



HERITAGE ASSESSMENT

Blood Bros. Store

1 Bedford Road, Ringwood

Ringwood & District Historical Society

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Updated 20 January, 2022

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Report Register

This report register documents the development and issue of the report titled *Heritage Assessment 1 Bedford Road, Ringwood* which was undertaken by Ringwood and District Historical Society, in accordance with our internal quality management system.

Project No.	Issue No.	Notes/description	Issue Date	Issued by
10012	1	Heritage Assessment	12-04-21	Russ Haines

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1.1	Timeline updates, inclusion of Planning Permit	15-11-21	Russ Haines
1.2	Add Blood family details	26-11-21	Russ Haines

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HERITAGE ASSESSMENT - BLOOD BROS. STORE
RINGWOOD & DISTRICT HISTORICAL SOCIETY

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1 INTRODUCTION

1.1 Target Audience

This document is intended for use of planners, project management and heritage advisors in the course of their work. Council workers, councillors and the general public will find benefit in reading the Summary and Recommendations sections.

1.2 Purpose and reason of this document

This document has been developed to specifically reassess the Blood Bros. Store located at 1 Bedford Road, Ringwood. In light of a proposal to build a car park over the site, it is imperative to present the latest facts to management and consultants.

The last assessment was completed in June 1998 by heritage architect, Richard Petersen, a well-respected architect and consultant in architectural conservation¹. His significance assessment concluded by saying:-

“It is architecturally significant as a rare and relatively intact rural Edwardian corner shop. The tile sign is representative of ceramic craftsmanship and of this use of ceramic tiles. It is socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place.”

In Petersen-Barrett heritage report², little in-depth assessment was done on the ceramic tiles or social significance. Nothing was mentioned about local cultural significance.

In light of further information being determined from comprehensive research undertaken by researchers at Ringwood & District Historical Society and other consultants, this document will provide a timely re-examination of the heritage asset.

1.3 Credentials and Experience

Ringwood & District Historical Society (RDHS) has a 65-year record of supporting councils, companies and the community. The archives, in two separate facilities, contain records, maps, film, audios, photographs and artefacts of the local area. The collection is more extensive than is generally available through the State Library of Victoria, Public Records Office and other public facilities.

Russ Haines OAM, President of Ringwood & District Historical Society, is an expert on the history and heritage of Ringwood, from its formation in the 1850s onwards. He also has excellent researching credentials, and presenting information from a corporate level down to local interest groups. His knowledge of the culture and social history of Ringwood is unsurpassed.

¹ <https://www.richardpeterson.com.au/cv>

² <https://vhd.heritagecouncil.vic.gov.au/places/146889>

2 EXECUTIVE SUMMARY

2.1 Heritage Assessment of Blood Bros. Store

This report has called upon the most experienced specialists in Ringwood's heritage to expand on the worth, in heritage terms, of the Store. It has closely followed the Burra Charter, a heritage advisor's "Bible". It has sought expertise in the Blood Bros. tiles from Victoria's leading specialist, without any payment or coercion of any kind, and gathered extensive, reliable information from the RDHS and other privileged sources.

The 1998 Council heritage assessment was clearly deficient in terms of heritage and the value to the community, as it operated on old significance criteria. The Raworth assessment, recently engaged by the Council, failed to provide any further insight to these vital Heritage Criteria. Unfortunately, Raworth was hardly an independent study and just endorsed the mandate of its employer to demolish The Store. No onsite work or in-depth research was done.

2.2 Community Consultation

Considerable and extensive community consultation was undertaken. Social media was used, which is the most common and wide-spread form of communication. An online petition was started by an independent Maroondah resident, who is not a member of RDHS nor asked to initiate it. This resulted in 644 residents and ex-residents voting to save The Store. The petition was officially adopted by MCC.

Interviews were taken with available local people and the overwhelming consensus was that the car park should use current locations to extend the parking space and the Blood Bros. Store location developed as community space, that is severely lacking in central Ringwood.

Councillors and councillor candidates were asked if they would support the retention of the Blood Bros. Store. All responses supported the desires of the residents.

It is vital that both the resident-elected Councillors and applicable Council's planning staff become very familiar with the overwhelming public opinion.

Further advocacy was given, by written communication to the council, from the Royal Historical Society of Victoria, The National Trust and a number of residents and ex-residents.

2.3 Conflict of Interest

Of particular concern is the fact that there are obvious conflicts of interest by the Maroondah City Council in the development of the site. Firstly, MCC is both owner of the site and the authority that finally approves the Planning Permit to remove The Store. Clearly this goes against the intentions of the Local Government Act.

2.4 Heritage Assessment

The heritage consultant, employed by Maroondah City Council, is hardly unbiased. He concludes his assessment report with *“The proposed demolition of the former Blood Brothers Store at 1 Bedford Street, Ringwood and the construction of a multi-storey car park on the enlarged site will result in the loss of some significance to the Heritage Overlay”* and *“the proposed development is supported with respect to heritage impacts”*.

Clearly the heritage assessment should not have included any endorsement of the proposed development. It should have remained an heritage assessment, independent of any potential or proposed use. Many key heritage criteria were overlooked his report, his failure to perform a thorough site visit, and his obvious lack of local heritage and historical knowledge.

2.5 Options

1. Build multi-story car parks on the land already allocated as car parks along Station Street. Walkways and stairs would lead directly into the railway station levels. Retain 1 Bedford Road for the community, which would complement the Jubilee Park Neighbourhood and surrounding area. There are currently plans to alter Greenwood Avenue to include a shared user path i.e. pedestrians and bikes, which would complement a park setting and respite at 1 Bedford Road.
2. Dismantle the Blood Bros. Store and relocate it to the Braeside Ave location or to the eastern part of Ringwood Lake, where the Poppet Head and Miner's Cottage were once exhibited.

