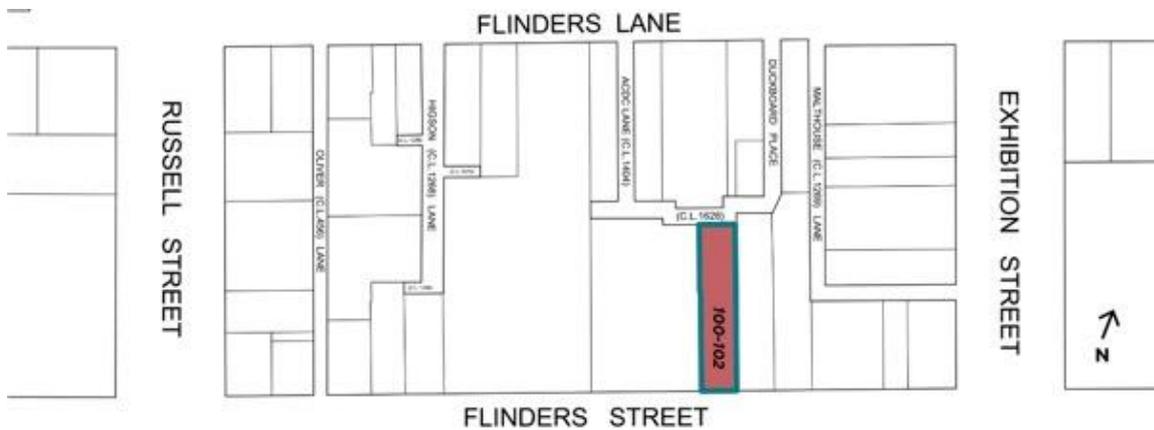


SITE NAME	Former Sunday School Union of Victoria
STREET ADDRESS	100-102 Flinders Street Melbourne
PROPERTY ID	104027



SURVEY DATE: May 2017

SURVEY BY: Context Pty Ltd

HERITAGE INVENTORY	H7822-1941	EXISTING HERITAGE OVERLAY	No
PLACE TYPE	Individual Heritage Place	PROPOSED CATEGORY	Significant
DESIGNER / ARCHITECT / ARTIST:	Not known	FORMER GRADE	C
		BUILDER:	Not known
DEVELOPMENT PERIOD:	Federation/Edwardian Period (1902-c.1918)	DATE OF CREATION / MAJOR CONSTRUCTION:	1921

THEMES

ABORIGINAL THEMES	SUB-THEMES
Research undertaken in preparing this citation did not indicate any associations with Aboriginal people or organisations.	Aboriginal Themes (Hoddle Grid Heritage Review, Stage 2 Volume 3 Aboriginal Heritage, March 2019) have therefore not been identified here
HISTORIC THEMES	DOMINANT SUB-THEMES
10 Shaping cultural life	10.2 Belonging to a religious denomination
	OTHER SUB-THEMES
5 Building a commercial city	5.5 Building a manufacturing industry
3 Shaping the urban landscape	3.2 Expressing an architectural style

LAND USE

HISTORIC LAND USE	
Archaeological block no: 63	Inventory no: 941
Character of Occupation: Commercial	
Fourth land sale, Block 7 Allotment 6, Phillip Oakden.	
1866 Cox	Building on site
1877 Dove	Single-storey house, yard, outbuildings
1880 Panorama	
1888 Mahlstedt	Same
1905/6 Mahlstedt	Six-storey building, two-storey mill, R Edward & Co
THEMATIC MAPPING AND LAND USE	
1890s	Residential
1920s	Commercial, Warehouse
1960s	Not able to be determined

RECOMMENDATIONS

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

Extent of overlay: Refer to map

SUMMARY

This six-storey brick Edwardian/Federation era commercial/warehouse building was built for the Sunday School Union of Victoria in 1921. Located on a narrow city block, the building has a shopfront at ground level and a distinctive façade to the upper storeys.

HISTORICAL CONTEXT

Shaping cultural life

Belonging to a religious denomination

Melbourne's churches have played an influential role in society since the beginnings of settlement. They have helped shape the city's social fabric as well as providing rich architectural interest in the urban landscape. The principal Christian churches established were Anglican (Episcopalian), Catholic, Presbyterian, Methodist, and Baptist (Context 2012:75).

