

1. National Trust of Australia (Victoria), Notes of Maldon, Castlemaine and district, 1975.
2. Hatton and others. p.58.
3. Diary of a Welsh Swagman. p.188.

4. INVENTORY OF MINES AND OTHER SITES

4.1 INTRODUCTION

Maldon forms part of a triangle of tourist attractions in the Central Goldfields with Bendigo and Castlemaine. However, it is unique in Victoria, providing an important, rich and stable deep quartz mining area spanning over seventy years. Although it does not offer relics such as old mining equipment found in Bendigo, the mines provide an historic setting for the township of Maldon. This facilitates historic interpretation by visitors to the town. The rural rather than urban setting provides better opportunity for development of recreational activities, such as education walking routes, picnic and camping facilities.

The following inventory only lists the sites where there remains a number of identifiable relics from the mining era.

Many smaller sites and relics are scattered throughout the Maldon area but it was not felt feasible to list every identifiable site.

Where possible the following information has been included for each each:

Section: This refers to the Crown Section upon which the mine or site is situated.

Name: The name of the mine or object is given for identification.

Location: This has been indicated by reference to the nearest street.

Description of Existing Site Conditions: A brief listing of mining activity on the site has been given here.

Date of Operation: Where possible an indication of the length of time the mine operated has been given. Many of the sites on which these mines were established were mined by other companies or by small parties of prospectors to a shallow depth and thus it is very difficult to give a date of the first mining done on a particular site.

History of Mine or Site: A brief resume of the mine's development and importance has been included in this inventory.

4.2 INVENTORY OF MINES AND OTHER SITES

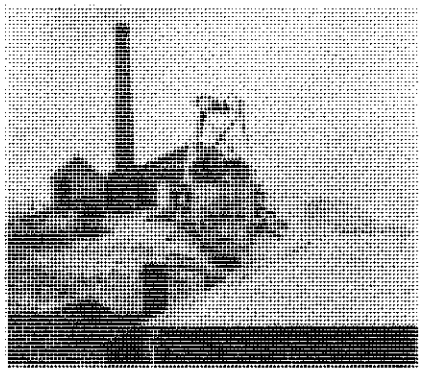
SECTION A
EAST OF TOBIN STREET
DERBY, LADY DARLING AND NEW CHUM MINES

EXISTING SITE CONDITIONS:
Mullock heaps, machine footings, evidence of old tramway between Beehive and Derby Mines, quartz kilns.

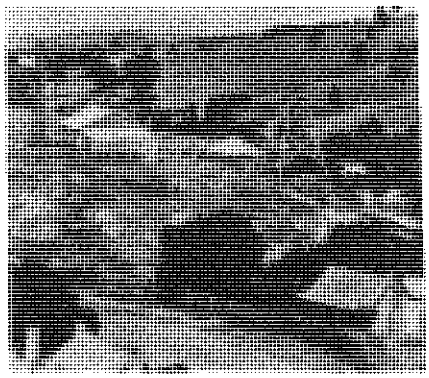
DATE OF OPERATION: Derby Mine 1867; Lady Darling Mine ?; New Chum Mine ?

HISTORY: These three companies operated along the line of the Victoria Reef which 'was picked up on the crown of the steep hill overlooking Maldon's present shopping centre. Numerous surface claims reaped only small rewards, but good success was met with by the Derby Company which worked the reef down to 1,220 feet for a gross yield of 59,277 ounces. The company made arrangements with the Beehive Company to crush their dirt, using a horse-tram for haulage'.[1]

1. Williams, Maldon and the Tarrangower Diggings, p.21.



PH92 New Chum Mine c1887.



PH111 Derby United Mine c1915.

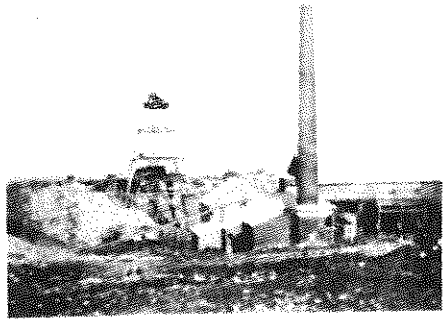
3E
REEF STREET
UNION MINE

EXISTING SITE CONDITIONS:
Shaft and kilns.

DATE OF OPERATION: Union Company: 1862–c1900.

HISTORY: The original discovery of the Eagle Hawk reef followed quickly after Wilson's find in 1854 and created great excitement.[1] The Union company was formed in about 1862 and included the former claims of the Eaglehawk Union, North Eaglehawk United, Esperance, Linscotts and Wellington Companies. Many of the relics from nineteenth century mining in this area were razed by the open cut method of mining utilized by the Lone Star Company in the 1960's.

1. Williams, Maldon and the Tarrangower Diggings p.17.



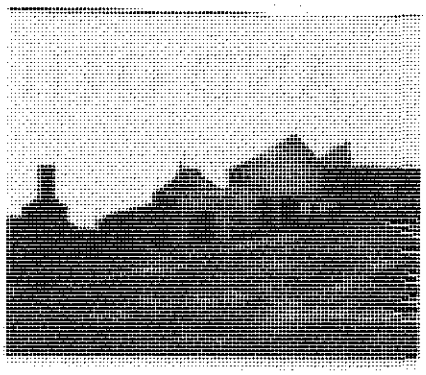
4C
GOVERNMENT CRUSHING BATTERY

CORNER ADAIR AND EVANS STREETS

EXISTING SITE CONDITIONS: Intact Battery Complex, cyaniding works and tailings.

DATE OF OPERATION: c1900 – still operating.

HISTORY: See Building Inventory.



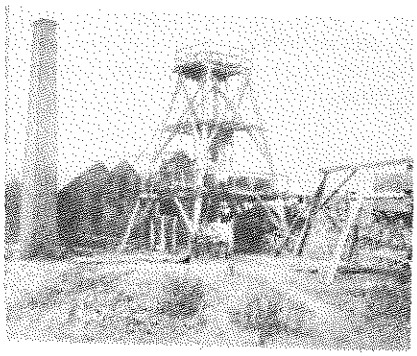
4D
ALLIANCE MINE

REEF STREET

EXISTING SITE CONDITIONS: Machine footings and tailings.

HISTORY: This mine is situated on the Eaglehawk Reef and was operated by the Eaglehawk Association Company. 'The Company's gold yield to 1868 was given as 33,750 ounces, and had risen rapidly by December 31, 1886 to 312,600 ounces, proving by far the richest mine on the field . . . The company's two shafts, Associated and Alliance, were taken down to 1,550 feet and 1,250 feet respectively. Crushing was done at the Alliance site, close to the railway station.'[1]

1. Williams, Maldon and the Tarrangower Diggings p.17.



PH119A Eaglehawk Alliance Mine.

15
SOUTH GERMAN MINE

UNION STREET

EXISTING SITE CONDITIONS: Large dam, shaft and footings of associated works, mullock and tailing heaps.

DATE OF OPERATION: 1882–1918

HISTORY: German Reef, on which this mine is situated was brought into prominence by the working of the deep ground by this mine. 'After passing the 1,000 feet level (the shaft was put down eventually to 2,200 feet, the only one to exceed 2,000 feet), the reef continued to hold rich gold several hundred feet down, and the mine kept a place on the dividend list for years on end.

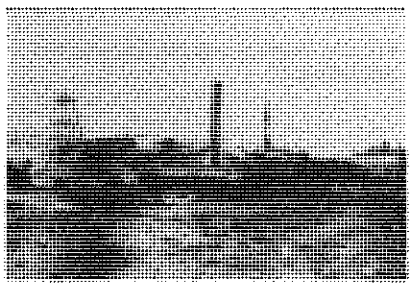
Here is an instance of the mine's richness: Over a six years' period 1892 to 1896, the mine produced 96,086 ounces and paid out one hundred and eighty one thousand pounds in dividends. About this time it was Victoria's leading gold producer. The mine also was equipped with the latest gold recovery appliances, and was one of the first to follow a South African practice of gold recovery from battery residues with cyanide solution.

The South German crushed 190,356 tons for 173,231 ounces and paid three hundred and forty one thousand pounds in dividends, equal to fourteen pounds, four shillings per share (24,000 shares), a record exceeded by few if any Victorian Companies, measuring yield with dividends.

A large staff was employed, and when underground operations were suspended owing to water trouble in 1918, Maldon, already on the decline, rapidly recessed both in business and mining prestige.

Since the workings became flooded in 1918 water continues to flow from the mouth of the shaft into a large dam.'[1]

1. Williams, Maldon and the Tarrangower Diggings, p.19.



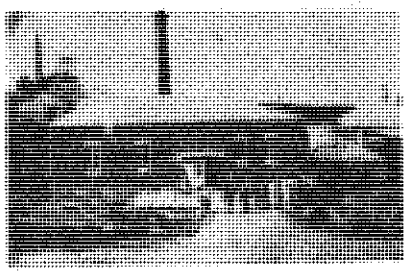
PH80 South German. 1916.

15(1)
HIGH STREET
USE: Ruins
CONSTRUCTION DATE: 1868
FIRST LAND PURCHASE DATE: R.D. Oswald 18.5.1880.
CONSTRUCTION MATERIALS: stone
CONDITION AND INTACTNESS: ruins.
SIGNIFICANCE: One of the largest crushing batteries to operate in Maldon. The site is interesting for the remains of quartz kilns, footings, extensive channelling in local stone and other relics from the crusher.
HISTORY: The crushing battery was established on this site by David Chrystal. A Lands Department Map dated 11 December 1856 shows Chrystal's Battery situated opposite Crystal Street. The battery was purchased by Robert Oswald and John Robinson before October 1860 when it is advertised in the Tarrengower Times.[1] In October 1861 this partnership was dissolved and the battery was carried on by Oswald as the Caledonian Quartz Crushing Co. In 1862 Oswald called tenders for building a boiler and stacks at the battery[2] and photograph PH58 (see page) taken after 1866 appears to show the building after these alterations were completed. The battery was a collection of timber buildings at this stage.

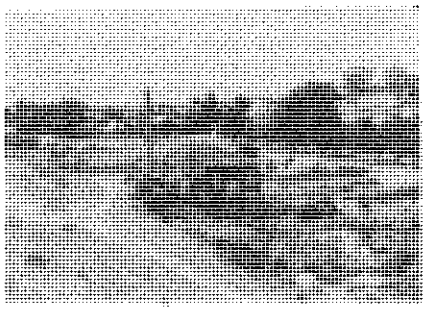
CALADONIAN BATTERY

In Moon, in 1864, Oswald advertised the Caledonian Quartz Crushing Mills as being recently thoroughly repaired and every improvement added. It also states that it is 'the oldest established [crushing mill] in the district'.[3] In 1868 Oswald rebuilt the buildings in stone as reported in the Tarrengower Times of 23 March 1868: 'We are very much pleased to be able to announce that the splendid new works in Long Gully, which have been some time in hand, are so far completed that a trial start was made yesterday at noon . . . everything proves most satisfactory to the indefatigable and enterprising owner Mr R.D. Oswald'. The crusher appears to have operated until after the turn of the century but by 1917 operations had ceased and the crusher was falling into ruins. Today, remnants of these extensive works can still be examined. The outline of the dam can clearly be seen, the remains of the quartz ovens, footings of the building and machines, the extensive stone channelling that directed the stream that ran along Long Gully and the logs that formed the base of the bridge across the channels are still in place.

1. Tarrengower Times 30.10.1860
2. Tarrengower Times 16.12.1862
3. Moon, Tarrengower Past and Present, p.33.



PH91 Caledonian Crushing Mills c1887.



PH93 Ruins of Caledonian Battery 1917.

16A (C.L.)
REEF STREET NEAR CORNER OF PHOENIX STREET
USE: Mining memorial
CONSTRUCTION DATE: 1862.
CONSTRUCTION MATERIALS: brick
CONDITION AND INTACTNESS: good
SIGNIFICANCE: Last remaining mine chimney in Maldon.
HISTORY: The Beehive Reef was worked from the earliest days at Maldon. In 1869 Brough Smyth reported that 'previous to the formation of the company, a very large quantity of the precious metal was secured from the same reef by private miners, though the amount procured in that way it would be almost impossible to arrive at anything like a correct estimate. When the reef was first worked the yield averaged from 3 and 4 ozs per ton in one place, to a depth of twenty feet from the surface, so that the quantity of gold obtained must have been very large from that particular place alone'.[1] The Beehive Mining Company was formed bout 1860[2] when deeper mining became necessary. The chimney was constructed in 1862. The Tarrengower Times reported that 'The new stack at the Beehive Mine is now completed, and as an architectural design it is the admiration of all beholders. Its base is ten feet square, and twelve feet high, and the column tapers from 8 feet diameter to four feet six inches and is surmounted by a gothic block cornice and embattled parapet. Height is a full 98 feet.'[3] The chimney was designed by D.R. Drape.[4] In the early 1860's the Beehive was one of the many companies to be pushed near the edge of ruin by share speculation. This is fully discussed in The Goldfields of Victoria in 1862. By late 1862 the company had recovered and was again operating profitably.