2.6 Recommendations

Ringwood & District Historical Society recommends that Option 1 is the best solution. This is in agreement with overwhelming public opinion and the current assessments of both the National Trust and the Royal Historical Society of Victoria.

3 METHODOLOGY

3.1 Terms

Nostalgia and Anecdotes

Recollections or memories of past events and experiences, that may be factual, embroidered to create an interesting story or have aspects of accuracy.

History

The study of the past events, people and societies, using research and investigation, in order to gain accurate and realistic view.

Heritage³

Heritage includes:-

The tangible - our historical sites, buildings, monuments, objects in museum artefacts and archives.

The natural - our waterways, landscapes, woodlands, bogs, uplands, native wildlife, insects, plants, trees, birds and animals.

The intangible - our customs, sports, music, dance, folklore, crafts, skills, and knowledge.

It helps to shape our identity and is a keystone of our culture and, therefore, should be preserved and protected for future generations.

Cultural Significance⁴

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

³ <https://www.heritagecouncil.ie/what-is-heritage>

⁴ https://www.icomos.org/victoriafalls2003/truscott_eng.htm

3.2 Burra Charter

Purpose

The Burra Charter⁵ is a set of principles that have been adopted to create a nationally accepted standard for heritage conservation practice in Australia. Its purpose is to maintain a consistent and reliable platform so that valid heritage assessment may be performed, according to the *Planning and Environment Act 1987*. This report has been prepared in strict accordance with the Burra Charter.

The Burra Charter underpins Maroondah City Council's planning scheme, that addresses the Maroondah Heritage Overlays. The overall process is shown in *Figure 1: The Burra Charter Process*.

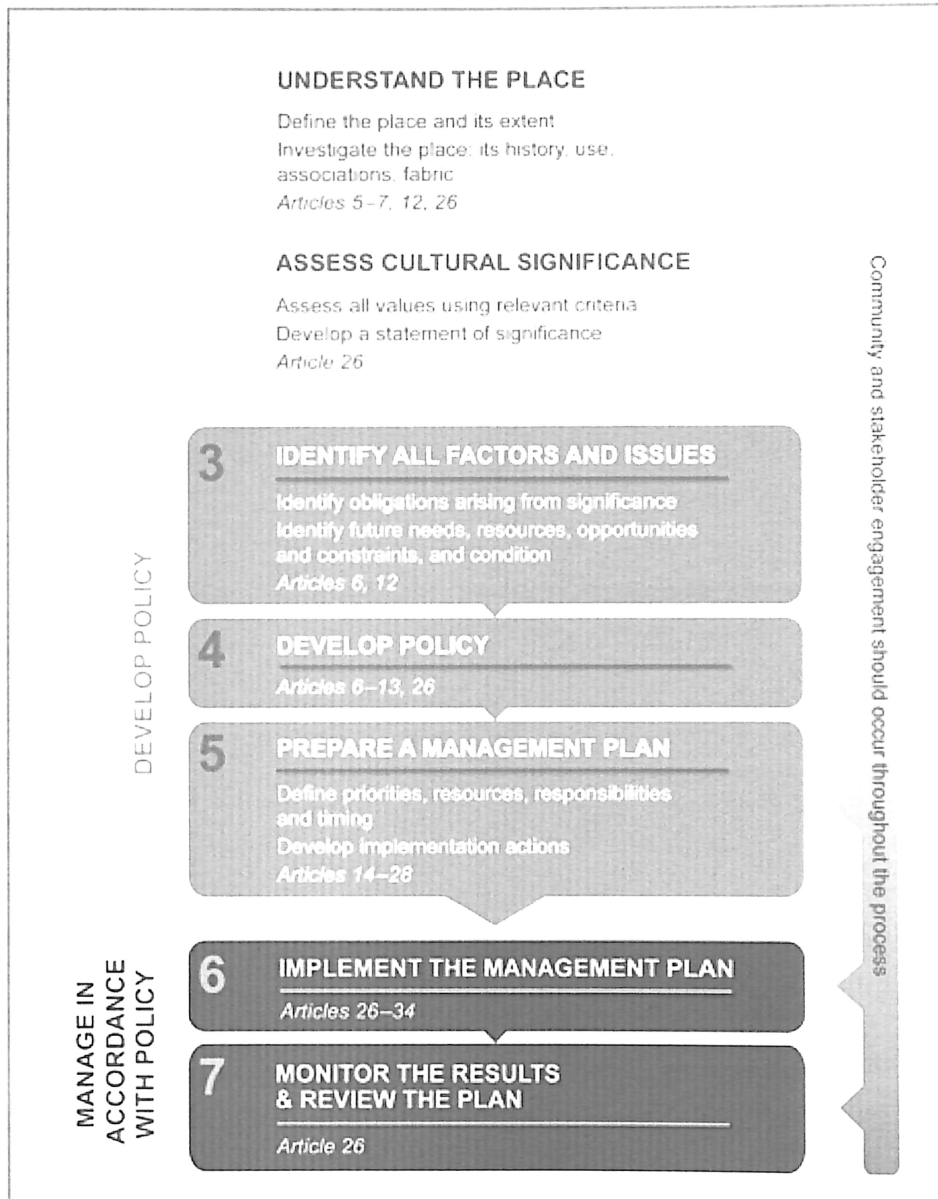


Figure 1: The Burra Charter Process

⁵ <https://australia.icomos.org/publications/burra-charter-practice-notes/>

⁶ Australia ICOMOS Burra Charter, 2013, P10

Statement of Significance

This document includes a statement of significance that clearly establishes the importance of the Blood Bros. Store and addresses the heritage criteria. There is no disparity between heritage assets of national, state or local levels; the same process is used.

