
TIP TOP BAKERY COMPLEX (FORMER)

Location

162-182 EDWARD STREET, and 185-189 WESTON STREET, BRUNSWICK EAST, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO208

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - April 7, 2021

The Tip Top factory administration building is of local architectural Significance. The administration building is a large and sophisticated example of the Moderne style. The bold architectural composition of the facade is an excellent and substantially intact example of the style, as typified by the horizontal fenestration and dominant tower element. The stables at the rear of the site recall the use of horse-drawn wagons to deliver the bread prior to the use of motorised trucks.

The building facade should be retained to a depth of approximately ten metres, including the main entrance, stair and stairwell, but excluding other interiors and the rear section, which could be altered or adapted as required.

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland - Northern Suburbs Factory Study, Vines, G and M, Churchward, 1992;
Construction dates	1935,
Architect/Designer	Norris, Harry A,

Other Names Factory, Office,
Hermes Number 59028
Property Number

Physical Description 1

The Tip Top Factory is a large brick factory administration building in the Moderne style. The walls are of cream brick with glazed manganese dressings. An asymmetrically placed three-storey tower marks the office entrance, and has a vertical strip of glazing between brick pilasters and capped by similar banded brickwork. To the east of the entrance, a plinth of brown bricks with several string courses of similar colour sits beneath a band of steel-framed windows (now sheeted over), which have white rendered string courses at head and sill level, above which the bricks are cream. A two storey block to the east is similarly detailed, while a smaller double-storey section at the western end has a large glazed panel divided vertically by manganese brick pilasters and horizontally by white painted string courses. To the extreme west of the facade, there are two circular windows above the vehicular entrance. Some of the facade fenestration has been altered.

The solid front doors lead to the main entrance, which has a secondary glazed entrance beneath an etched fanlight incorporating five sheafs of wheat and the initials NB (standing for Northern Bakeries), set within a plain border. The words Northern Bakeries are set into the granolithic floor in the foyer. The main staircase has typical Moderne strip steel balustrading, and a corn cob motif on the ground floor newel post.

A stables buildings exists to the rear of the site, to Weston Street. It is detailed in a similar, but plainer, style as the administration building. Internally, it is devoid of any notable architectural elements, however the timber doors in the upper level indicate the former loft (now removed).

Also on the site are recent industrial buildings of conventional construction.

Key Architectural Elements: Moderne composition of cream and manganese bricks
prominent three-storey tower
Moderne entrance and staircase with unusual wheat and corn motifs

Conservation Guidelines: reinstate original fenestration

Principal Historic Themes: landmark structures

Context: Located adjacent to the Lygon Street commercial strip.

Comparative Analysis: This Dutch Modernist style factory is one of a small group in Melbourne. In its clean lines and use of contrasting cream and brown bricks and thin stuccoed string courses, the Tip Top bakery closely compares with Spicer's Paper and Lincoln Mills office blocks in Coburg.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>