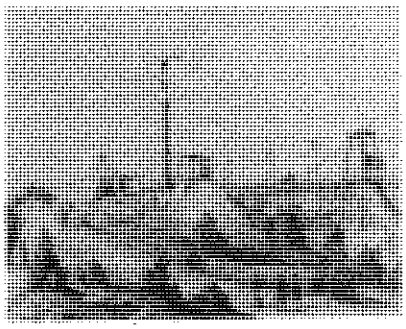
The company later became the New Beehive, and they worked the reef to 1,300 feet. In 1886 a very rich patch of stone was mined between the 600/700 feet levels. A handsome cake of gold weighing 2,680 ounces was obtained from a relatively small crushing of 30 tons, an average of 89-1/3 ounces per ton, probably the richest stone ever mined in Victoria at any great depth.[6] In 1897 R.A. Moon reported that the mine had not been worked for some years.[7]

BEEHIVE CHIMNEY

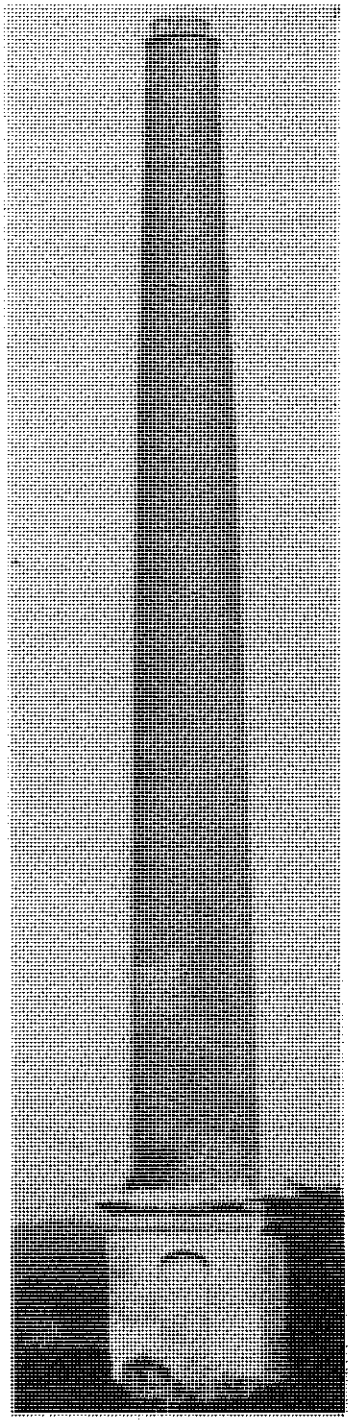
The mine was sold by public auction in 1918. In 1923 a severe thunderstorm knocked off about seven feet. Later when the stack was put up for sale, there was no bidder, then the late T.B. Brook and W.E. Preece decided they would buy it as a monument to the gold won in Maldon and its pioneers. The price paid at the auction by the two gentlemen was $19.[8]

The chimney has recently been repaired where bulging brick work was threatening the stability of the stack. The chimney is one of the largest surviving on any Victorian goldfield.

1. R. Brough Smyth. The Goldfields and Mineral Districts of Victoria. p.314.
2. Moon. Report on the Maldon Goldfield. 1897.
3. Tarrengower Times 2.4.1862.
4. Williams, p.67.
5. The Goldfields of Victoria in 1862. p.95–105.
6. Williams p.19
7. R.A. Moon, Report on the Maldon Goldfield 1897.
8. The New Beehive Mine, a brief history of the Beehive Mine, as told by Garnet Pearce.



PH123 Beehive Works c1860, D.R. Drape, watercolour.



PH122 Beehive Mine Beehive Chimney. 1977.

PARISH SECTION 3
NUGGETTY ROAD

NUGGETTY REEF

EXISTING SITE CONDITIONS: Mullock heaps only.

DATE OF OPERATIONS: 1855–c1900.

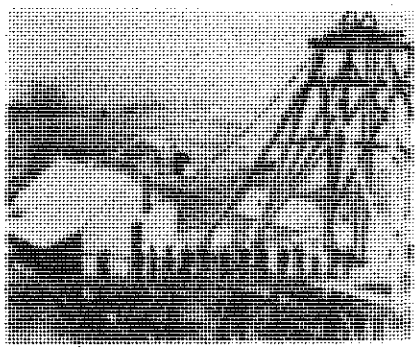
HISTORY: Describing the finding of this reef on the northern slopes of the Nuggetty Ranges "a 'Times' reporter wrote: 'A lad, Alexander Pettitt, searching for stray horses, was attracted by glittering ore on the surface of a steep hill. He and two youths worked quietly for two months before the secret of the find was blown. The reef was rushed in January 1856'.

Within five years over nine tons of gold, valued at approximately one million pounds, were crushed from the reef at no greater depth than 250 feet, mostly with the use of primitive appliances.

This reef, like many others in the district, was rich down to 150–200 feet, then suddenly lost payable value. In 1899 the Nuggetty Extended Co. was on good gold, and 94 tons crushed yielded 635 ounces, but this rich shoot soon petered out.

Nothing is known of the reef's aggregate tonnage, nor of its average value, but everything points to the average being exceptionally high."[1]

1. Williams, Maldon and the Tarrangower Diggings, p.21.



PH113 Old Nuggetty Mine.

PARISH 12 (C.L.)
PARKINS REEF ROAD

NORTH BRITISH MINE

USE: Mine ruins

CONSTRUCTION DATE: from 1856.

CONSTRUCTION MATERIALS: stone and brick

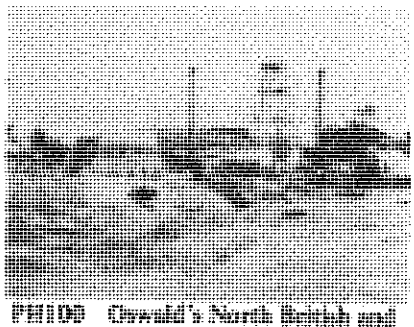
CONDITION AND INTACTNESS: ruins

SIGNIFICANCE: This was the largest, most profitable and longest operating mine in Maldon. It was the last major mine to close. It closed in 1926.

HISTORY: The Parkins Reef area was opened up by small groups of miners. One of the earlier prospectors in the area was Robert Dent Oswald. He was one of the organisers of the two mining companies that operated in the area: the Parkins Reef Association and the Independent Association, both of which he finally owned. Under his sole ownership he concentrated the mining operations on the present site and developed one of the largest and best equipped mines in Maldon.

In 1862 the progress of the early years of the Parkins Reef company is reported '. . . the Parkins Reef Company entered the field. Happily, this scheme engaged the attention of local capitalists only. Its progress was slow, the speculative element having been wholly discarded by its promoters and in its management. It was originated for the purpose of buying up and working claims on a well-known and really auiferous reef, that had been worked down to the water level. There was rich stone under the water, but the flow was greater than man and horse could overcome, and the capital of the holders was insufficient to provide steam power. The directors wisely resolved, seeing what was passing around them, to owe no man anything, preferring to develop their enterprise slowly, and as their funds afforded, rather than rush in as others had done, forestall calls, create mortgages, and so bring down upon themselves the certain ruin that had come upon the Perserverance and other companies similarly situated. As calls came in, therefore, they bought a magnificent engine of sixty horse-power, and put up a battery of twenty-four revolving stamps, with an amalgamating apparatus. They excavated a large and deep dam, and they sank and timbered a very fine shaft to the water level. The plant is, probably, the best in all the district; but pumps have still to be put down, and the water to be overcome, before returns can be obtained. The company is free from debt; the arrears of calls are sufficient to meet the cost of pumps; and it is for the few shareholders who are in arrears to discharge their obligations to the company, to enable it to attain at once a satisfactory position. Tributors are now working the upper ground; and on the day when I looked over the plant and claim they had brought up some beautifully rich stone from the main body of the reef, at the water level. The success of this company, therefore, is as certain as its present position is sound. On the same reef, and at no great distance, the Independent Company has placed its large machinery. It was formed soon after the Parkins, and it made the great mistake of refusing to co-operate with that company, preferring to work its own ground with its own machinery. The result is that two powerful crushing machines, capable of putting through 400 or 500 tons of quartz per week, have been built within a couple of hundred yards of each other, and that both are idle, or nearly so. A very large amount of capital has thus been spent, where half would have supplied all that the Parkins wants, and have thoroughly opened up the reef. When the amount of money is calculated which might have been obtained from the quartz, and dispensed in wages and dividends in the district, during the last twelve or fifteen months, had those two companies been united, the folly of the too independent members of the Independent Company becomes grimly apparent.'[1]

This prudent attitude appears to have been that of Oswald, as he built up the company. 'In its years of prosperity, when the mine was in full production, there were approximately 120 miners employed working three shifts. At the time of ceasing work, the mine had an up to date plant including cyanide and chlorination works. The poppet head stood at 72 feet. The air compressor had a capacity for 20 rock drills and was also used to pump air down the shafts. The mine was worked by steam. The two boilers, of 2 H.P., were 7'6" in diameter and 16' in length and had a working pressure of 120 lbs per sq. inch. They burned wood at the rate of 90 tons per week. According to the Mines Department, the amount of gold won between 1885 and 1926 was 300,000 ounces. The shaft was sunk to a depth of 1670 feet and, in February 1961, the timber in the shaft somehow caught alight and burnt down to the water level of ninety feet.'[2]



PH100 Oswald's North British and North British Extended Mines c1900.

Apparently after Oswald's death in 1891 the leadership needed for the enterprise was not provided by his son, Robert Dent Oswald Junior, and with the combination of factors – World War I, rising labour costs and low prices of gold – the mine closed in August 1926. In February, 1927, it was sold by public auction.

The remaining mine relics at the North British are the most extensive and intact surviving. From the remaining kilns, building and machinery footings, and other works, the vastness of the mining operations here can be imagined.

1. The Goldfields of Victoria in 1862. p.112.
2. Oswald's Gold Mine, The North British, Maldon, Victoria, by Col. Gibson, (typescript).

PARISH 12 (Public Reserve)
CARMAN'S (INTERNATIONAL) TUNNEL

PARKINS REEF ROAD
CONSTRUCTION DATE: 1865
CONDITION AND INTACTNESS: stable
SIGNIFICANCE: Long tunnel of tourist interest as it is readily accessible.
HISTORY: The first indication of commencement of the tunnel appears to be the reference in Patterson's 'The Goldfields in Victoria in 1862'. In discussing the Grand Junction Company which was formed to amalgamate work on Manton's Gully Reef and Lisle's Reef, the author refers to: 'A proposal has been made to the directors, it may be added, for the driving of a tunnel right through Mt. Tarrengower, to commence in the Grand Junction Company's ground – a proposal which may lead to important results, both to the company and to the district, if it is carried out.' The tunnel's progress is next mentioned in 1869: 'One tunnel, of more than ordinary importance, has been commenced at Maldon, for the purpose of cutting and working the auriferous veins which intersect Mount Tarrengower. The miners who have undertaken the work have introduced boring machines, somewhat similar to those used in the construction of the Mount Cenis Tunnel, but with what beneficial results I am unable to say'.[1] The tunnel appears to have yielded low returns and to have been taken over by another company as in 1897 Moon refers to the Grand International Tunnel mine. 'This mine, situated near the head of a gully, which passes close to the Independent mine on the west, represents the expenditure of a considerable amount of capital for compratively trifling results.'[2]

A later article on the tunnel states that the project was commenced in August 1865 by six experienced miners from the 'North British Mine . . . and . . . work was carried on for about three years, but the project did not pay . . . The last work carried out on the tunnel was in 1932'.[3] The Tunnel was opened to the public by the Maldon Progress Association in 1964.

1. R. Brough Smyth. The Goldfields and Mineral Deposits of Victoria. p.230.
2. R.A. Moon. Report on the Maldon Goldfield 1897.
3. Souvenir of Carman's Tunnel. Maldon Progress Association.

PARISH RESERVED FOREST AREA
LISLE'S REEF AND SPRING AND TARGET GULLIES

MOUNT TARRENGOWER
EXISTING SITE CONDITIONS: Remains of mine shafts, tunnels and mullock heaps.
DATE OF OPERATION: 1856–
HISTORY: Lisle's Reef was discovered by an employee of Dr. Lisle's, out searching for a horse; he brought back a rich specimen, and the subsequent search for a reef proved successful. This reef was situated on the southern slope of Mount Tarrangower, 'Lisle and Napier, who worked together on equal shares, had a wonderful run of luck, neeting thirty-four thousand pounds within 10 months'.[1]

Manton's Gully was situated southward of Lisle's Reef. Of the mines operating in the gully 'the Grand Junction mine figured prominently in the Sixties as a rich gold producer'.[2]

There were many other mines worked in the gullies of Mount Tarrangower and the whole mountain shows evidence of this mining activity. "A reef situated at its apex, opened by Charles Gottfried Schmidt, had value up to two ounces per ton but was abandoned 'not proving payable' ".[3]

1. Williams, Maldon and the Tarrangower Diggings, p.23.
2. loc. cit.,
3. Ibid., p.27.

FIG 12 Grand Junction Mine.

5. HISTORICAL RECONSTRUCTION

5.1 INTRODUCTION

One aim of this study is to reconstruct the commercial area (the Historic Interest Zone) of Maldon as it would have appeared at the turn of this century. The reconstruction drawings will therefore help establish the intactness of surviving buildings and the authenticity of building elements and components. Where evidence exists, the appearance of now demolished buildings has been authentically documented. This information will provide guidelines for any conservation, restoration or reconstruction work that might be undertaken in the town.

The study of the present day condition of the Historic Interest Zone (June 1977) was assisted by the Department of Surveying at the University of Melbourne under the supervision of Mr. Leo Rivett. Mr. Rivett made a photogrammetric study of Templeton Street north side between Edwards Street and Reef Street. Due to the low scale of buildings in the central area of the town it was decided to survey the remainder of the Historic Interest Zone photographically. This was undertaken in conjunction with a conventional surveying programme to determine dimensions and levels. Photographic prints were produced at close intervals, usually for each verandah bay. These were perspective corrected and scaled at 1:100.

The direct contact with towns people made by the consultants at this period proved valuable in publicising and explaining the study.

Francis Street, whilst part of the defined Historic Interest Zone, was not surveyed due to the spread out and non-commercial nature of the area. For the same reason, the recommended extensions to the Historic Interest Zone were also not surveyed.

The principal source of information used for reconstruction drawings was a collection of early photographs of Maldon compiled over the length of the study. Photographic sources and an inventory of illustrations is included in Appendices 2 & 3.