Building on Christian principles, Sunday schools were created in response to the need to educate poor children. The Sunday School Union, established on 13 July 1803 in England, was an ecumenical organisation devoted to promoting Sunday schools in Britain and abroad (Curiosmith 2017). The *Encyclopaedia of Melbourne* writes that in Australia:

In 1871 lay people from various churches formed the Victorian Sunday School Union and began a wide program of religious education. A Children's Church was erected in Collingwood for the 'neglected poor' in 1876 and operated until 1932. A Teacher Training College from its inception in 1886 until 1943 had 3411 students graduate after completing a two-year course. The union book depot and lending library serviced all Protestant denominations and the 126 city schools established by 1903. Schools were encouraged to use the American International Uniform Lessons, a curriculum with one lesson for all classes and schools. Changes in educational theory replaced uniform lessons with Australian-prepared graded lessons...To overcome inadequate accommodation the union recommended a [building] model that was used for Independent schools in Prahran and Hawthorn, and adapted elsewhere...In the 1970s attendances declined sharply and churches focused on recruitment and new forms of children's ministry. Their quest for a comprehensive replacement of the traditional Sunday school continues (O'Connor 2008).

Sunday school unions were formed in both metropolitan and regional Victoria.

Building a commercial city

Building a manufacturing capacity

As Melbourne developed through the nineteenth century, so did its manufacturing industry. Flinders Lane became an important area for clothing manufacturers, while Chinese cabinet makers were concentrated at the east end of town. Food-processing plants were established in North and West Melbourne. Factories tended to be small and specialised. Large factories, built in the later nineteenth century and early twentieth century tended to be built outside the City of Melbourne, where land was more easily obtainable (Context 2012:44).

Warehouses and offices were also an important part of Melbourne's economic life. From the 1850s, the Yarra River and the docks west of Swanston Street were, in essence, the 'lifeline' of the city. Port facilities and large warehouses were built in this area to serve shipping interests (Context 2012:39-40). The area of Flinders Lane is described by the *Encyclopedia of Melbourne*:

By the 1860s, as [Flinders Lane's] swamps were filled in, and as its proximity to the wharf encouraged the construction of warehouses and showrooms, the street gained a reputation

as a busy and important thoroughfare, the chosen location of mercantile houses, importers, brewers, timber yards and wholesalers (May 2008).

From the 1930s, like the rest of Australia, an increasing proportion of the city's workforce took up jobs in manufacturing, an industry that led Australia's recovery from the economic depression of the late 1920s-early 1930s, when, the *Encyclopedia of Melbourne* notes, a

steep rise in tariffs, devaluation of the Australian pound, falling wages and electricity costs all made local producers far more competitive internationally. Textiles benefited first, then the metals industries and engineering took over as pacemakers (Dingle 2008).

Shaping the urban landscape

Expressing an architectural style

In the central city, the Romanesque revival style was adopted, often combined with Art Nouveau-influenced ornament. Red face brick with limited render accents were the preferred materials, and facades were articulated with large-scale round-arches, sometimes with window bays set into them. Examples of the Romanesque revival include the Tompkins Bros' Commercial Travellers Building in Flinders Street (1898) and Nahum Barnett's Auditorium Building in Collins Street (1913). The style was also used for more modest factories and warehouses along Flinders Lane (Context 2012:19).

While the Romanesque was favoured for commercial buildings, a classical influence prevailed for public buildings. In line with the less regimented designs of the early twentieth century, this was the Edwardian Baroque style. It was characterised by mannered classical facades with deep cornices. Again, red face brick with render dressings were preferred. Landmark examples include Flinders Street Station (1901-11, Fawcett and Ashworth) and the City Baths (1903, J.J. & E.J. Clark) (Context, 2012:15).

SITE HISTORY

The land on which the building at 100-102 Flinders Street stands has been used for commercial and residential purposes since 1866. In the period 1877-88, a residence existed on the block. By 1905, a six-storey building and two-storey mill had been built on the land, occupied by R Edwards and Co (Fels, Lavelle & Mider 1993).