The essential questions to be asked are:-

What elements of the Store are Significant?

How are the features Significant?

Why are they Significant?

Recognised Heritage Criteria

The following recognised heritage criteria were considered for this assessment of the heritage value of Blood Bros. Store.

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural history (rarity).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

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 due to cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Heritage Overlay Guidelines

Incorporated in the statement of significance should be protection guidelines that are relevant to the Heritage Overlay. If the selected criteria only reflect external importance, then such things as external painting controls should be enforced. If there is a strong associative significance (Criterion H) then, obviously, the asset must be looked at in its entirety.

4 Existing Heritage Assessment

The Blood Bros. Store has had heritage protection for many decades i.e. the Heritage Overlay program, under the guidance and control of the planning department of City of Maroondah Council. It was reviewed by the Peterson Barrett Heritage Study of 1998, with the heritage consultants unable to furnish many details made the report complete (MCC 1998) (see Appendix 1).

Yet the Study did conclude that:-

“It is historically regionally significant to Melbourne as a surviving representative embodiment of Edwardian retail practice, particularly in the retail liquor industry, and the way of life in Edwardian Ringwood.

It is architecturally significant as a rare and relatively intact rural Edwardian corner shop.

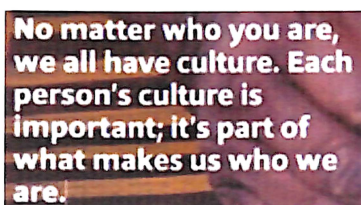
The tile sign is representative of ceramic craftsmanship and of this use of ceramic tiles.

It is socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place.”

The Burra Charter, on which all heritage assessments are now based, has been expanded to include social significance and associative significance. This provides authority to provide a review of the previous 1998 study, which was somewhat limited in its access to information and archives.

This assessment provides the conclusion, of previous reports, to the heritage worth of the Blood Bros. Store, in terms of the importance of commercialism in Ringwood, the tiles, as already stated, and associative significance to two pioneer families of Ringwood – the Bloods and the Wilkins.

5 Culture of the People of Ringwood



No matter who you are, we all have culture. Each person's culture is important, it's part of what makes us who we are.

*Figure 2 Cultural Identity
(<https://australianstory.gov.au/>)*

It is extremely important to acknowledge that the people, that make up the community of Ringwood and its surrounds, have a unique and definite culture. In comparison to the culture of indigenous of the Eastern Kulin language groups, such as the local Woi Wurrung, Ringwoodians only go back 170 years or less. Still, there have been elements in place that define our culture, which should be respected and acknowledged, especially within the realms of this heritage assessment.

HERITAGE

As this document will attest, numerous families have found their home in Ringwood since the 1890s – the Pratts, McAlpins, Bloods, Wilkins, Mackinlays, Lindsays, Miles, Kennedys, Pumps. Most migrated from England, Ireland or Germany because of oppression or to seek a better life in Victoria. These family dynasties have continued for many generations in Ringwood.

THE LAND – FLORA AND FAUNA

The district of Ringwood has always a close infinity with local bush, fauna and flora. Ever since the 1880s, and certainly earlier, people have been the guests of the locals to enjoy nature and the leafy-green parts of Maroondah⁸. The Ringwood Field Naturalist Club and other like-minded groups have remained very active in the local area.

SPORT

Playing sport is an extremely important to Ringwood's culture and social fabric. There is no Melbourne metropolitan town or city that boasts having as many Aussie Rules football clubs as Ringwood⁹. Most of these have had considerable success over the years, or have had players that went on to play AFL football. The bowls and croquet clubs have always been central to Ringwood, as has swimming and diving clubs. The Ringwood Athletic Club has fostered athletes of all ages, some representing Australia or becoming world champions. The list of sports is vast and only goes to prove that sport is a strong part of Ringwood's culture.

GARDENS

Even though Victoria has been known as the Garden State since the early 1900s, Ringwood residents have always been on the fore-front of growing exceptional blooms of flowers, vegetables and berries. Commercially, Ringwood was a hub for flower-growing from the 1880s to post-WWII, and supplied Melbourne florists with supplies. The combination of English, German, Dutch, Italian and Irish migrants to Ringwood, since the late 1850s, has promoted a strong gardening culture amongst the community.

⁷ Presland, Gary, *First People*, Museum Victoria, 2010

⁸ Field Naturalist Club of Victoria, *The Victorian Naturalist*, 1884-2017, www.biodiversitylibrary.org/bibliography/43746.

⁹ <https://australianfootball.com/clubs/list/Local/VIC>

SPIRITUALITY

The Ringwood community has always had a strong religious belief system. Until the 1970s/80s, faith was predominately Christian with various denominations of Methodism, Presbyterian, Church of England, Christ Church, Baptists, Salvation Army and many others. With further migration from Asia, China, India and other places, other spiritual groups have been introduced to the people of Ringwood, and now form part of their culture.

TRADITIONS & CEREMONIES

Beyond religious ceremonies, Ringwood partakes in regular rituals and observances such as the Council-run Australia Day celebrations and community awards, Masonic Lodge installations, election and robing of the Council's Mayor, Labour Day and the Queen's Birthday.

Anzac and Armistice Days are well-attended by the Ringwood community, as a dedication to those Ringwood people who served in military conflicts. The RSL strongly supports these annual ceremonies.

BENEVOLENCE & COMMUNITY SPIRIT

Ringwoodians are extremely generous in supporting each other in the community. Many volunteer organisations exist and these are well-attended at meetings and out in the field. Through Ringwood's history, there are many examples of the community coming to the forefront to overcome bushfires, floods, disease, periods of military conflict and supporting others who fell to misfortunate events or accidents.