Other primary sources were the Maldon Index and the collection of ratebooks held by the Shire of Maldon (Refer to Bibliography). Using this information it was possible in many cases to determine dates of building construction and the original uses of the buildings. In this way it was possible to date many of the photographs in the early photos index and consequently establish an idea of how the town looked at various stages in its development..

The year 1900 was defined for the date of reconstruction drawings. In the case of buildings constructed just after this date, for example, the Shakespeare Hotel (1907), it was considered academic to re-draw the earlier building, particularly as in this case, no record of the earlier timber hotel was discovered. In some cases, lack of illustrative sources has made it impossible to provide any reconstruction evidence. Where no early photograph existed of a building, but upon inspection the construction date was found to be prior to 1900, the building has been included in the reconstruction streetscapes. Allotments in the Historic Interest Zone are often not subdivided at right angles to the street. This has resulted in the side facades of many buildings also presenting to the principal elevation. However, it was decided to show only the elevations parallel to the street.

The reconstruction drawings have been prepared at a scale of 1:100; these have also been reduced to 1:300 and presented to show continuous streetscapes. In the building inventory (see p .5) buildings are shown at the scale of 1:100 – where necessary due to space requirements, only a portion of bay of the building is shown with a 1:300 scaled drawing of the whole building included.

After p.70 continuous streetscapes can be viewed as they would have appeared in 1900 and as they appeared in June 1977. When viewed together, it is possible to see how a streetscape form has changed over the years, and which buildings still remain from the last century.

The study shows that a remarkable portion of the commercial area of Maldon remains substantially intact. This is unlike the township of Beechworth, where similar reconstruction drawings were prepared in November 1976[1] and only predominantly large public buildings, banks and hotels remain intact. In Maldon many of the original shopfronts survive though others have been considerably altered, often with modernized window and door openings, painted brickwork and rebuilt shopfronts. The reconstruction drawings in this report should facilitate and encourage the reconstruction or restoration of any of the buildings within the Historic Interest Zone. It has been found in Beechworth that the provision of reconstruction information and guidelines has fostered interest of both the Shire and property owners to restore accurately shop fronts and buildings. The reconstruction drawings themselves only indicate building elements that can be positively identified from old photographs and illustrations. Wherever a reconstruction drawing lacks detail (due to lack of visual information) reference should be made to other sources. These are outlined in Appendix 4.

1. Faculty of Architecture, Building and Town and Regional Planning, Beechworth–Historical Reconstruction, National Estate project 228, November 1976.

MALDON CONSERVATION STUDY

TECHNICAL APPENDICES

APPENDIX 1 SOURCES OF INFORMATION

The history of Maldon has already been investigated by various people and organisations and many of these sources have been used in preparing this report. Since most of the data in these histories was collected for purposes other than those relating to Maldon's built environment, they are not, in the main, directly applicable to this study and need to be searched for specific references to buildings.

In 1966 an index was compiled by Dr. M.B. Lewis and Mr. W. Hatton in preparation for a publication concerning Maldon. This was prepared subsequent to their involvement, as undergraduates, in a project by the Melbourne University School of Architecture on Maldon. In 1964 a group of second year Architecture students compiled a series of measured drawings of various buildings in Maldon; these were accompanied by a five volume history of Maldon, compiled by four fourth year students. Both these works, but particularly the index, were extensively used. The index was continued until 1971 by M.B. Lewis.

Two published histories of Maldon also provided information. The first, published in 1864, *Tarrengower Past and Present,* by J.G. Moon was useful for giving valuable information on the early development of Maldon. The second, *Maldon and the Tarrangower Diggings,* by A.J. Williams, was published in 1953 to celebrate Maldon's centenary year. This gives an interesting resume of Maldon's history but does not contain many references to his sources of information so in some cases it is difficult to check facts.

These basic sources have been augmented by the following publications and sources of information. Many of these have only been used for information on specific buildings or for small points in the general history of Maldon, but are included here in an attempt to give a comprehensive list of works relating to Maldon.

1. OFFICIAL SOURCES

Shire of Maldon Ratebooks:

1866–68	Earliest ratebook located. These years are in one volume and the entries are listed alphabetically with few references to section and allotment numbers. Consequently, little information has been found from this source. To be useful, full indexing would be required.
1869	This volume was thoroughly searched and indexed by Lewis and Hatton and their findings included in the Index listed above. At the time of compilation of that Index it was believed that this was the only surviving ratebook from that period.
1872–74	One volume, listed in alphabetical order, not all entries described by section and allotment, so again difficult to extract information.
1875–77	Alphabetical order with allotment numbers.
1879–1906	All volumes exist and entries are alphabetical, with description by section and allotment.
1907	This volume has the entries listed by section and allotment number which makes location of the allotment in question much easier and gives a reference point for investigation.

Unfortunately, due to the limited time for the study and the difficulty in locating material in the ratebooks, only some buildings were traced using this information. In many cases further work, using these books could indicate the building's date of construction.

2. CONTEMPORARY BOOKS AND PAMPHLETS

An Australian Colony; the Government Handbook of Victoria, 1898.

R.V. Billis & A.S. Kenyon, *Pastoral Pioneers of Port Phillip;* Melbourne 1932.

William Evans ed., *Diary of a Welsh Swagman.* 1869–1894, Macmillan & Co., Melbourne 1975.
The diarist Joseph Jenkins lived near Maldon from about 1881 and worked for the Council from 1885 to 1893 during which time he had a small hut somewhere near the railway station. The diary has been edited but contains many references to everyday life in Maldon albeit through somewhat biased eyes.

J.C. Patterson, *The Goldfields of Victoria in 1862,* Melbourne 1863. pp95–117.
Report on the Maldon goldfields, especially with the financial difficulties experienced due to share dealings in the Mining companies.

William Howitt, *Land Labour and Gold; or Two Years in Victoria,* 2 vol. London, 1855.
Howitt spent from January to May 1854 in the Maldon area and wrote vivid descriptions of the early gold rush scenes and difficulties.

William Kelly, *Life in Victoria in 1853* and *Victoria in 1858,* 2 vols. London 1860.
Vol. 2 p.65 gives a resume of Maldon's early rush and the change to quartz mining.

Effie E. Laidler and Vera Delahenty, *Maldon,* 1947.
This short history of Maldon is more useful as an insight into the town's life in the 1940 s than as a strict history of Maldon

Maldon Methodist Jubilee, 1855–1905.

Jonathan George Moon, *Tarrengower Past and Present,* a History of Maldon from 1853. Reminiscences of the Good Old Times, Maldon 1864.
This is a most valuable reference work on Maldon's early development. It states when many of the earlier buildings were erected and by whom they were designed and built. The advertising pages and the business directory are also extremely valuable in tracing businesses and their premises.

R.A. Moon, *Report on the Maldon Goldfield,* Mines Department, 1893.

James Smith (ed.) *Cyclopedia of Victoria,* 3 vol. Melbourne 1903–5.
Volume 2 p.389–401 Chapter on Maldon containing a description of the town about 1900 and followed by biographies of the leading men of the town. These include Robert Dent Oswald Jnr, James Henry Rule, William John Bryant, Albert Richmond, William Dabb, Arthur Sydney Robinson, John Somer, Hugh Pettitt, John Wesley Rowse, John T. Couchman, F.C. White, Thomas Hayes, John Bowen, Henry Gonsal, James Penrose, James Ure, John James McFarlane, John Paull, and R. London. Also included is a long article on the Maldon Brewery.

R. Brough Smyth, *The Goldfields and Mineral Districts of Victoria.* Melbourne 1869.
pp.230–280 gives information on Maldon mines. pp.313–316 Glossary of Mining terms.

Alexander Sutherland (ed.) *Victoria and Its Metropolis,* 2 vol. Melbourne 1888.
Vol. 2 pp.239–263 description of Maldon followed by biographies of local townspeople including Charles T.P. Bryant, John William Massey, George Merrifield, Samuel Dabb, James Elliot, David J.P. Marshall, Robert Dent Oswald.

George H.F. Ulrich, *Notes and Observations on the Nuggetty Reef, Maldon.* Melbourne (1865?)
Short work on localised area of gold mining which discusses the work of the Alliance Co. and the Speculation Co. along this reef.

William Westgarth, *Victoria and the Australian Gold Mines in 1857,* London 1857.

3. NEWSPAPERS

Mount Alexander Mail.
This was searched in the 1850 s, prior to the establishment of the Tarrangower Times, by M.B. Lewis and W. Hatton and included in their index. All references to this source have come from the index.

Tarrangower Times.
June 15, 1858 to approximately 1868. These issues were investigated and noted by M.B. Lewis and W. Hatton and it is from this source that they have been extracted.
A publication by the Tarrangower Times, *Descriptive Souvenire of Past and Present Picturesque Maldon,* Date unknown is no longer in the LaTrobe Library pamphlet collection and no other copy was located during the study so this source could not be investigated.

4. DIRECTORIES

1856
Butler and Stevens, Sandhurst, Castlemaine and Echuca Directory.
This Directory has not been located and therefore not consulted.

1865
Bailliere's Victorian Gazetteer and Road Guide, compiled by P. Whitworth, Melbourne 1865.
This gives a description of Maldon, its location, boundaries and main business pursuits.

1866–67
Butler and Brooke's National Directory of Victoria, Melbourne.
Directory of residents in alphabetical order giving street names (55 entries mainly commercial).

1867
Butler and Stevens, Sandhurst, Castlemaine and Echuca Directory.
Alphabetical directory giving street names (176 entries). Also Trade and Professional Directory.

1868
Official Post Office Directory of Victoria.
Extensive listing of Maldon's Occupants giving occupations. (Approximately 600 entries).

1879
Bailliere's Victorian Gazetteer and Road Guide, compiled by Robert P. Whitworth, Melbourne 1879.
As the information contained in this edition is almost identical with the 1865 edition, the accuracy of this edition is questionable.

1884–5
Victorian Post Office Directory, Melbourne, Wise, Caffin and Co. 1884.
Alphabetical lists of names and occupations (104 entries).

1891–92
Victorian Post Office Directory, Melbourne, Wise, Caffin and Co.
Alphabetical listing of names with occupations, only business and professional names. (109 entries).

1893
Victorian Post Office Commercial Directory 1893.
Alphabetically listed names with occupation – only business and professional names. (121 entries).

1895–96
Commercial Directory of Victoria, compiled by G.F. Witton, Melbourne, Australian and New Zealand Publishing Company 1895.
Alphabetical listing of names with occupation (93 entires).

1907
Sands and McDougall Country Commercial Directory.
Here, commercial businesses are listed by streets and the order they are found in the street. This was a valuable reference point for locating which shop was occupied by what business at this time (140 entries).

5. LATER WORKS

Included are many pamphlets published for tourist and publicity purposes. Although these are not a good source for historical facts, they provide information to be verified which otherwise would be overlooked.

Advance Maldon Association, *Picturesque Maldon,* Maldon, Wilson and Zenna. 19– (date unknown).
A copy is in the Mitchell Library New South Wales. This has not been sighted.

'Deson' (Col. Gilbson), *Maldon – The first Notable Town in Australia,* Castlemaine 1972.
A small pamphlet which sets out many items of interest in the town. Has a chronological listing of events in Maldon's history.

James Flett, *The History of Gold Discovery in Victoria,* Melbourne 1970.
This book is well referenced and gives an excellent account of the disagreement surrounding the discovery of gold at Maldon and the confusion of dates of the discovery.

Col. Gibson, *Maldon and Gold,* produced by the Maldon Progress Publicity and Tourist Association, Maldon 1976.
This gives a brief resume of Maldon's history in pamphlet form.

Souvenir of Australia's First Notable Town, Castlemaine, undated.
Pamphlet produced for tourist purposes.

National Trust of Australia (Victoria), *Notes on Maldon, Castlemaine and District.* (Revised 1.11.1974).

Proposals for the Conservation of Maldon, 1969.

A.J. Williams, *A Concise History of Maldon and the Tarrengower Diggings,* Melbourne, 1953.
This history was produced for the 1953 Centenary of Maldon. Much use is made of J.G. Moon's history published in 1864 and this is supplemented by articles and items of interest from the local newspapers and other sources. Unfortunately, the work is not footnoted and therefore the sources of much of the information could not be investigated.

6. LATER MANUSCRIPT SOURCES

Derek N. Baker (Post Office Historian), *One Hundred and Twelve Years of Postal Service at Maldon,* prepared in the late 1960's.
Copy of typescript held at the State Library of Victoria.

R.K. Cole, Collection of Hotel Records – Manuscript collection, S.L.V. R.K. Cole was head brewer at Carlton United Breweries and he collected information on hotels and licensees. These are in the form of pencilled notes listed by town, alphabetically in ledger-type books. These have been supplemented by information from Liquor Control Commission Records supplied by Mr. Connors.

Col. Gibson, *Oswald's Gold Mine, The North British, Maldon, Victoria.* Typescript.
As the sources of this article are not appended, many of the facts should be verified from other sources.

Hatton, Hills, Lewis, Murray, Murray, *Maldon,* History Thesis, 1964; Melbourne University, School of Architecture Library.
This was a valuable source as it not only covered the general history of Maldon, but concentrated on the town's built environment. One problem with its use was the rather haphazard footnoting so that not all facts could be checked.

Hatton and Lewis, *Maldon Index,* compiled 1966–1971. This index is currently held by Dr. M.B. Lewis at the Melbourne University School of Architecture. It has indexed all information gathered about Maldon under name headings that are filed alphabetically. The basic index was compiled using the names of the original purchasers of land in Maldon. This information is available from Crown Land and Survey Department maps. Under each name, all information gathered about that person was placed on cards and filed. The sources used were:–
- The Mount Alexander Mail (Castlemaine newspaper) for the period prior to the publication of the Tarrangower Times newspaper (15 June 1858).
- The Tarrangower Times was indexed from 15 June 1858 until approximately 1868.
- 1856 Electors Roll for the Legislative Assembly.
- 1869 Ratebook, Shire of Maldon.
- For allotments in High and Main Streets, title searches were undertaken and the information indexed.
- Some information from other publications, acknowledged where the information has been used.
- Information from local people regarding buildings.