In 1904, a five-storey building was erected at 100 Flinders Street for Edwards Bros tea and coffee merchants. They occupied the building until 1919 when it was acquired by the Sunday School Union of Victoria. From this year, Edwards and Co continued to occupy the ground, fourth and fifth floors; the Sunday School Union the first floor; Aussie Trading Company (furniture salesmen) the second floor; and H McHenry and Co (linen indentors), the third (*Age* 2 May 1921:5; *Australasian* 7 May 1921:34).

The Sunday School Union of Victoria purchased the premises at 100 Flinders Street in 1919, from which time it was known as the Union Building. The Union owned the building until at least the early 1950s. In May 1921, a fire destroyed the building, leaving only parts of the external brick walls standing. The damage to buildings and stock was extensive and estimated at approximately £40,000 (*Australasian* 7 May 1921:34).

A new building was constructed, with the Sunday School Union of Victoria advertising offices and a showroom available for lease in September 1921 (*Argus* 3 September 1921:1).

In January 1922, woollen fabric warehousemen, Frederick Houghton and Co, informed customers that they had moved its warehouse from 'The Lane' to 'new, brighter and more commodious premises' at 'the recently erected Union Buildings' at 100 Flinders Street (*Argus* 31 January 1922:10).

The building continued to be owned by the Sunday School Union, who also used the building to house the offices of the Sunday School Union Bush Mission. Other tenants at the time included the United Agency Company (*Weekly Times* 26 August 1922:8).

The textiles industry continued its association with the Union Building when the Bernstein coat factory opened in the building in 1935 (*Age* 3 April 1935:5).

By 1939, the State Rivers and Water Supply Commission's Mechanical Branch had leased the fourth floor of the Union Building (*Age* 1 February 1939:4). In the same year, the Sunday School Union advertised 900 feet of 'bomb proof' factory or warehouse space for lease in the building (*Argus* 3 March 1941:8).

A newspaper article in 1952 informed readers that the Sunday School Union's policy had undergone a complete revision, including the adoption of a new set of Articles of Association that allowed all seven denominations to become members of the union council. All seven denominations were thus engaged in Sunday school and Christian youth work, and teacher and leadership training (*Age* 13 September 1952:16).

The same article noted that the union's 'fine headquarters' at 100 Flinders Street consisted of two buildings, one with six and the other with five floors. The ground floor suite of administration offices had recently been remodelled and redecorated (*Age* 13 September 1952:16). This is the first reference to the fact that the Sunday School Union of Victoria occupied two buildings in Flinders Street and may indicate that the Union had taken over the next-door five-storey Dreman Building at 96-98 Flinders Street by this year.

The Union Building at 100-102 Flinders Street has continued to be used for a number of industrial and commercial uses over the years (Figure 1).

The building was refurbished and subdivided into a mix of residential and commercial units in 1996.



Figure 1. An aerial showing 100-102 Flinders Street, an extract from *Aerial View of Melbourne, 1928*, by Victorian Railways. (Source: SLV)

SITE DESCRIPTION

This six-storey brick commercial/warehouse building is located between Exhibition Street and Russell Street, on the southern edge of the city grid. Built around the same time as the adjacent building at 96-98 Flinders Street, the building height and the rhythm of the façade is consistent with the two buildings.

Heavy stone construction at ground level provides a base for the red brick construction of the upper five levels. Brick piers are located at each side of the building, and combine with a rendered parapet to form a rectangular façade with a strong vertical emphasis.

The upper façade is comprised of horizontal bands of windows and spandrels that run between the red brick piers, at each level. Each band has three pairs of timber framed sash windows, separated by a brick pilaster with rendered bases and capitals and a rendered spandrel below. Detailing to the spandrel varies between the levels. Spandrels between levels three and five have cornices and rendered inset panels, which contrast with the flat rendered finish to alternating levels. A deep bracketed cornice runs across the top of the building, at the base of the simple rendered parapet.