6 Federal Announcement of Car Park

6.1 Background

Federal Announcement of Ringwood Car Park

In February 2019, the Maroondah City Council took a public stance of accepting, from the Federal Government via local representative Michael Sukkar, \$15m to develop a car park at Ringwood railway station. The announcement appeared on Michael Sukkar's website with the statement:-

"Mr. Sukkar said the Government would provide funding to build three multi-storey car parks at Mitcham, Ringwood and Croydon train stations. "I am proud to have secured funding for this critical infrastructure that will support our public transport system. Improving commuter access at our local train stations will reduce congestion on our roads and further encourage commuters onto public transport". The Australian Government has committed \$15 million for each train station car park, and will deliver more than 1,400 train station car parks, including 487 car parks at Croydon, 482 car parks at Ringwood and 500 car parks at Mitcham."

The Maroondah City Council was cited to receive \$15m for the station car park.



Michael Sukkar endorsing the funding with Mayor of Maroondah City Council (Feb 2019)¹⁰

¹⁰ www.michaelsukkar.com.au/media-releases/congestion-busting-fund-to-fix-transport-infrastructure-in-deakin/

www.michaelsukkar.com.au/speeches/adjournment-debate-1400-car-parks-at-mitcham-ringwood-and-croydon/

7 HERITAGE DESCRIPTION

7.1 Land

On the 10th November 1874 Anthony Ford of Ringwood purchased Allotment 17D in the parish of Ringwood, County of Mornington from the Crown for 77 Pounds. The land area was 76 acres and 21 perches on Title Volume 830 Folio 831. The block was approximately triangular, with the apex at 1 Bedford Road and the northern boundary along Lilydale Road to the eastern end of the Ringwood Lake reserve. The boundary across to Fern Tree Gully Road passed along the eastern border of Bedford Park and the southern border was back down to the apex between 1910 and 1912, they are notable for the repetition of gabled roof forms, design idioms, materials and other details.



Figure 3 Anthony Ford purchase of Allotment 17D

The lot was subsequently modified to provide an easement for the rail line to Lilydale.



Figure 4 Railway Easement added for Lilydale line

The balance of the land, around 69 acres was then sold with a new title Volume 1914 Folio 626 to Alfred Dean Hodgson of 69 Chancery Lane on the 16th May 1887. The

land in the Pitt Street and Ferntree Gully Road sector was subdivided and a small number of blocks sold. These include lots 2 and 5, just to the rear of lot 1, which is the site of the Blood Brothers store and are now part of the MCC land.

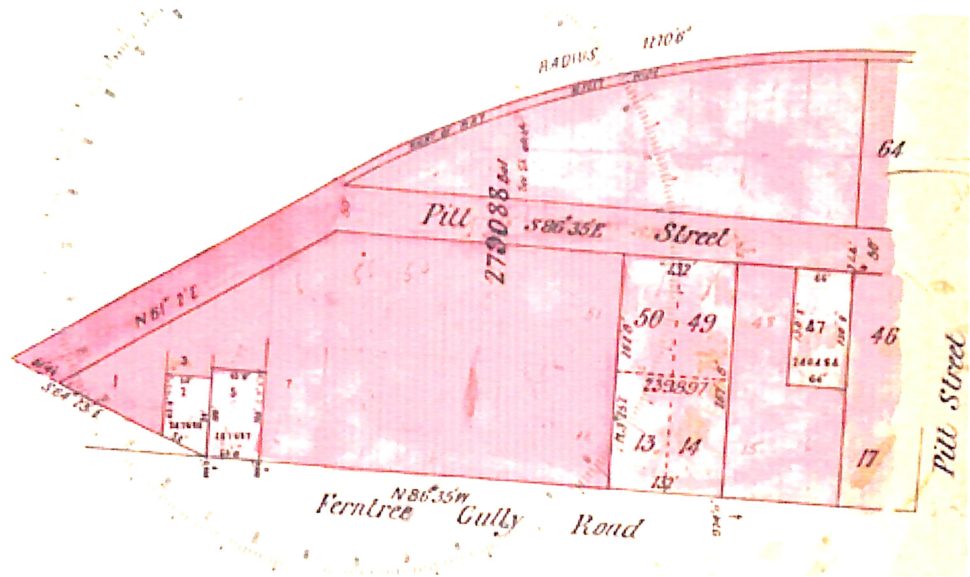


Figure 5. Alford Hodgson Purchase and Sub-division

The remainder of the holding the passed to a group of investors, including Taylor, Edelsten and Wiseman. The area was now around 61 acres and covered by a new title Volume 2261 Folio 191. More lots were then sold including lot 1.

Lot 1 was purchased by John Frost of Summerhill, Ringwood for 931 Pounds on 8th October 1890, with a new tile Volume 2305 Folio 975 which identified the land as lot 1, part of subdivision 2216. The area of the triangular lot is 7,894 square feet – or about 0.18 acres. The sale was recorded on Instrument 290054. The price was extraordinarily high and was the result of the Land Boom of the 1880s. To put it in to some sort of perspective – the original 70-acre holding had been purchased for 1 pound per acre and the sale price of lot 1 was equivalent to 5,138 pounds per acre! The images below show a small reduction in dimensions of the block resulting from an easement.