Garnet Pierce, *The New Beehive Mine, a brief history of the Beehive Mine,* typescript held at the Royal Victorian Historical Society Library.

7. MAPS

DATE	TITLE	DESCRIPTION
–	Plan of Portion of Township and Suburban Allotments at Maldon	signed by John Templeton but undated. Shows Sections 2, 3, 4, 5, 6, 7, 8. Suburban Allotments 1, 2 to north of Franklin Street. Lands Department Map M13.
1855	Untitled	Wash relief outline of hills, shows Bryant's Station and basic outline of streets and sections of Maldon. Date added later. Map held in the Map Room, State Library of Victoria, Ref. Mines Dept. 824.2.A, 1855.
13 March 1856	Plan of Suburban Allotments near Maldon	signed Thomas Adair, assistant surveyor. Shows in inset 2 blocks at the Springs marked W. Cooper and E. Reyer.

11 Dec. 1856	Town Allotments in and adjoining the Township Reserve Maldon.	Shows part of Sections 1–7 and whole of Sections 9–15 and Section A. Buildings are marked and annotated with owner's name and use. Signed Hugh Swann, Assistant Surveyor. Held at Map Room, State Library of Victoria. Lands Department Map Maldon 1857.
18 March 1857	Plan of Suburban Lands for Sale Shewing [sic] the Maldon Cemetery Roads at the Springs near Maldon.	signed Thomas Adair. Map shows position of Thorne's Scotts Brewery on what appears to be the site of the extant ruins. Lands Department Map M8. 1857.
17 May 1859	Township of Maldon and Suburbs	signed R. Brough Smyth. Shows warden's quarters and what appears to be first court house. Mines Department Archives. 1227/m/1.
undated	A Plan of the Town of Maldon at Tarrangower and the Allotments for Sale in Long Gully.	signed H. Swann Surveyor. Has note regarding occupiers of allotments applied for. This map appears to have been prepared prior to the sale of Section A in 1857. Denominational School (11, Church Reserve), Court House (Section C), Wesleyan Hall (Section A), Kangaroo Hotel A(1), 3 buildings on A(2), 2 buildings on A(4), Building on A(5). Lands Department Map M5.
undated	Plan of Suburban Allotments South of the Township of Maldon.	Surveyed by J.B. O'Mealy. Shows allotments along Parkins Reef Road with buildings marked. Map also signed T.W. Couchman Acting D.S. 29.4.1862. Lands Department Map M15.
16 Dec. 1862	Plan of Garden and Building Allotments at Nuggetty Reef.	Surveyed by J.B. O'Mealy. Shows buildings at Nuggetty, including Quartz Crushing Steam Mill and Nuggetty Hotel. Lands Department Map. M3.
5 August 1861	Plan No. 1 of the Township of Maldon.	'Shewing the auriferous workings, quartz reefs, leases, dams, reservoir, area of watershed etc'. Robert Nankivell Mining Surveyor. Mines Department.
undated	Special Lands South of the Township of Maldon.	Surveyed by J.B. O'Mealy. Sections 1B, 1A, 1 & 2 with buildings marked. Lithographed 22 May 1862. Map Room, State Library of Victoria, Lands Department Map, Maldon 1862.
undated	Special Lands, Parish of Maldon.	Surveyed by Edward Bage, Contract Surveyor. Allotment along Peg Leg Gully Sections VII, VIII, VI, V, III, II, X, IX, has buildings marked. Photo-Lithographed 29 October 1863. Map Room, State Library of Victoria, Lands Department Map Maldon 1863.
undated	Special Allotments, Parish of Maldon	Mark Amos, Contract Surveyor. Shows Sections VII, X, XA, XIA, VIII, F, G, III, V, VA. Has buildings marked. Photo-lithographed 4 April 1867. Map Room, State Library of Victoria, Lands Department Map. Maldon 1867.
undated	Special Lands, Parish of Maldon.	Edward Bage, Contract Surveyor. Sections II, Cemetery, III, VI, VII, V, VIII, X, IX. Buildings marked. Photo-lithographed 8 April 1867. Map Room, State Library of Victoria, Lands Department Map, Maldon 1867.
3 Nov. 1899	Allotments and Extension of Streets, Township of Maldon	A.B. Lang, Assistant Surveyor. Shows buildings, old mine shafts, cyanide works etc. Chinese camps. Crown Land Map M448B.

APPENDIX 2 ILLUSTRATIONS

Illustrations of early Maldon, collected throughout the study, have been mounted on cards, and filed according to section and Allotment number. The source of the illustrations, a brief description and date (where possible) and the film and frame number are noted on each card. It is envisaged that any photos discovered after the completion of the conservation study can thus easily be added to this filing system. The sources of early illustrations of Maldon are listed below and an inventory of photographs included.

2.1 SOURCES OF ILLUSTRATIONS

(1) Illustrations at Libraries, Museums and Institutions:

Historical Illustration Collection, Maldon Museum, Maldon.

The most extensive collection of early illustrations of Maldon is housed in the Maldon Museum, Maldon. The collection is not catalogued, all old photos being on display. The collection covers the following subject matter:

Photographs of early Maldon

The Maldon Brewery

The Maldon Hospital

Early mine sites and miners

Early hotels in and around Maldon.

The Maldon School

Commercial Establishments.

Important illustrations include:

Panorama looking west from Victoria (Derby) Hill, dated c1867, showing a 180 degree view of the town.

Panorama looking north east from Anzac Hill dated c1875, showing a clear view of High Street, East side.

A painting by D.R. Drape, architect, of the 'Maldon Museum' (originally built as the Market House in 1859) before the addition of the front porch. The Court House is seen on the right.

State Library of Victoria – Latrobe Library Illustrations Collection.

Main Street (H1994Z MC7 DW6ENV15A) 1934

Electric telegraph and Post Office.

Maldon (H1944 MC7 DEW6 ENV 15A) c1860

High Street, Maldon, Tarrengower, c1860.

(H1943 MC7 DR6 ENV15A)

View from Beehive Company Works, Maldon.

(H1945 MC7 DRW ENV15A).

State Savings Bank of Victoria – Maldon Branch.

The bank holds two early photos of the State Savings Bank. One is viewed across from High Street West side and includes Bank Corner (the Bank of Victoria). The second photo shows the SSB branch in 1934 without its verandah, much as it exists today.

(2) Illustrated Journals and Periodicals:

Cyclopedia of Victoria, Vol 2, 1903, p.400. Illustration shows J.J. McFarlane's Commercial House, now Ivor Sampson's premises, High Street East Side.
p.390 Panorama view of Maldon looking North.
p.401 Photo of R. London Grocer (late Punshon & Co) now Merlo's, High Street East side.

Port of Melbourne Quarterly, Jan–Feb 1967.
p.42 Illustration of Maldon News, High Street East side, now demolished.

Weekly Times, Dec. 14, 1895. p.11 'Round and about Maldon', a collage of photos which include:
Main Street, Maldon.
Shire Hall.
Derby United Mine.
Eaglehawk Consolidated Mine.
State School.

Weekly Times, April 19, 1902. Charity Carnival at Maldon.
Photographs of Exhibits.

3. Illustrations in Private Collections:

Alexander, Mr. K.
Mr. Alexander has a collection of early photos, the most important being:
- Main Street, Maldon c1870, showing Martin's Victoria Dining Rooms (demolished, now the Maldon Hotel), and Victoria House (demolished, now Tobin's Buildings).

Gibson, Mr. C.
Mr. Gibson has a large collection of early photographs. Important illustrations include:
- Scene from Victoria (Derby) Hill c1870, showing the British and American Hotel and the Exchange Hotel, now both demolished.
- Warnock Brothers Beehive Stores, High Street West side, c1870.
- Early photos of the Methodist Church, dated c1870, and 1924.

Lewis, Dr. M.
The most important early photos held by Dr. Lewis include:
- The Bank of New South Wales (now the C.B.C.) showing original wrought iron gate and gold smelter.
- J.J. Matthews Plumber, High Street East side, a two storey shop now demolished.

Martin, Mr. A.
Mr. Martin has several early photographs of Maldon which include:
- Bank Corner when it was Carpenters Buildings and Undertakers with the original Kangaroo Hotel in the background.
- T. Calder Ironmongers, Cnr Dolphin and Main St.

2.2 INVENTORY OF MALDON PHOTOGRAPHS

For ease of identification, photos are listed according to Section and Allotment numbers, and all panorama photos listed separately at the end under panorama photos. Evidence for dates is listed in the Photographic Inventory Card File.

SECTION A

PH 1	Fountain Street. Methodist Church		(Mr C. Gibson)	c1870
PH 2	Fountain Street. Methodist Church and Hall. (Built 1863)		(Maldon Museum)	c1900
PH 3	Fountain Street. Methodist Church.		(Mr C. Gibson)	c1924
PH 3A	Fountain Street. Methodist Parsonage.		(Williams p.64)	1859
PH 4	High Street East Side. The Kangaroo Hotel, with James & Calder Carpenter and Undertakers	A (1) and A (31)	(Mr A. Martin)	1857
PH 5	High Street West Side. Kangaroo Hotel	A (1)	(Maldon Museum)	c1895
PH 6	High Street West Side – showing Bank Corner in foreground.	A (4)	(Maldon Museum)	c1900
PH 7	High Street West Side	A (5) and A (6)	(State Library of Victoria–SLV)	c1860
PH 8	High Street West Side. Bank of New South Wales showing gold smelter, now demolished.	A (6)	(Dr M. Lewis)	c1870
PH 9	High Street West Side. View from Victorian (Derby) Hill, showing British and American Hotel, Dr Malcolm's house, Warnock's stores and Bank of NSW.	A (7–9)	(Mr C. Gibson)	c1870
PH 10	High Street West Side. Warnock Bros. Beehive Stores and Flour Mill.	A (7)–(8)	(Mr C. Gibson)	c1875
PH 11	High Street East Side. Maldon News Office.	A (10B)	(Mr C. Gibson)	1898
PH 12	High Street East Side. Royal Theatre and Projection Box.	A (11)	(Mr C. Gibson)	1950's
PH12A	High Street East Side. Royal Hotel & Theatre	A (11)	(Williams p.76)	1865
PH 13	High Street East Side. Commercial House. J.J. McFarlane.	A (13)	(Cyclopedia of Victoria) Latrobe Library)	1903
PH 14	Main Street East Side.	A (14)	(Mr C. Gibson)	c1885
PH 15	Main Street East Side. J.J. Matthews Plumber and L. Hockey.	A (14)	(Dr M. Lewis)	c1906
PH 16	Main Street East Side. R. London's premises.	A (15)	(Cyclopedia of Victoria, Latrobe Library)	c1903
PH 17	Main Street East Side. Showing State Savings Bank with verandah. Bank Corner in foreground.	A (16)	(SSB Maldon)	c1875
PH 18	Main Street East Side. State Savings Bank	A (16)	(SSB Maldon)	c1934
PH 19	Main Street East Side. Dabb's produce store.	A (17)	(Maldon Museum)	1878
PH 20	Main Street East Side. Victoria House. J. Tobin Drapers and Grocers	A (18)	(Maldon Museum)	c1865
PH 21	Main Street East Side. Martin's Victoria Dining Rooms and Victoria House.	A (18 & 19)	(Mr K. Alexander)	c1865
PH 22	Main Street East Side. Chisholm's Royal Mail Hotel	A (19)	(Mr C. Gibson)	c1875

PH 23	Cnr Main and Templeton Streets. Old Phoenix building.	A (24)		1896
PH 24	Main Street West Side. T. Calder Ironmonger, Timber & Iron Merchant.	A (27)	(Mr A. Martin)	c1910
PH 25	Main Street West Side. T. Calder Ironmonger, Timber & Iron Merchant.	A (27)	(Maldon Museum)	1890
PH 26	Main Street East Side. Chisholm's Butcher. With C. Grigg, L. Dunkin, W. Rowe, C. Chisholm standing in front.	A (31)	(Maldon Museum)	1876
PH 27	Main Street East Side. Chisholm's Butcher	A (31)	(Maldon Museum)	1876
PH 28	Main Street East Side. View of Dabb & Co. Merchants down to Bank of Victoria.	A (31–34)	(Maldon Museum)	c1920
PH 29	High Street East Side. Seymour Lounge Hotel, established 1863.	A (31)	(Maldon Museum)	c1875
PH 30	Bank Corner.	A (34)	(Mr C. Gibson)	c1910
PH 31	Bank Corner	A (34)	(Mr C. Gibson)	1914
PH 32	View of Main Street looking North.		(Maldon Museum)	c1910
PH 33	View of Main Street looking North.		(Dr. M. Lewis)	c1920
PH 34	View of Main Street looking South.		(Maldon Museum)	c1920
PH 35	Main Street looking South from Phoenix Street.		(Mr C. Gibson)	c1920
PH 36	Main Street looking North. Welcome banner for Royal Visit		(Mr C. Gibson)	1901
PH 37	High Street looking South.		(Mr C. Gibson)	c1924
PH 38	Templeton Street looking West.		(Mr C. Gibson)	After 1906
SECTION B				
PH 39	High Street West Side. Post Office.	B (1)	(Mr C. Gibson)	c1875
PH 40	High Street West Side. Post Office.	B (1)	(Mr C. Gibson)	c1880
PH 41	High Street West Side. Laying Foundation Stone of Maldon Post Office.	B (1)	(Mr C. Gibson)	1869
PH 42	Main Street. John Robinson's Home.	B (6)	(Maldon Museum)	c1865
PUBLIC GARDENS RESERVE				
PH 43	Shire Hall with Councillors in foreground		(Maldon Museum)	1874
PH 44	Shire Hall.		(Maldon Museum)	c1875
PH 45	Painting of Market House (now Maldon Museum) with Court House on the right. Painted by D.R. Drape, architect.		(Maldon Museum)	c1859
PH 45A	Maldon Primary School.			1875.
SECTION 1				
PH 46	High Street East Side. Criterion Hotel. 'P.O. Jones Hotel Criterion'.	1 (1)	(Mr A. Martin)	c1900
PH 47	High Street East Side. 'Ethandune', R.D. Oswald's House.	1 (18 and 19)	(Cyclopedia of Victoria 1903 V2 p.391)	1903
SECTION 1C				
PH 48	Parkins Reef Road, House.	1C (33)	(Mr C. Gibson)	c1900
SECTION 2				
PH 49	Bible Christian Chapel	Section 2C	National Trust	1864
PH 49A	Welsh Congregational Church	2 (4)	(Williams p.66)	c1953
SECTION 6				
PH 50	Cnr High and Franklin Streets. Sale Yards Hotel.	6 (11)	(Maldon Museum)	
SECTION 8B				
PH 51	High Street East Side, Cnr Union Street. W.H. Pearce Wheelwright.	8B (1)	(Mr C. Gibson)	c1910
SECTION 10				
PH 52	High Street. Dr. Gray's Residence before infill of verandah.	10 (17)	(Mr C. Gibson)	c1853
PH 52A	Francis Street. Welsh Baptist Church	10 (2)	(Williams)	