At ground level, the rusticated piers have heavy base blocks with stylised curved detailing carved into their face, smooth banding to the centre, and stylised splayed capitals which support a band of smooth stone across the top of the facade. Double entry doors sit to one side of a shopfront, surrounded by smooth stone framing. Shop front details have likely been altered. A band of timber framed, small paned windows runs across the full width of this floor level, which has a higher floor to ceiling ratio than the levels above.

INTEGRITY

Generally, the upper façade of the building retains a high level of intactness. At ground level, the shop front has been altered. This may have occurred when the building was refurbished and subdivided into a mix of residential and commercial units in 1996.

COMPARATIVE ANALYSIS

During the Edwardian era, mid-rise brick warehouse/commercial buildings were frequently built in Melbourne's CBD. While two- or three-storey warehouses were still common, some examples of unreinforced brick structures comprise five- to seven-storeys, utilising the narrow urban allotments.

The subject building is comparable with the following examples, drawn chiefly from the Central City Heritage Review 2011 and Commaps, being of a similar use, scale, location and creation date. The images are provided by CoM Maps unless stated otherwise.

Selected examples of Edwardian brick warehouse include:

Dreman Building, 96-98 Flinders Street (Interim HO1272 – recommended as significant in the Hoddle Grid Heritage Review)

A six-storey warehouse building, with shopfront at ground level and a distinctive and consistent façade to the upper five levels. Rendered engaged pilasters run the full height of the building and combine with a decorative parapet to form a rectangular façade with a strong vertical emphasis. Window openings are defined by the intersection vertical and horizontal bands that run across the façade and determine the rhythm and pattern of the façade.



Figure 2. 96-98 Flinders Street constructed 1904.

Doery Tilley & Co, 333 Flinders Lane (HO647, Significant in HO506 Flinders Lane Precinct)

A five-storey brick former warehouse with basement parking. Designed by HW & FB Tompkins and built in 1912 by John Carter for Edward Doery and William Tilley principals of the boot warehouseman Doery Tilley & Co. The company held the property until 1969. In January 1921 fire severely damaged the top storey. It was refurbished and subdivided into offices in 1987.



Figure 3. 333 Flinders Lane constructed 1912.

Gollin & Co Building, 561-563 Bourke Street (HO549)

A five-storey brick office building designed in the Queen Anne Revival style by Charles D'Ebro and built in 1902.



Figure 4. 561-563 Bourke Street constructed 1902.

Desto House, 65 Elizabeth Street (HO615)

A six-storey brick office building with basement & ground retail. Designed by Inskip & Kemp in the Neo-Baroque Edwardian style it was built by Clement Langford in 1911. The upper floors were converted & sub-divided into residential units in 2001.



Figure 5. 65 Elizabeth Street constructed 1912.

Rocke & Tomsitt Pty Ltd, 296 Flinders Street (HO658, Significant in HO505 Flinders Gate Precinct)

A six-storey rendered brick former warehouse and office building with a basement. Designed with ornate Renaissance and Baroque detailing. Built for Herbert Rocke and Henry Thomas Tomsitt wholesale druggists and principals of Rocke & Tomsitt Pty Ltd in 1908. Refurbished in 1986 and converted and subdivided into residential units with ground level and basement retail in 2000.



Figure 6. 296 Flinders Street constructed 1908.

Although modest in size when compared to 65 Elizabeth Street (HO615) or 296 Flinders Street (HO658), 100-102 Flinders Street is a fine example of an Edwardian brick warehouse that represents the commercial development of Melbourne during the early twentieth century. It compares well with the adjoining building at 96-98 Flinders Street, in terms of its height and the rhythm of the façade.

ASSESSMENT AGAINST CRITERIA

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

RECOMMENDATIONS

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

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

MELBOURNE PLANNING SCHEME

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

OTHER

N/A

REFERENCES

Age, as cited.

Argus, as cited.

Australasian, as cited.

Banner, as cited.

Context Pty Ltd 2012, *Thematic History: A History of the City of Melbourne's Urban Environment*, prepared for the City of Melbourne.

Curiosmith Gospel Heritage Literature 2017, 'London Sunday School Union', <http://curiosmith.com/index.php/publishers/209-london-sunday-school-union>, accessed 5 June 2017.

Dingle, Tony 2008, 'Manufacturing' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00896b.htm>, accessed 13 June 2017.