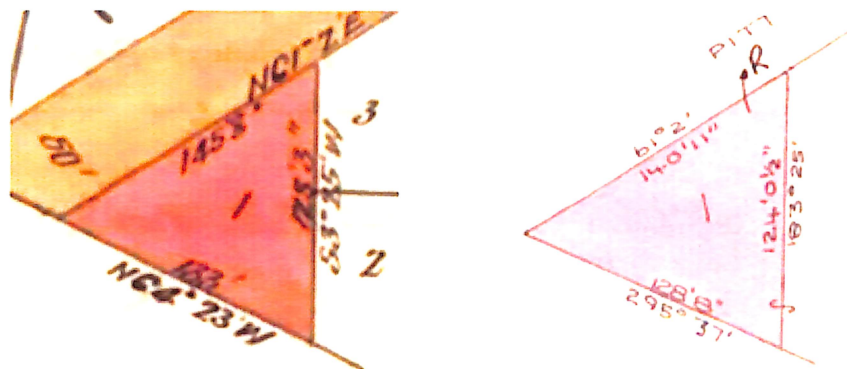


Figure 6. John Frost holding of Lot 1 Bedford Road

Inevitably the boom crashed – and was so severe that Melbourne went into recession for a period of about 20 years. The Mortgagee in possession was the F S & A Bank and they then sold the property to Stanley Wrightson Burchett of 26 Flinders Street who was described as a “Tea Expert” for 35 Pounds. This occurred on 25th May by Instrument 497568. The price paid represented less than 4% of the cost of the property less than 2 years earlier – a recovery of only 9 pence in the pound! The title for the

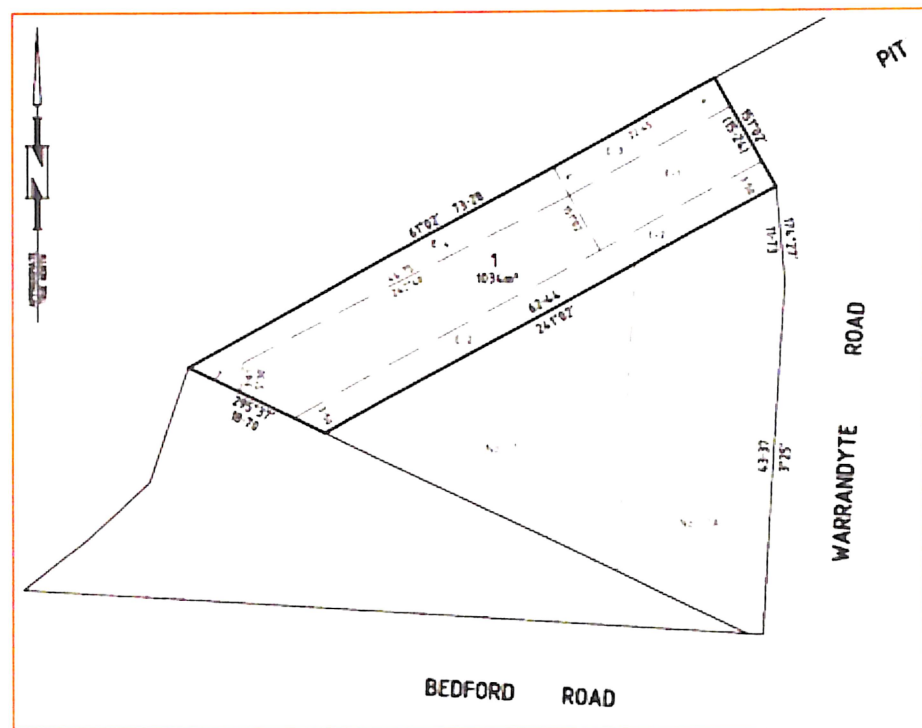
property did not actually pass to Burchett until 23rd November 1904 and was subsequently sold to Arthur and William John Blood on 21st August 1913 for 375 Pounds as recorded by Instrument 722641.

A new title Volume 9013 Folio 330 was again created, when the property passed to Keith Ernest Tibb, Wine and Spirit Merchant of Kalinda Road Ringwood on 30th August 1973. The land was still described as Lot One on Plan of Subdivision No. 2216.

Again, there was a series of owners until the property was finally purchased on 20th February 2020 by the present owner, the Maroondah City Council.

The Council are now in possession of all the land to the West of Warrandyte Road and will add to it with the addition of the land from Pitt Street. This is apparently in an attempt to create a parcel of land suited to a 500-car parking space structure.

The plan also now means that the historic Blood Brothers Store is now landlocked and in the middle of the proposed car park – which will make it exceedingly difficult to preserve. The image below shows the planned entire Council holding.



7.2 Building

The Blood Bros. Store was built by local builder, Roy Wilkins, in the same design as Ollie Pratt's butcher shop, at the corner of Anderson's Creek and Whitehorse Roads. The Pratt shop was built in 1914 but after July, as it had "1914" on the front of the store and its absence from the very accurate Army Land Survey map (see centre of red circle in Figure 7).

Pratt also followed the William and Arthur Blood by moving from its old store, near to the intersection of Mt Dandenong and Whitehorse (Main) Roads, into a more convenient business location close to the Ringwood Railway Station.