SECTION 11

PH 52B	Templeton Street. English Baptist Church	11 (1)	(Williams)	c1853

SECTION 12

PH 53	Templeton Street North Side. T. Brook's Cooperative Stores.	12 (8)	(Mr C. Gibson)	1866
PH 54	Templeton Street North Side. T. Brook's Cooperative.	12 (8)	(Maldon Museum)	1866
PH 55	Reef Street West Side. Shire Arms Hotel, before erection of verandah.	12 (4)	(Mr C. Gibson)	
PH 56	Reef Strees West Side. Shire Arms Hotel with verandah.	12 (4)	(Mr C. Gibson)	c1900

SECTION 13

PH 57	High Street West Side. Veterinary Shoeing Forge	13 (11)	(Mr K. Alexander)	1914
PH 58	High Street West Side viewed from Victoria (Derby) Hill down to Parkin's Reef Road, with Caledonia battery in foreground.	Sections 13 and 14	(Mr K. Alexander)	1868

HOSPITAL RESERVE

PH 59	Maldon Hospital	(Maldon Museum)	c1885
PH 60	Maldon Hospital	(Maldon Musuem)	c1915
PH 60A	Maldon Hospital	(Williams)	c1859
PH 60B	Maldon Hospital	(Williams)	1953

THE MALDON BREWERY

PH 61	The Maldon Brewery (front view) and Mr W.J. Bryant's Residence.	(Cyclopedia of Victoria 1903 p.394)	c1903
PH 62	The Maldon Brewery (rear view)	(Cyclopedia of Victoria 1903 p.394)	c1903
PH 63	Maldon Brewery	(Mr C. Gibson)	c1915
PH 64	R. Marks and Co. Maldon Brewery	(Museum)	c1900
PH 64A	Maldon Brewery	(Museum)	

MISCELLANEOUS BUILDINGS OUTSIDE TOWNSHIP OF MALDON

	Photos of Easter Fair, Maldon 1902	(Weekly Times, Melbourne, 19 April 1902, Latrobe Library)	
PH 65	The Rechabite Feature (Photo by Verey & Co, Castlemaine)		
PH 66	Maldon Fire Brigade (Photo by Verey & Co, Castlemaine)		
PH 67	The Fair Committee (Photo by Verey & Co, Castlemaine)		
PH 68	The Chinese Exhibit (Photo by Verey & Co, Castlemaine)		
PH 69	Unidentified House with family standing in foreground.	(Dr Miles Lewis)	
PH 70	Unidentified House with lady and man in foreground.	(Maldon Museum)	
PH 71	Eaglehawk Hotel, first licensed hotel in Maldon, Eaglehawk.	(Mr C. Gibson)	
PH 72	Spencer Hotel, Porcupine Flat.	(Mr C. Gibson)	
PH 73	Foresters' Arms Hotel. Porcupine Flat.	(Maldon Museum)	
PH 74	Captain's Hotel, Sandy Creek	(Mr C. Gibson)	
PH 75	'Round and About Maldon' a collage of photographs which include: Main Street Maldon with Mt Tarrengower in background. State School. Shire Hall. Derby United Gold Mine. Eaglehawk Consolidated Gold Mines. Sir John McIntyre, Mr T. Harding, Mr J. Hornsby (Shire President), Dr A.J. Farr, Mr S. Dabb JP, Mr Thos. Bell Davison.	(Weekly Times, Dec 14 1895 p.11 Latrobe Library)	
PH 76 –79	Collage of photos entitled 'Maldon Years Ago was a Rich Mining Field and is still a Picturesque Resort, is surrounded by Farming'.	(Mr A. Martin)	
PH 79A	Phoenix Tavern, German Gully.		c1865
PH 79B	Sketch of proposed New Town Hall.		c1900

EARLY MINING PHOTOS

PH 80	South German 2,200' deep,	(Mr C. Gibson)	1916
PH 80A	South German Mine	(Williams p.26)	
PH 81	Noel's Battery, Mills Street (painting by David Drape, architect)	(Maldon Museum)	c1862
PH 82	Carlyle and Whittaker Mine	(Mr C. Gibson)	
PH 83	Carlyle and Whittaker Mine	(Mr C. Gibson)	1924
PH 84	Cookman's Mine	(Mr C. Gibson)	c1903
PH 85	Cookman's Mine, Parkin's Reef	(Maldon Museum)	1918
PH 86	Goldborough	(Mr C. Gibson)	1924
PH 88	Pollard's Quartz Crushing Mill	(Maldon Museum)	1874
PH 89	Northey's Mine	(Maldon Museum)	
PH 90	Northey's Mine (Engine Room)	(Maldon Museum)	
PH 91	Caledonian Crushing Mills (shows Darling and New Chum Mines from High Street	(original Mr W. Preece, copy Mr C. Gibson)	c1887
PH 92	Darling Gold Mine (New Chum) View from High Street which shows Caledonian Mill in foreground.		c1887
PH 93	Ruins of Caledonian Battery. View from North East.	(Mr K. Alexander)	1917
PH 94	Crystal Crusher (preceded the Caledonian)	(Mr C. Gibson)	1866–8
PH 95	New Chum Mine, View from North.	(Mr C. Gibson)	1923
PH 96	New Chum Mine, Old Caledonian Battery. View from North West.	(Maldon Museum)	1923
PH 97	Atlas Works – German Reef (painting by David Drape, architect)	(Maldon Museum)	1862
PH 98	North British Mine, Transverse sections, diagrams.	(Mines Department)	
PH 99	New Oswald Mine	(Mr C. Gibson)	c1924
PH 100	Oswald's North British and North Extended Mines, Maldon. (View from North looking across Parkin's Reef Road)	(Cyclopedia of Victoria 1903 Vol. 2 p.392)	
PH 101	New Oswald's Mine. View from North West	(Mr C. Gibson)	c1925
PH 102	Oswald's Mine	(Mines Department Bulletin p.49 pl.1)	
PH 103	Oswald's cyanide plant	(original held in Mines Department)	
PH 104	Robert Oswald's North British Mine – looking North	(Mr C. Gibson)	
PH 105	New Oswald Mine. View from North.	(Mr C. Gibson)	1924
PH 106	North British Mine	(Mr C. Gibson)	
PH 107	North British Mine	(Maldon Museum)	
PH 108	Oswald's Mine. View from West over settling dam.	(Maldon Museum)	1913
PH 109	Oswald's North British. View from West.	(Mines Department)	
PH 110	New Oswald (North British) Mine	(Mr C. Gibson)	June 13, 1929
PH 111	Derby United Mine. View from Phoenix Street looking South West.	(Mr C. Gibson)	c1915.
PH 111A	Derby Mine Employees	(Williams p.20)	
PH 112	Grand Junction Mine.	(Maldon Museum)	
PH 113	Old Nuggetty Mine.	(Maldon Museum)	
PH 114	Old Nuggetty Mine, 301,000 oz.	(Maldon Museum)	
PH 115	South British Mine.	(Maldon Museum)	
PH 116	Eaglehawk Consolidated.	(Mines Department)	
PH 117	Eaglehawk Consolidated Claims map.	(Mines Department)	
PH 118	Eaglehawk Consolidated Co.	(Quarterly Report 1890, Mines Department)	
PH 119	Eaglehawk Consolidated Mines	(Maldon Museum, original W. Preece)	
PH119A	Eaglehawk Alliance Mine	(Williams p.16)	
PH 120	Government Crushing Battery, Maldon	(Mr C. Gibson)	c1924
PH 121	Beehive Chimney before repair.	(Mr K. Alexander)	
PH 122	Beehive Mine.	(Mr C. Gibson)	
PH 123	Beehive Works	(Maldon Museum)	1860

PH 124	Beehive from Boundary Road. Close up view.	(Mr C. Gibson)	
PH 125	Drawing of Beehive, Derby, Western Mines, Maldon	(Maldon Museum)	
PH 126	Beehive from Boundary Road – distant.	(Mr C. Gibson)	
PH126A	Beehive	(Mr C. Gibson)	
PH 127	Great Western Gold Mine, Phoenix Street	(Maldon Museum)	1868
PH 128	Nelson Mine		1884
PH 129	Union Mine Kilns – before Lone Star.	(Mr K. Alexander)	
PH 130	Union Mine Kilns – before Lone Star.		
PH 131	Union Mine. View from North	(Maldon Museum)	1900
PH 132	T. Baxter's dredge.	(Mr C. Gibson)	1924
PH 133	View from Linscott Hill	(Mr C. Gibson)	c1917
PH 134	Independent Mine, Maldon.	(Mr C. Gibson)	June 13, 1929.
PH 135	Day Dawn	(Mr C. Gibson)	1923

PANORAMA VIEWS

PHP1	View from Beehive Mine across Reef St. Market House on left hand side.	(Dr Miles Lewis)	c1860
PHP2	View over Edwards Street to High Street. 'Electric Telegraph and Post Office'.	(SLV)	c1860
PHP3	View of Maldon from Anzac Hill.	(Maldon Museum)	1875
PHP4–6	View of Maldon from Victoria (Derby) Hill	(Maldon Museum)	c1867
PHP7	View of Maldon South from Victoria (Derby) Hill	(Mr K. Alexander)	c1886
PHP8	South Maldon from Derby Mine	(Mr C. Gibson)	c1895
PHP9	Maldon from Anzac Hill showing Beehive Mine	(Mr C. Gibson)	c1895
PHP10	View from Anzac Hill.	(Mr C. Gibson)	c1895
PHP11	View from Edward Street.	(Mr C. Gibson)	c1895
PHP12	Panorama from Anzac Hill before 1898	(Maldon Museum)	
PHP13	Maldon from the Alliance Mine Head.	(Maldon Museum)	c1900
PHP14	Maldon looking north from Anzac Hill.	(Cyclopedia of Victoria Latrobe Library)	1903
PHP15	Looking towards Maldon from the Rocks.	(Mr C. Gibson)	c1903
PHP16	The Mines, Maldon. Location uncertain.	(Mr C. Gibson)	c1903
PHP17	North Maldon.	(Maldon Museum)	1905
PHP18	View of Mount Tarrengower with Templeton Street in foreground after 1906.	(Maldon Museum)	
PHP19	View of Maldon from Victoria (Derby) Hill showing the Times Office on High St.	(Mr C. Gibson)	
PHP20	Maldon 1936. A souvenir aerial photograph issued by 'The Argus'.	(Maldon Musuem)	
PHP21	View of Maldon from the Mount.	(Maldon Museum)	
PHP22	View of Maldon from Anzac Hill showing rear of buildings on High Street South.	(Maldon Museum)	c1920
PHP23	Maldon from the Mount, looking North West.	(Mines Department)	

APPENDIX 3 – PHOTOGRAPHIC EVIDENCE FOR RECONSTRUCTION

Following is a schedule of buildings and streetscapes in the reconstructed Historic Interest Zone with the reference number from the Inventory of Maldon Photographs. (Appendix 2.2)

Reference	Building Name	Photographs Used
A–1	Kangaroo Hotel, Fountain Street Elevation	Ph. 5
A–1	Kangaroo Hotel, High Street Elevation	Ph.5, Ph. 4, Ph.p.5
A–2	C.F.A. Site	Ph. p.5.
A–3	Vacant (garden) and Former Commercial Hotel	Ph.p.5
A–4	Argyle House, Two Storey Shops	Ph.p.5
A–5	Carriers Arms Hotels	Ph. 6, Ph. 7, Ph. p.5.
A–6	Former Bank of New South Wales	Ph. 7, Ph. 8, Ph. p.5, Ph. 37.
A–7	Former Warnock's Beehive Stores	Ph. 10, Ph. p.6.
A–8	Warnock's Beehive Stores, Former Warnock's Flour Mill	Ph. 10.
A–9	Exchange Hotel Site Langslow's Buildings	Ph. 9, Ph. p.22.
A–11	Royal Hotel	Ph. p.3, Ph. 12A
A–12	The Grand Hotel	on site evidence
A–13	McFarlane's Drapery	Ph. 13
A–13	Mohr's Hairdressers	Ph. 14, Ph. 15, Ph. p.3.
A–14	Matthews Dining Rooms	Ph. 15.
A–14	Former Confectionery (Miss Hockey's)	Ph. 14, Ph. 15.
A–14	Miss Hockey's later shop site	Ph. 14, Ph. p.3.
A–15	Goldsmith's Building	Ph. 16, Ph. 32.
A–16	Berryman's Boot store Vacant garden	Ph. 32, p.18. Ph. 9
A–16	Albion Hotel (State Savings Bank)	Ph. 17, Ph. 18, Ph. 32, Ph. 33, Ph. 34, Ph. p.3, Ph. p.4, Ph. p.9.
A–17	Former Dabb's Produce Store	Ph. 17, Ph. 18, Ph. 19, Ph. p.3, Ph. p.9.
A–17	Upton's Butchers	Ph. 34, Ph. 36
A–18	Shops	Ph. 34, Ph. 36
A–18	Tobin's Buildings	Ph. 20, Ph. 21, Ph. 22.
A–19	Maldon Hotel	Ph. 20, Ph. 21, Ph. 22
A–20	Shakespeare Hotel	on site evidence
A–21	Dr. Farr's Surgery	on site evidence
A–22	Wearne's Building	on site evidence Hatton and others
A–23	Franklin Building, (Main Street elevation) Phoenix Street elevation	Ph. 35, Ph. p.3. Ph. 38
A–24	Phoenix Building, Templeton Street elevation	Ph. 23
A–26	McArthur's Bakehouse and adjacent double-fronted shop Fence	Ph. p.20. on site evidenc Ph. 35
A–26	McArthur's Bakery	on site evidence
A–27	Calder's Ironmongery	Ph. 24, Ph. 25
A–27	Tarrangower Times	Ph. 25
A–30	Wades Buildings	Ph. 26, Ph. 27, Ph. 32, Ph. 36.