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

May, Andrew 2008, 'Flinders Lane' in *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00586b.htm>, accessed 13 June 2017.

O'Connor, T Maxwell 2008, 'Sunday Schools' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM01447b.htm>, accessed 5 June 2017.

Victorian Railways 1928, 'Aerial View of Melbourne', State Library of Victoria (SLV) Victorian Railways collection. Scenic negatives, accessed 22 June 2017.

Weekly Times, as cited.

PREVIOUS STUDIES

**Central Activities District
Conservation Study 1985**

D

**Central City Heritage
Study 1993**

C

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

Ungraded

**Central City Heritage
Review 2011**

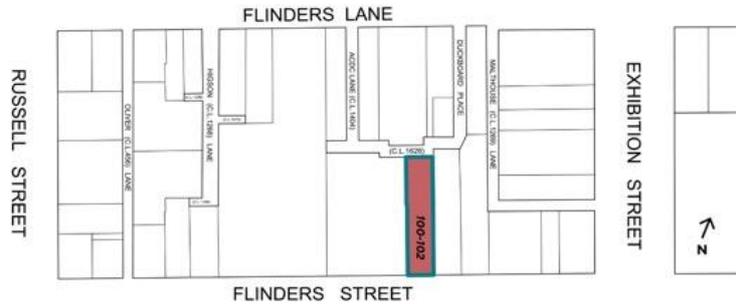
Ungraded

STATEMENT OF SIGNIFICANCE

Heritage Place: Former Sunday School Union of Victoria



PS ref no: Interim HO1273



What is significant?

The Union Building at 100-102 Flinders Street, built for the Sunday School Union of Victoria in 1921.

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

- The building’s original external form, materials and detailing;
- The building’s high level of integrity to its original design;
- Unpainted red brick walls at the upper levels with contrasting rendered detailing;
- Decorative elements including the rendered parapet, red brick piers at the building’s edges, pilasters between timber frame sash windows and spandrel panels, deep bracketed major cornice and minor cornices; and
- Stone construction at ground level including rusticated piers with heavy base blocks, stylised capitals and smooth stone banding.

Later alterations made to the street level façade are not significant.

How it is significant?

The Union Building at 100-102 Flinders Street is of local historic, representative, aesthetic and associative significance to the City of Melbourne.

Why it is significant?

The Union Building at 100-102 Flinders Street is historically significant for its demonstration of a mixed use commercial premises. Built by and for the Sunday School Union of Victoria in 1921, following a fire

in a previous building on the site, 100-102 Flinders Street was occupied by a range of businesses including fabric retailers, clothing manufacturers, and furniture retailers. (Criterion A)

The Union Building at 100-102 Flinders Street is a fine example of a Romanesque revival warehouse, built during the early twentieth century commercial development of Melbourne. It is a notable example of a warehouse typology that demonstrates the city's evolution from a low-rise to mid-rise city. It is significant as one of several Flinders Street buildings of the same era and scale that form an impressive edge to the city, including the Dreman Building at 96-98 Flinders Street and Epstein House at 134-136 Flinders Street. (Criterion D)

The Union Building at 100-102 Flinders Street is aesthetically significant for its façade of red brick with bands of render detailing forming spandrels and contrasting elements to the vertical brick piers. The ground floor is highly distinctive for its massive stone piers in stylised sculptural form and the higher floor to ceiling indicated by a row of clerestorey windows. The composition of the façade is enhanced by the decorative cornice and original window frames that contribute to its integrity. (Criterion E)

The Union Building at 100-102 Flinders Street is significant for its enduring association with the Sunday School Union of Victoria which was established in 1871 and moved to a building at 100 Flinders Street in 1919. The Union instigated a wide program of religious education, including the establishment of a Children's Church in Collingwood for the 'neglected poor' (1876-1932); a Teacher Training College (1886 -1943), a union book depot and lending library established by 1903, and the formation of Sunday school unions in both metropolitan Melbourne and regional Victoria. The current building at 100-102 Flinders Street housed the headquarters of the Sunday School Union of Victoria from 1921 to the early 1950s. (Criterion H)

Primary source

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