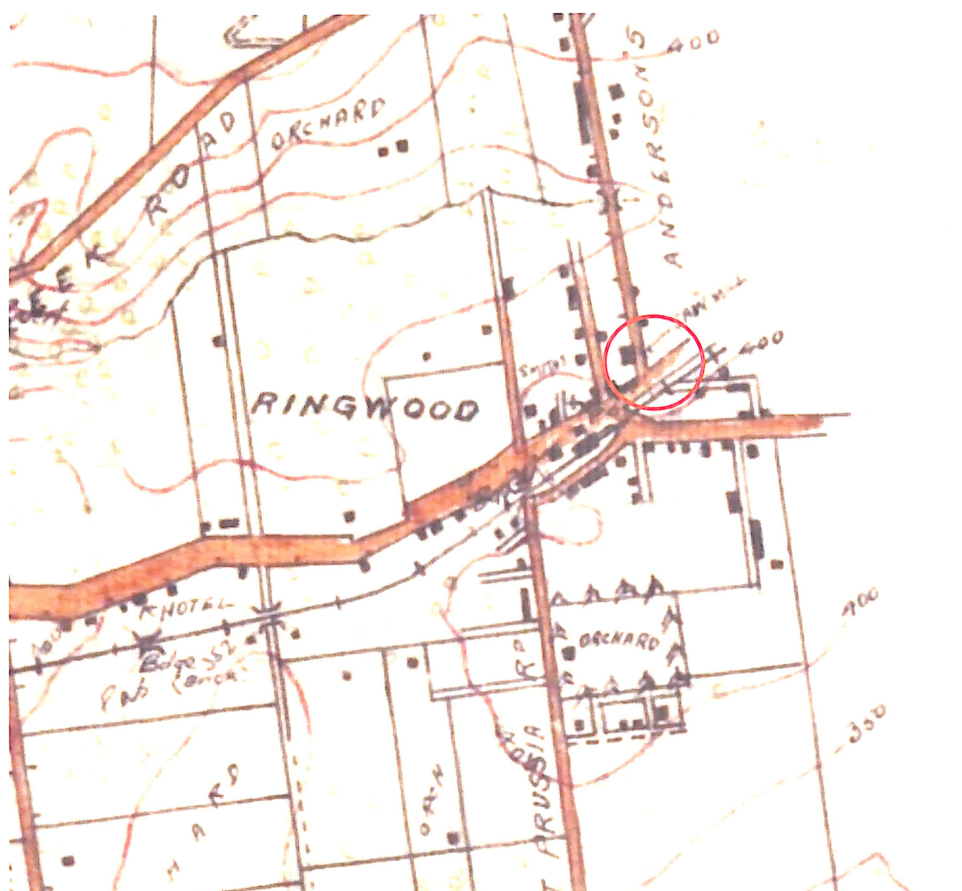


Figure 7 - Army Survey 14th July 1914 (NL, 4)

The exodus from former location of Ringwood, centred around the antimony mines, and the multiple brick and tile works, happened in the era from 1908-16.

Records, maps and newspapers show that the Blood Bros. Store was constructed directly after Ollie Pratt's butcher shop in early 1915. This makes it the oldest commercial building in Ringwood.

The modified rear section continued to run as drive-through retail outlet until 2020.

7.3 Site Visits

The site and shop have been visited on numerous occasions over the last three decades.

The front half of the building has largely remained untouched over its existence, except for the front door replacement and the access door from the rear section. The outside pergola and advertising have been replaced.

Originally, there was a large counter with numerous shelves spaced around the front room, where the Blood Bros. staff served. There still remains a cellar, which is accessed by pulling up a trapdoor on the floor. Overall, the structure is in remarkable condition for its age. No rot or termites in the floorboards.

The new rear section, which has been heavily modified, has no heritage value.

7.4 Tiles

The façade of the Blood Bros. Store is adorned with ceramic tiles up to a height of, approximately, 1.4 metres high. They appear to be directly cemented to the underlying brickwork.

The plain green 6" x 3" tiles cover most of the area. At a wall height of around one metre, five 6" x 6" green tiles spell out "Blood", on the left of the entrance door, and "Bros" on the right. The lettering was white in colour. See Figure 8 and 9 (below).

Considerable research was done on the origins of these tiles. The tiles utilised a dark copper green glaze. Certainly, there are similar local and imported tiles that have existed but not with the very distinctive glaze colour and variation.



Figure 8 Blood Bros. Store Tiles (MCC Heritage Overlay tiles)



Figure 9 Blood Bros. Store Tiles (RDEHS Archives)

Expert Assessment No. 1

Ceramics expert and owner of Walker Ceramics¹¹, David Walker, and great-grandson of the original owner of the Australian Tessellated Tile Company (ATTC) in Mitcham, Edgar E. Walker provided the author of this document with a verbal assessment¹². He could not conclusively confirm that the tiles were made by ATTC as there are no records kept from that era. He remarked that the glaze was typical of 1900s-20s but did not have an example in his small museum collection. He concluded by saying that the 6" x 6" tiles were very rare and should be kept at all costs.

Expert Assessment No. 2

Pottery expert, while researching insulators and pottery items at the RDHS Archives in 2020/21, was asked who may be the best person who could offer an assessment on the Blood Bros. Store's ceramic tiles. Without hesitation, he said he was certainly qualified and would examine the tiles for his opinion. His services were gratis. His report is shown in Figure 10. His qualifications are in Appendix x.

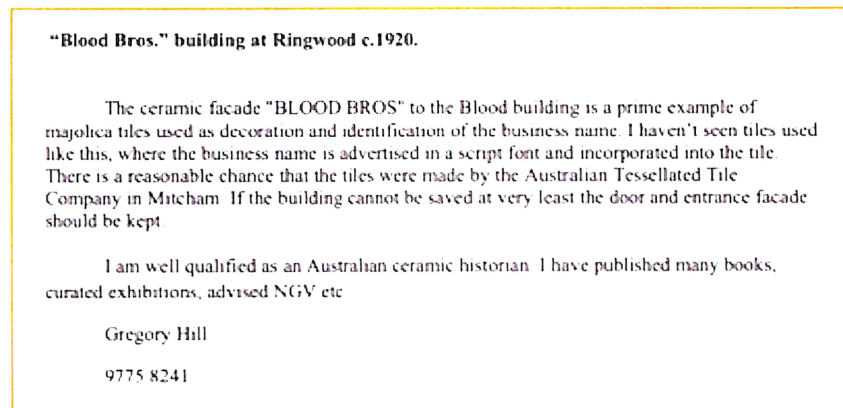


Figure 10 Gregory Hill Tile Assessment

Whitehorse Historical Society

RDHS approached Whitehorse History Society, as its jurisdiction includes Mitcham, the domain of the Australian Tessellated Tile Company. The President responded¹³ with photos of ATTC tiles, from their collection, and saying "... we don't have any information on the manufacturing date for these tiles. We don't have much information as most of the items we have were found on the site when it was abandoned and rescued by someone." These are shown in Figures 11 and 12 (below).