A–31	Chisholm's Butcher Shop	Ph. 26, Ph. 27
A–31	Dabb's Stores	Ph. 30, Ph. 32, Ph. 34.
A–33	Rodda's Building	Ph. 28, Ph. 4, Ph. 34, Ph. 33, Ph. p.20.
A–34	Bank of Victoria	Ph. 6, Ph. 30, Ph. 31, Ph. 32, Ph. 33, Ph. 34, Ph. 35, Ph. p.3, Ph. p.5.
A–33	Rodda's (High St. Shop)	Ph. 33, Ph. 31.
A–32	Rear Dabb's Store	on site evidence
A–31	Part of rear of Dabb's	Ph. 29
A–31	Seymour Lounge Hotel	Ph. 29
A–26	Calder's House	on site evidence
12 (1)	Scotch Pie House	Ph. p.3, Ph. p.9.
12 (8)	Brook's Store	Ph. 53, Ph. 54.

APPENDIX 4 RECONSTRUCTION GUIDELINES

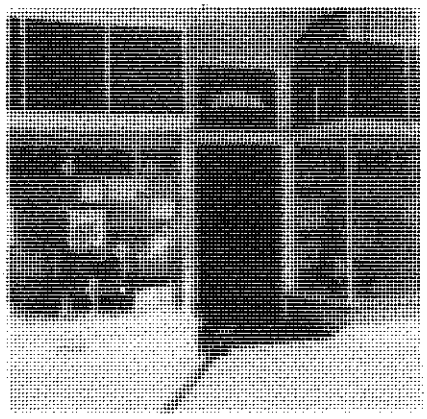
4.1 SHOPFRONTS

A discussion on shopfronts is included in 'Beechworth–Historical Reconstruction' report prepared in 1976[1]. While this report deals specifically with old shops in Beechworth, it also includes a typology of old shop fronts in Victoria. Details of windows, doors and stallboards are included. Such details, if carefully selected, would be suitable for Maldon.

Today there are a number of intact nineteenth century shopfronts in Maldon, the most notable of which are discussed below. In some cases, nineteenth century buildings have had more recent shop fittings installed – for example the former Dabb's Produce Store A(17) originally had a carriageway, but a window identical to the window on the left hand side has been installed. Such alterations, probably made early this century, often pass unnoticed, as they are sympathetic with the building. There are others which have been altered, such as the shop part of the Grand Hotel A(12). Newer shopfronts in Maldon are of interest in their own right and deserve special consideration as examples of recent trends in design and decoration (for example, Tobin's Buildings A(18) Main Street).

Unfortunately very few photographs of early shop fronts in Maldon survive. However, early photographs of former Dabb's Produce Store A(17) (see photograph PH 19, see page 22), Former Chisholm's Butcher Shop A(31) (PH 26, 27, see page 30) and Former J.J. Matthews Plumber A(14) (now demolished, see PH 15, see page 19) provide good examples of early shopfront details.

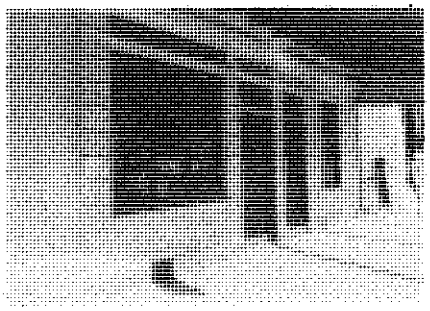
The following photographs illustrate the best examples of virtually intact shopfronts which survive in Maldon today:



i) Goldsmiths Building, Main Street, A(15), 1897.

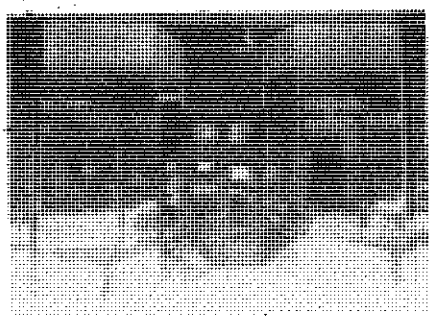
This shop, with a steeply splayed recessed entrance has simple moulded stallboards, and coloured mosaic tiles decorate the entrance floor.

It is difficult to determine the originality of the lead light highlight windows.



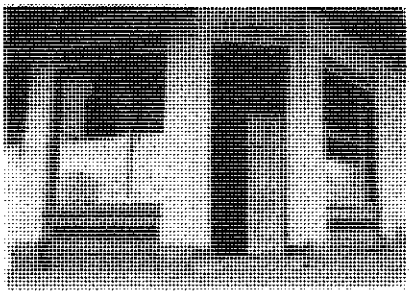
ii) Former Upton's Butchers Shop, Main Street, A(17) c1860.

The shop on the left was the original butchers shop, and the right hand door and window formed part of the residence. The left hand side window is not original, and a photo taken in 1969 shows another later window of half this height. However, the width of the timber stall board indicates the original window was of this shape – it was probably six or nine paned with primary mullions and more delicate secondary transoms.



iii) Tobin's Buildings, Main Street, part A(18) part A(19), 1912.

This later shop front is of interest for its use of materials – olive green tiles, stallboards and pilasters, stippled glass, bronze mullions and decorative pressed metal work to the ceilings of the recessed doorway and the panels above the glazing. The design principle of the splayed recess leading to the shop door is expressed here in different materials from those used in the earlier shop fronts.

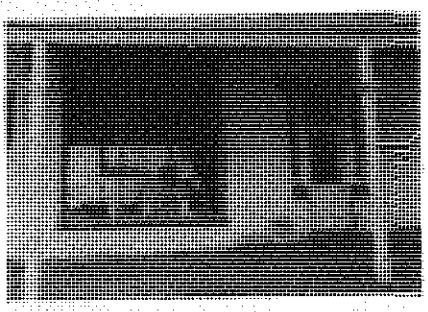


iv) Phoenix Building, corner Main and Templeton, A(24), 1905.

This shopfront is not completely intact but is of interest as an example of a corner shop entrance. The door and panel above the door appear to be later replacements, but the stallboards and window heads with lace panels are of interest. Banded pilasters separate the shopfront windows. Many nineteenth century shops were provided with a system of shutters fixed into place at the end of the day – the shopfront on the adjacent shop, also part of the Phoenix Building, still retains the original shutters as well as paint colours, refer 4.3.

v) Former Dabb's Store, now Dickson's Foodland, Main Street. A(31) and (32) c1885.

This shop front has a splayed recess leading to the shop door, which was very common both in Maldon and elsewhere in Victoria. The principle of the recessed doorway however, only applied to shops with a continuous wall of windows. Pilasters topped with scroll brackets are used to separate the shop windows. Double half glazed shop doors are common on elaborate shops, and the shop windows are partly covered with whitish opaque (which may have provided a light background for lettering).



vi) Scotch Pie House, corner Main and Templeton, 12A(1), 1866.

This shopfront shows a typical early shop window divided into vertical strips separated by thin timber mullions. The door on the right has delicate double hung side lights.

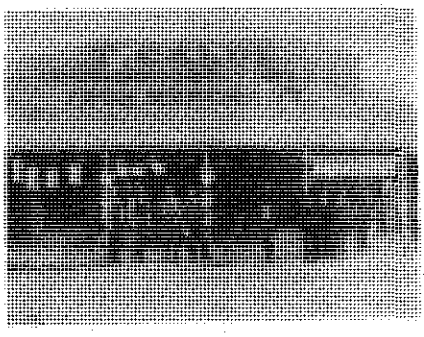
1. Beechworth–Historical Reconstruction op. cit.

4.2 LETTERING AND SIGNS

The National Trust of Australia (Victoria) has published the Technical Bulletin 2.1 'Lettering and Signs on Buildings c1850–1900'.[1] The bulletin is designed to establish a range of exterior lettering appropriate for general use on buildings and is applicable for the period 1850–1900. Suitable type faces and sign materials are outlined and illustrated in old photographs. Appropriate sign location and arrangement of lettering on signs is also outlined.

The report states 'Generally, external signs advertised the name of the establishment and/or the owner or occupier and/or the type of establishment. In many cases the lettering used was of simple unembellished type set out as uniform capital letters . . . More florid faces are considered exotic . . . (and) . . . should only be used where there is surviving evidence of lettering having been used on the particular building being repainted. The mixture of lower and upper case was not used in nineteenth century lettering schemes and should be excluded from new work . . . shaded letters were intended to give the impression that the painted letters were three dimensions . . . The shading was consistently cast at the same angle . . . (and) only some lines or individual names or words in the sign might be treated with shaded letters . . . There is evidence to show that a variety of faces might be used in the same sign'.[2]

Few original signs remain in the town today, (for example the parapet sign on McArthur's Bakery A(26) and the Royal Hotel A(11)). However, several early photographs of signs in Maldon survive and these are illustrated and described below. The range of colours set out in the edition of the National Trust of Australia (Victoria) Technical Bulletin No. 1 'Exterior Paint Colours' should be a guide for the colours of all signs and lettering faces.

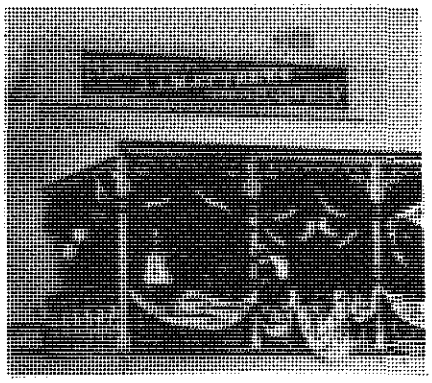


1. **Calder's Ironmongery**, Main Street, A(27), c1920?

This sign employs Ionic (Fat Clarendon) and Grotesque (Sans Serif) faces, two of the most common faces used in the period 1850–1900.

3. **McFarlane's Drapery**, High Street, A(13) c1902.

This sign employs shaded Ionic (Fat Clarendon) and shaded Grotesque (Sans Serif). Note the use of a scroll to frame the 'Commercial House' sign.



2. **J.J. Matthews** (demolished – now Maldon Takeaway), Main Street A(14) c1906.

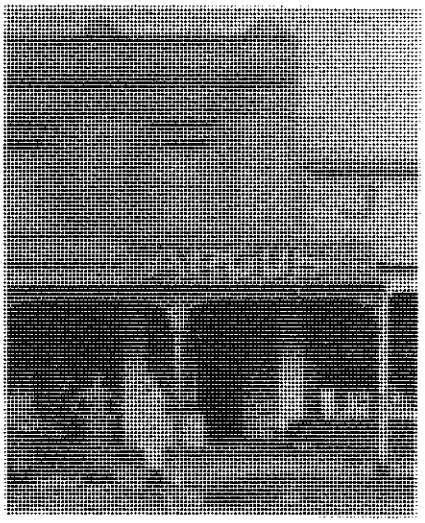
This sign employs Ionic (Fat Clarendon) for the name 'J.J. Matthews' but inconsistently uses Sans Serif Compressed (Grotesque Compressed) face which has letters of diminishing size and some with contrast between thick and thin strokes with the thin stroke terminating in a round blob (P) or barbed serif (S).

4. **Former Warnock's Beehive Store**, High Street A(7) c1875.

Note use of Grotesque (Sans Serif) lettering.

5. **Victoria House** (demolished – now Maldon Hotel), Main Street A(19) c1860.

The lettering styles on this building are Ionic (Fat Clarendon) and Grotesque (Sans Serif). Note also the sign writing on the verandah bressummer.



6. **Former Chisholm's Butcher Shop,** Main Street A(31) c1901?

The lettering style on the 'Argus' sign is more unusual than the above mentioned styles and appears to be a variation on shaded Grotesque (Sans Serif) with a slight suggestion of serifs on the A. Certain letters appear to differ markedly from this style – for example T and P. Note the asymmetric placement of the sign above the verandah.

1. National Trust of Australia (Victoria). Technical Advisory Committee Technical Bulletin 2.1 'Lettering and Signs on Buildings c1850–1900'. Urban Conservation Working Papers No. 18. August 1976.
2. Ibid., p.4.

4.3 PAINT COLOURS

A survey has been made of paint colours on buildings in High and Main Streets, Maldon, and one or more scrapings have been taken from each of twenty-four buildings. Because scrapings cannot be taken generally without causing some damage to the buildings, thorough and accurate information can only be obtained at the time when a building is about to be repainted. The present results can be no more than a preliminary indication.

It is also necessary to state that there are limitations to the value of scraping as an investigative technique. Most pigments fade and some deteriorate or change in hue over time, even in protected conditions. Abrasion, dirt and weathering have a serious effect upon external paint surfaces, and frequently primers or undercoats are much better preserved and more easily identified than the original surface colour. Certain pigments bleed into adjacent coats, and especially into varnish coats. Techniques of stripping and burning preparatory to a thorough painting job may not only have removed but distorted evidence.

With these limitations in mind, some preliminary conclusions can be stated. The majority of colours identified conform to the specifications devised by the National Trust and incorporated in the planning ordinance. The category 'rich brown' has proved by far the most common for joinery; it should be noted that much shop window joinery, particularly where it is cedar, will originally have been unpainted and treated only with varnish. With regard to the location of colours on the buildings, the only substantial surprise has been the use of Indian red as an original or early colour for quoinwork (15.1.F).

The data obtained is not so extensive as to suggest any modification of the presently prescribed paint colours. However, it is strongly recommended that these prescriptions be overruled wherever possible by the use of scrapings to identify the authentic paint colours, and that owners should be encouraged to restore these. Advice should be available to owners, and an experienced person made available to undertake scraping on the method which has been used for the present investigation, and is described in Morgan W. Phillips, 'Some Notes on Paint Research and Reproduction', *APT Bulletin,* VII,4 (1975), pp.14ff.

For buildings not covered by this survey, paint scrapings should be undertaken to ascertain the original colour schemes, or reference made to the National Trust of Australia (Victoria) Technical Bulletin No. 1 "Exterior Paint Colours".

MALDON: PAINT COLOURS

BUILDING & LOCATION OF SAMPLE	COLOURS, READING DOWN FROM TOP LAYER. (Presumed original surface*)	REMARKS
1. Former Commercial Hotel A(3)		
1.1 North side pilaster	A. cream B. 7.5YR 4.5/6	 Query existence of original layer
1.2 Inside of north pilaster	A. cream B. 2.5YR 5.5/6 C. 10YR 2.5/4*	 Service brown: approximate only
1.3 Below north window sill	A. cream B. light brown C. 2.5YR 5.5/6	 Pinky brown, possibly overlapped in 1.2B
2. Argyle House A(4)		
2.1 Window joinery	A. chalky pinky brown B. dark tint C. cedar *	 Dark tint is possibly a discoloured varnish used over the natural cedar
2.2 Main post between door and window	A. as for 2.1A B. indeterminate dark tint, possibly same as 2.3B*	 Little more than a suggestion of coppery green about this tint
2.3 Door edge	A. browny-red B. 5G 2/2*	
3. Hornsby's Building A(4)		No joinery left
3.1 Pointed brick wall.	A. cream B. chalky Venetian red C. indeterminate: possibly thin red iron oxide wash on brick surface*	 Such treatment is common in painted brick walls either as a deliberate surface treatment to bring up the colour of the brick, or by leaching out of iron oxide from the tinted mortar on to the face of the wall
4. Former Carrier's Arms A(5)		
4.1 Cement render wall surface.	A. faded lemony off-white B. cream C. and subsequent layers, indeterminate.	Formerly face brick
4.2 Shutter	A. lemon B. blue C. green D. brown* E. timber	 No precise appraisal possible
4.3 Shutter of south part.	A. grey B. white C. dark blue D. light pink E. 2.5GY 4/6 F. 5YR 3/5 G. darker brown*	 Primer? a deteriorated colour like service brown 10YR 2.5/4
5. Former Warnock's Beehive Store A(7)		
5.1 Skirting level inside garage door	A. plum brown B. light lemon C. pink D. white E. cobalt blue F. light blue G. white H. brown I. 5G 3/7 *	 Spill over from above. Primer?
5.2 Window joinery proper	A. white B. lemon C. brown	

		D. probably varnish	
		E. timber *	Possibly cedar
6.	Former Warnock's Flour Mill A(8)		
6.1	Below window on north side	A. dull gold	
		B. green	
		C. off-white	
		D. rich brown	
		E. cream	
		F. 5YR 4.5/2*	Pinky brown
		G. light pinky colour	Presumed primer
6.2	Top of sill, north side	A. white	
		B. light green	
		C. light brown	
		D. 5G 3/7*	Dark green as at Warnock's store.
		E. light colour	Presumed undercoat.
7.	Royal Theatre A(11)		
7.1	Cement render	A. peeling cream	
		B. light ochre wash direct on render*	
7.2	Door	A. brown	
		B. green: no precise appraisal possible.	
7.3	Window	A. brown	
		B. indeterminate dark colour	Possibly a green or a discoloured varnish
7.4	Verandah post	A. light green	
		B. off-white	
		C. dark brown	
		D. beige	
		E. 2.5Y 5/2*	
		F. lighter brown	Presumed undercoat
8.	Shop (part of Grand Hotel A(12)		
8.1	Joinery	A. brown	
		B. beige	
		C. light blue	
		D. yellow	
		E. olive green	
		F. 2.5Y 8/4	Beige resembles B.
		G. dark tint	Possible discoloured varnish
9.	Grand Hotel A(12)		
9.1	Cement render just around north corner.	A. plain cement render with possible wash and/or dirt	
10.	McFarlane's Drapery A(13)		
10.1	Window joinery north end.	A. mushroom brown	
		B. ochreous brown	
		C. 5YR 2.5/4*	Dark brown
10.2	Side reveal of opening.	A. yellowy cream	
		B. cream	
		C. 10B 4/3	Prussian Blue
11.	Mohr's Hairdressers A(13)		
11.1	Panel below window.	A. cream	Light colour shown in old photograph, but not in panel below window.
		B. stripped: remains of a brown, range 5YR-10YR 2.5-3.5/4-6	
12.	Goldsmith's Building A(15)		
12.1	Main sill	A. pinky colour	
		B. light green	
		C. dark brown	
		D. light brown	
		E. cream beige	
		F. bluey grey	Filler material?
		G. varnish or oil on timber surface.	Inconclusive.
12.2	Window joinery proper	A. white	
		B. grey	
		C. 2.5Y 9/3 approximate *	Similar to 12.1.E

13. Berryman's Bootshop A(16)		
13.1 Joinery	A. white B. indeterminate– possibly olive drab?	
14. Former Dabb's Store A(17)		Brick formerly exposed, see photo. Joinery not scraped: now dark brown.
15. Former Upton's Butcher Shop A(17)		
15.1 Quoins	A. yellow cream B. red lead C. cream D. brown E. light green F. 12R 3.4 * ? G. chalky plum H. dark tint	 Possible original surface. Undercoat?
15.2 Wall	A. yellow cream B. same C. red lead D. dark brown? *	
15.3 Window joinery	A. dark plum brown B. white (undercoat) C. cream D. cream E. cream F. cream G. dark red *	 Accurate appraisal impossible.
16. Swann's Buildings A(18)		
16.1 Window joinery	A. dark plum brown B. cream C. rich green	 Not adequate for appraisal
16.2 Below window.	A. cream B. cream C. dark tint, probably varnish	
17. Tobin's Buildings A(18)		
17.1 Verandah front beam.	A. cream B. grey C. light grey D. red	
17.2 Rafter of verandah	greyey colour – comes up under oil as a clear olive green, but exact appraisal impossible.	
17.3 Bressummer over window.	A. 10GY 2/4 * approximately	Deep Brunswick green and perhaps somewhat bluer.
18. Shakespeare House A(20)		
18.1 Joinery of door frame	A. green B. light rich ochre C. dark brown D. grey	 Low chroma. Undercoat?
18.2 Rendered pilaster.	A. sage green B. reddish brown C. steel grey D. rich light ochreous buff *	 Possibly only a discoloured cream
19. Timber shops A(21)		
19.1 Trim to fake timber ashlar.	A. atmospheric blue-green B. light beige C. light umbery brown * D. grey	 Undercoat?
20. Wearne's Building A(22)		
20.1 Joinery beside door.	A. white B. light brown C. 7.5YR 2.5/5 very approximate	Very poor condition Dark brown

21.	Phoenix Buildings A(24)		
21.1	Joinery next to factory entrance.	A. light stone/cream B. light grey	 Apparently undercoat direct on timber
21.2	Horizontal mouldings below window (door is the same)	A. dark green B. 5YR 3.5/6 * C. cream	Almost disappeared. Light brown. Undercoat?
22.	McArthur's Bakery A(26)		
22.1	Joinery at door.	A. white B. very dark brown * C. grey	 Thin layer, possible undercoat.
23.	Calder's Ironmongery A(27)		
23.1	Various spots	A. blue and white B. 2.5GY 3/6	 Preserved below fixings.
24.	Tarrangower Times Office A(27)		
24.1	Pilaster next to door.	A. brown B. white C. blue-green D. cream	
25.	Wade's Building A(30)		
25.1	Timber boarding beside central door.	A. cream B. cream C. repulsive green D. brown darker than 5YR 3.5/6 *	 Rich brown
25.2	Door	A. blue-green B–D As above	
26.	Former Dabb's Store A(31&32)		
26.1	Window joinery	A. cream B. varnish C. 10R 3/8 * D. presumed undercoat.	 Venetian red Scraping not permitted.
27.	McMillan and Padley's Ironmongery A(33)		Too thick and flaky for accuracy.

SUMMARY TABLE

NUMBER	COLOUR	TRUST CATEGORY	OTHER DESCRIPTION
1.2.C A(3)	10YR 2.5/4	Rich brown	
1.3.C	2.5YR 5.5/6		Pinky brown
2.3.B A(4)	5G 2/2	Black & Dark Tint	
4.3.G A(5)	10YR 2.5/4	Rich brown	
5.1.1 A(7)	5G 3/7		Dark green
6.1.F A(8)	5YR 4.5/2	Rich brown	
6.2.D	5G 3/7		Dark green
7.4.E A(11)	2.5Y 5/2		Warm drab stone
10.1.C A(13)	5YR 2.5/4	Rich brown	
12.2.C A(15)	2.5Y 9/3	Cream	
15.1.F1	10R 3/4	Indian red	
17.3.A A(18)	10GY 2/4		Deep Brunswick green
20.1.C A(22)	7.5YR 2.5/5		
21.2.B A(24)	5YR 3.5/6	Rich brown	
25.1.D A(30)	5YR 3.5/6	Rich brown	
26.1.C A(31&32)	10R 3/8		Venetian red

4.4 VERANDAHS

There are many substantially intact verandahs in Maldon. By referring to the reconstruction drawings in this report it is seen that the majority of buildings within the Historic Interest Zone retain their original verandahs. Very few verandahs have been removed or defaced. Exceptions to this include:

Royal Hotel A(1) – see PH 12, 12A.

Argyle House and Hornsby's Building A(4) – see early photograph PH6, page 9 for original verandah.

Former Warnock's Beehive Store A(7) – see PH10, Page 12.

Former Albion Hotel A(16) – see PH17, page 21

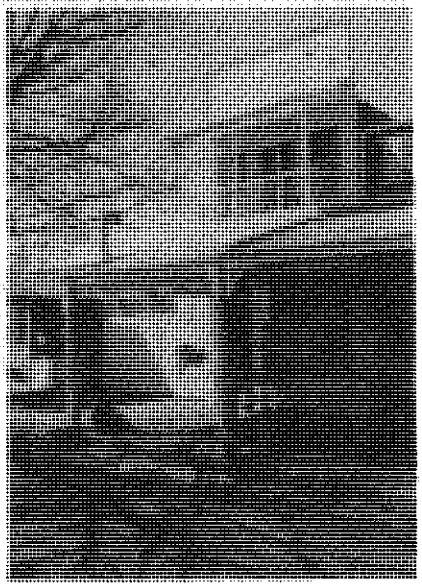
Calder's Ironmongery A(27) see PH24, 25, page .

Former Chisholm's Butcher Shop A(31) (see PH26, 27, page 30) shows verandah on earlier building.

McMillan and Padley's Ironmongery A(33) (see PH28, page 31) shows original verandah without large parapet.

It was originally proposed to compile a typology of shop verandahs by referring to examples of verandah types in Maldon and elsewhere in Victoria. Such a typology could then be used to provide suitable verandah details for reconstruction purposes for buildings with verandahs that have subsequently been removed or drastically altered. However, in Maldon sufficient information regarding the Historic Interest Zone has been compiled during this report to enable accurate verandah reconstructions where these are necessary. It was consequently decided that a verandah typology would be unnecessary.

The following photographs illustrate some representative extant verandahs:

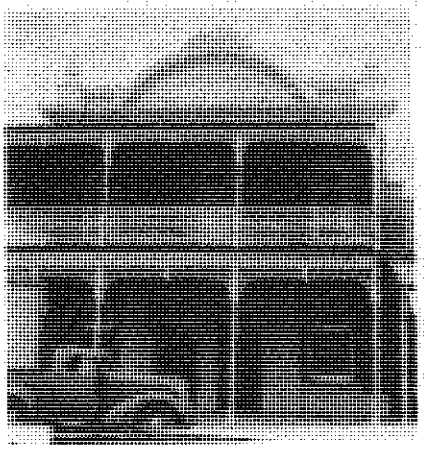


1. **Mohr's Hairdressing**, High St A(13).

This shop, constructed c1870, is a good example of early two storey shop verandah detailing. Note the delicate timber fretwork on the upper storey verandah The lower verandah roof springs from the floor of the balcony.

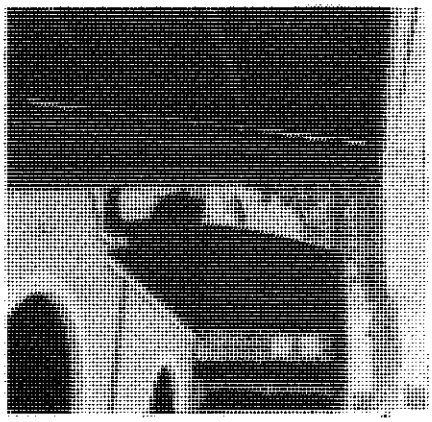
2. **Tobin's Buildings**, Main Street A(18 & 19).

The verandah on these shops, constructed in 1912 provides an interesting example of 'Federation' architectural detailing, which is unusual in this town. Incised posts and brackets support a slatted timber valence board. Two asymmetrically placed half timbered gable ends break the continuity of the galvanised iron roof.