¹¹ Walker Ceramics, 5 McLellan Street, Bayswater, Victoria, www.walkerceramics.com.au

¹² Interview on 14th April 2021 at Walker Ceramics office

¹³ 2nd December 2020 email from Vicki Jones-Evans

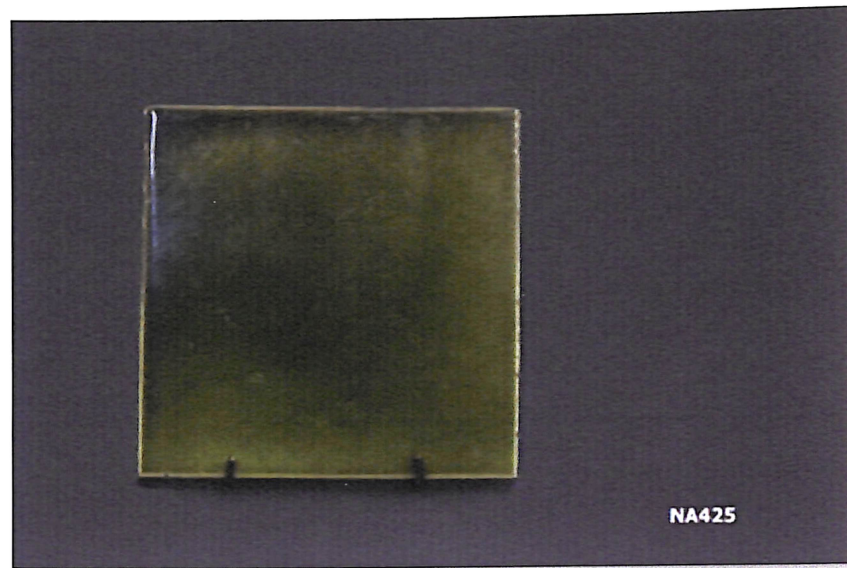


Figure 11 6" x 6" ceramic AFTC Tile (WHS Collection)

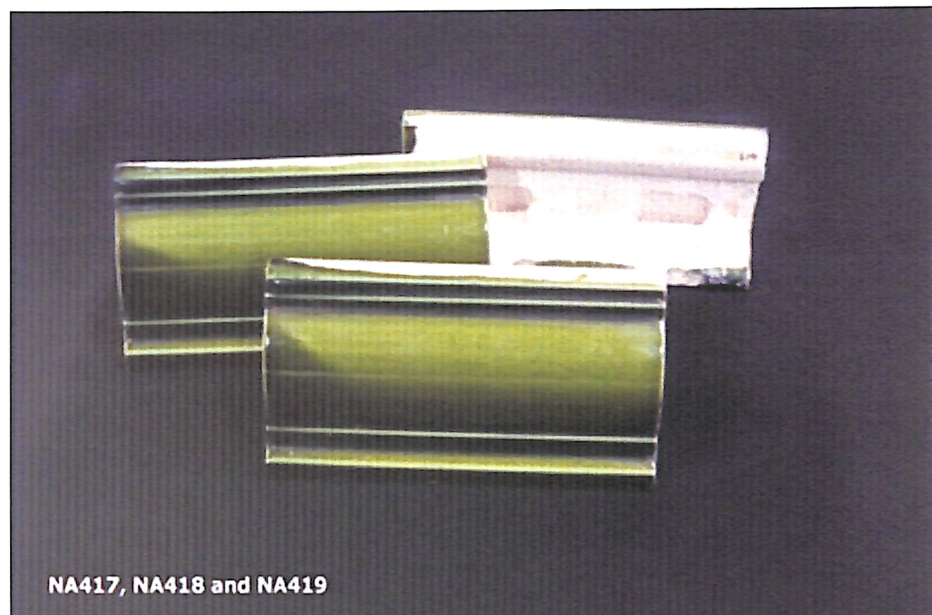


Figure 12 6" x 3" ceramic AFTC borders (WHS Collection)

Greg Hill compared the photos of the WHS tiles with the actual Blood Bros. Store tiles and concluded that had similar glazes and design. It is very likely the Blood Bros. Store tiles are rare examples from Walker's Australian Tessellated Tile Company based in Mitcham.

7.5 Pre-WWI Commercial Development

Ringwood, since its inception in the 1850s, was always to be destined a commercial hub of the local district. Not only was the town well-placed on its east-west route from Melbourne to the Yarra Valley and beyond, north-south crossroads enabled early miners, agriculture workers and local residents access to a range of shops and businesses.

West Ringwood was serviced by the Coach and Horses Hotel, a general store, post office and a blacksmith, as Mitchell and Cobb & Co. coaches and other traffic passed through. By the late 1890s/early 1900s, these businesses became less important.

East Ringwood, centred around the mining, and brick and tile making industry, from the 1860s, was a larger commercial hub, including a larger hotel and a smaller one, a stock sales market, mounted police, butcher, bakery, a number of stores, the community hall, recreation reserve and Cass' school. The first Blood Bros. Store was located here.

As the Land Boom went pear-shaped in the 1890s, the East Ringwood industries became less important. The railway station was built in 1882, between east and west, followed by the highly-prized railway goods shed in 1887. The Ringwood State School was built in 1885, combining both the Heatherdale Road school in the west and Cass' School in the east.

Activity began to gravitate towards central Ringwood at the turn of the century. A difficulty was that Ringwood was part of the South West Riding of the Lillydale Shire and it was often hard to justify the building of infrastructure, based on residential numbers and the taxes they generated.