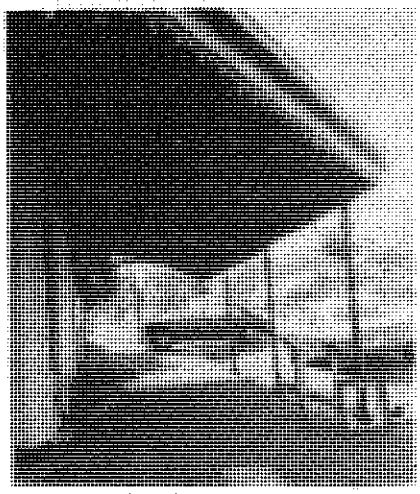
3. **Maldon Hotel**, Main Street A(19).

This double storey verandah with delicate cast iron work is a fine example of a late boom style hotel architecture verandah.



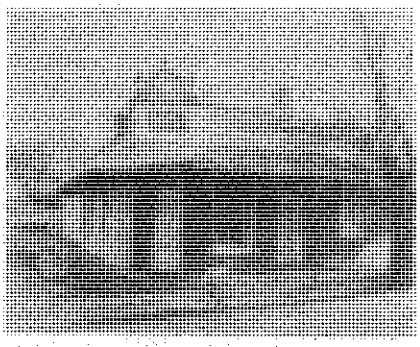
4. **Shakespeare House**, Main Street A(20).

Note a tongue and grooved verandah spandrel, delicate cast iron brackets and chamfered hardwood verandah posts with incised quatrefoil motifs.



5. **Phoenix Building** corner Main and Templeton Streets, A(24).

This verandah is one of the most meticulously constructed verandahs in Maldon. Hardwood rafters are housed into purlins – all timber work is chamfered. The hardwood bressummer with delicate iron lace work is supported by cast iron fluted corinthian columns. The spandrels at either end of the verandah are infilled with delicate lattice work.



6. **McArthur's Bakery**, Main Street, A(26) c1895.

The verandah of this corner bakery has delicate cast iron frills and brackets. The verandah return is supported by wrought iron brackets.

4.5 FENCES

From the study of old photographs it is clear that most properties in Maldon, both private and public, were once enclosed by a fence of some description. Early panorama photographs (particularly PH P3, page 37, PH P4–6, page 2 and PH P19) show that picket fences were the most common variety with open and closed paling fences also widely used.

The Beechworth Historical Reconstruction report[1] outlines a guide to fences in Beechworth and provides typological and historical compatibility charts. The report gives 'an insight into the characteristics and construction of old fences, the types of fence that are compatible with particular house types, and the relative importance of different fences in the town'.[2] It is unfortunate that limited time prevented such a study being undertaken in Maldon, but the Beechworth study provides an excellent reference document for fence types and construction modes.

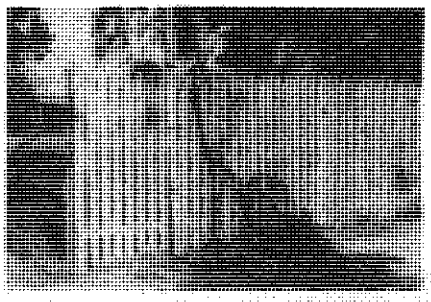
As a general principal, all new fences in Maldon should be compatible in type and construction mode with the surrounding historic buildings and existing fences constructed prior to 1910. Fences should be of a restrained design where there is no evidence or information about the original fencing for the site.

It is unfortunate that only a few old photographs of fences have survived in the Historic Interest Zone. A photograph of the Bank of New South Wales (PH 8, see page 12) taken c1870 shows a high closed paling fence and gate to the front of the bank residence with timber capping. The main driveway has a delicate cast iron double gate and single gate.

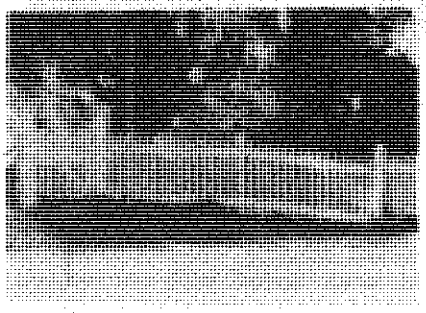
An early photograph of the Maldon News building (PH 11) shows a picket fence. A photograph of Main Street's east side (PH 14, c1885, see page 19) shows a closed paling fence with timber capping. A photograph of Chisholm's Royal Mail Hotel in Main Street (PH 22) shows an open paling fence, and a photograph of Templeton Street (PH 38) shows several open paling fences. A photograph of the Shire Arms Hotel (PH55 c1885) shows ledged and braced timber gates with a high picket fence adjacent.

Examples of Fences in Maldon

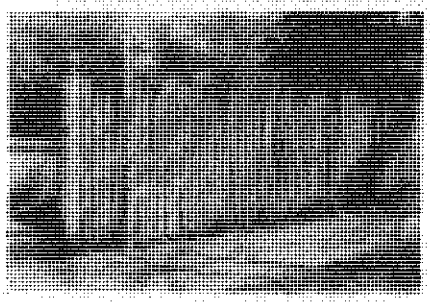
Some characteristic fences remaining in Maldon are as follows:



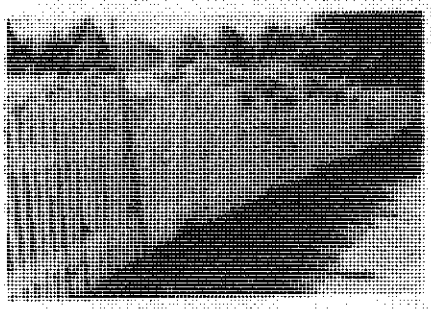
1. Adair Street. 1 (12, 13)
Pointed picket fence. Height of pickets: 1400mm. Terminating post 1500mm. 100mm square hardwood section.



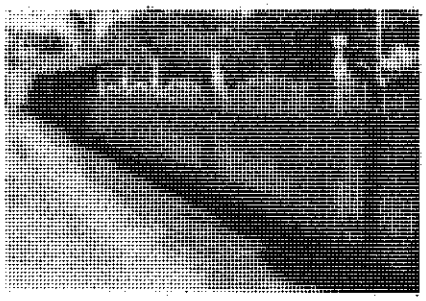
2. High Street. 1 (18, 19)
Spade top pickets. Height of pickets: 1200mm. Intermediate posts are double pointed with incised grooves, height 1400mm. Gate posts are chamfered with stepped cappings.



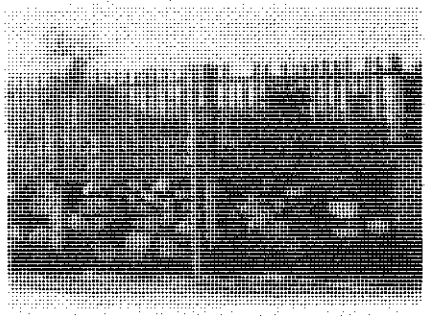
3. corner High and Hospital Streets 9(2).
Spade-top pickets arranged in convex pattern. Height of pickets: 1400mm. Intermediary posts with sloping top. Tall gate posts with splayed head capped by a timber sphere.



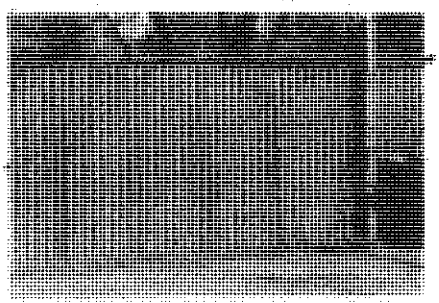
4. Adair Street. 5(1, 1)
Spade-top pickets arranged in wavy pattern. Height of picket: 1250mm. Intermediary posts 1400mm high have elaborate cast-iron finials.



5. High Street. 14(5)
Spade-top pickets arranged in wavy pattern. Height of picket: 1300mm. Intermediary posts, 1700mm high, have splayed incised heads capped by timber sphere.



6. Templeton Street. 12(9)
Open paling fence. Height of split paling 2900mm above ground. Intermediary uncut timber posts. Stone retaining wall below. Closed paling fences on right-hand side.



7. High Street. 8(7)
Corrugated galvanised iron fence (height: 1650mm) with timber capping and moulded timber cornice concealing function of capping and sheet.

1. Beechworth–Historical Reconstruction Op Cit.
2. Ibid.

APPENDIX 5 CONSTRUCTION DATES OF BUILDINGS IN CHRONOLOGICAL ORDER

CONSTRUCTION DATE OF BUILDINGS IN CHRONOLOGICAL ORDER

(Lists only those buildings where evidence exists for the date of construction.)

1855	Brick Wesleyan Hall, A (Wesleyan Church Reserve) Fountain Street.
1855	Old Post Office, rear of 3D (12). Long Gully Road.
1856	Denominational School 11 (Church Reserve), Church Street.
1856	Edward's Crushing Plant 10 (1). Francis Street.
by 1857	3D(3). Long Gully Road.
1857	Dr. Hardy's Dispensary, 9 (2 & 3), High Street.
1857	Dr. Lisle's house, 10 (17 & 18), High Street.
1857	Maldon Brewery (part), Parish A1 (13), Mount Tarrengower Tourist Road.
1857	Carrier's Arms Hotel A (5), High Street.
1857	Masonic Hall, Royal Hotel A (11), High Street.
1858	Loddon Store, 14 (3), High Street.
1858	C.B.C. Bank (Formerly Bank N.S.W.), A (6), High Street.
1858	Warnock's Beehive Store (part), A (7), High Street.
1858	St. Savior's (demolished), 17 (13), Chapel Street.
1858–9	Presbyterian Manse, 11 (7), Church Street.
by 1859	Upton's Butchers. A (17), Main Street.
1859	Tresidder's House, 10 (21), High Street.
by 1859	Caledonian Crusher (timber building – demolished 1868) 15 (1), High Street.
1859	Part of Dabb's Store A (31), Main Street. Market Hall (now Maldon Museum), Public Garden Reserve, High Street.
1860	First building at Maldon Hospital, Hospital Reserve, corner Adair and Chapel Streets.
1860	13 (12) Spring Street.
before 1861	Marsler's House, Parish G (34), Long Gully Road.
1861	Court House, Section C Methodist School Rooms, A (Wesleyan Church Reserve), Fountain Street. Holy Trinity, 10 (23 & 24), High Street. House at Springs Brewery, Parish A1 (13), Mount Tarrengower Tourist Road.
before 1862	2B (24) Parkins Reef Road. 2B (32) John's Road. Nimrod Cottage, 3 (17), Templeton Street. 4C (11) Reef Street. Buildings at Nuggetty, Parish 10 (26), Nuggetty Road.
1862	Royal Hotel, A (11), High Street.
before 1863	Taraview, 2 (15), Templeton Street. 2 (17 & 18), Templeton Street. Vivian's House, 10 (1), High Street. D (11), Fountain Street.
1863	Methodist Church, A (Wesleyan Church Reserve), Fountain Street. Welsh Congregational Church, 2 (4), Camp Street.
1864	Brick Police Lock-up.
between 1862 & 66	Kyndalyn, 18 (1), Parkins Reef Road.
before 1865	D (4), corner Chapel and Fountain Streets.
1865	3 (19), Templeton Street. Welsh Baptist Church, 10 (2), Francis Street.
before 1866	D'Orsa's House, Parish G (80), Sandy Creek Road. F (1), Spring Street. D (6), Fountain Street.

1866	Kangaroo Hotel (corner sections), A (1), High Street. Argyle House, A (4), High Street. State Bank (former Albion Hotel), A (16), Main Street. Swann's Building, A (18), Main Street. Calder's Ironmongery, A (27), Main Street. John Robinson's House, B (6), High Section. Scotch Pie House, 12 (1), Templeton Street. Cemetery Lodge, Cemetery Reserve, Nuggetty Road. Brook's Store, 12(8), Templeton Street. Oswald's Cottage, 14 (5), High Street. Roenfeldt's Cottage, Parish G (10), Long Gully Road.
Before 1867	Warnock's House A (10A) Spring Street. 11 (9), Templeton Street. 2B (20) Parkins Reef Road. Church of England Parsonage, 11 (Church Reserve), Templeton Street. Commercial Hotel, A (3), High Street.
1868	Caledonian Crusher – Stone building 15 (1), High Street.
before 1869	3C (2), Reef Street. 3D (13), Long Gully Road. 3D (14), Long Gully Road. 3E (4), Reef Street. 8A (1), Church Street. Maldon Garage (part), 8B (1), Long Gully Road. 8B (14), Long Gully Road. 1B (11), Chapel Street. Duer's House, Parish G (105), Sandy Creek Road. Ralph's House A (13A), Chapel Street. D (6), Fountain Street.
1869	Post Office, B (1), High Street.
1873	Temperance Hall, 10 (1), Francis Street.
1873	Warnock Flour Mills, A (8), High Street.
1874	State School, High Street.
1884	Railway Station.
1888	Grand Hotel, A (12), High Street.
1891	St. Brigid's Catholic Church 11 (1), Adair Street.
1893	Shop north of Carrier's Arms, A (5), High Street.
1895	Berryman's Bootshop, A(16), Main Street.
1896	Baptist Church, 11 (1), corner Templeton and Edwards Streets.
1897	Rule's House, 4 (1), corner High and Adair Streets. Goldsmith's building, A (15), Main Street.
1898	Langslow's Building, A (G), High Street.
1905	Presbyterian Church, 11 (3), corner Edwards and Church Streets.
1906	Eaglehawk Hotel, 4C (20), Reef Street. Phoenix Building, A (24), Main Street.
1907	Shakespeare House, A (20), Main Street.
1908	Freemasons' Hall, A (8), High Street.
1909	Maldon Hotel, A (19), Main Street.
1912	Tobin's Building, A (18), Main Street.