Still, after much discussion and, often, heated arguments the Mechanics' Institute was built opposite the railway station in 1909. The "new" Ringwood was beginning to form. In 1911, the Ringwood Coolstores was constructed and was a huge boon to local orchardists.

Mention must be made of Capt. ET Miles who not only brought his family to Ringwood from Tasmania, around 1906, but a very profitable, international tin-mining enterprise. He had the benefit of having a very astute business intellect and, at the same time, a dedicated community-minded attitude.

He was prime mover in the building of the Coffee Palace and Block Buildings in 1912, in which he had his international dredging business office at Renong Chambers. He was involved in building the doctor's surgery at 10-12 Warrandyte Road, the Kendall's Pines Hospital in 1916 and numerous other constructions.

John Parker built his business south of the railway, across Greenwood Avenue from the newly-constructed Methodist Church. The Rechabites Hall was down Station Street and another coffee palace nearby.

The first true Ringwood commercial hub had been developed. In 1914/15, both Pratt's butcher and Blood Bros. Store relocated to central Ringwood using the skills and same design of Roy Wilkins.

Despite the intervention of WWI, of which Ringwood contributed more than its fair share of volunteers, Ringwood was truthfully on the map as a major profit-making nucleus.

With ongoing development of Ringwood, older buildings were demolished and replaced. The Blood Bros. Store remains as the only remnant of pre-WWI commercialism. It plays a very important heritage role to remind residents and investors that commercial ventures such as Costco and Eastland had its roots in this humble, but very important, store.

7.6 Owners – Arthur and William Blood

The Blood family are pioneers of Ringwood. As Hugh Anderson, the author of Ringwood's history book:-

*“The Blood family, and their descendants are both widespread and important to the history of Ringwood.”*¹⁴

William Blood Snr came from Box Hill to Ringwood around the 1870s and acquired land the south end of Dublin Road, formerly called “Blood’s Hill”.¹⁵ His parents, Robert Blood and Jemima Rowstone were also pioneers of Box Hill, coming to Australia from England in the 1840s. William was their eldest child and married Emma Ainger, parents to William Jnr and Arthur – the Blood Bros.

Other sons of Robert and Jemima, John and George, also move to Ringwood and acquired land and lived there for many years.



Figure 13 The original Blood Bros. Store on Main Road, Ringwood

Arthur married Honora “Nora” Wilson, whose family owned land in Ringwood East near the old Maroondah Council’s Civic Centre. The Wilson’s house was named “The Mines” and the nearby Wilson Street was named after the family. Arthur and his siblings attended schools in the Ringwood area.

Arthur was a Foundation member of the Ringwood Borough Council on which he served for fourteen years. During that time, he was Mayor for three consecutive terms over the difficult times during the Great Depression. He was vital at assisting the residents of

¹⁴ *Place of Many Eagles*, Hugh Anderson

¹⁵ *The Reporter*, 11 Jun 1920

Ringwood during that time.

Mrs Blood¹⁶, Ringwood's Mayoress, convened a meeting to form the Ringwood Croquet Club, located at the Ringwood Bowls Club. This club continues to exist today. Minnie was also Chair of the Ringwood Auxiliary of the Children's Hospital, Ringwood Baby Health Centre¹⁷, Ringwood Benevolent Society through the 1930s depression years¹⁸

Arthur was the Foundation President of the Ringwood Bowling Club and a Foundation member. He introduced The Rt. Hon. (Sir) RG Menzies K.T., A.K., C.H., Q.C., F.A.A., F.R.S., Attorney-General, to perform the 1932 official opening of the Ringwood Bowling Club. Robert Menzies later went on to become Australia's 12th Prime Minister.



Figure 14 The Rt. Hon. Sir RG Menzies K.T., A.K., C.H., Q.C., F.A.A., F.R.S., Attorney General performing the 1932 official opening of the Ringwood Bowling Club

Arthur also served on the Ringwood Show Committee, Treasurer of the Ringwood Citizens' Brass Band,

Arthur was instrumental at developing the Blood Bros. Block Emporium at the corner of Adelaide Street and Whitehorse Road. This business was innovative, in that a vast range of goods were sold, such as clothing, footwear, kitchen ware and many other household items.

7.7 Builder – Roy Wilkins

John Benjamin Wilkins' heritage was like many other Ringwood pioneer families, his

¹⁶ Fern Tree Gully News, 12 Sep 1931

¹⁷ Fern Tree Gully News, 14 Nov 1931

¹⁸ Fern Tree Gully News, 21 Nov 1931

father coming from Britain in the 1850s, to escape London and try their fortunes on the Victorian goldfields. He was born at the Fiery Creek goldfield, near Beaufort, later moving to St Kilda to practice his trade as a bootmaker. The 1880s land boom, and the subsequent depression in the next decade, made areas like Ringwood very attractive to live. In 1882, the railway line was extended from Hawthorn to Lilydale, the brick and tile industry was booming and much of the natural bushland was cleared. In the 1890s, the scenario was ripe for potential orchardists to buy cheap land, plant crops and still earn a living locally as a labourer or worker.

The Wilkins family moved to Ringwood in 1896, with a wife and 9 children. John pursued his old occupation but was an avid gardener and was often on the Ringwood Horticultural Society committee or on the Show judging panel. He was on the Ringwood Progress League in the 1910s and had the family home on one acre of land in Ringwood Street. The children attended schools and the Church of England at Ringwood, some marrying local families, socialising with sporting or community groups, or working in the area.

Of utmost importance in this assessment are the life and times of two of John and Minnie's sons – Roy Gladstone Wilkins and Jay Wilkins. Both were backbone citizens of Ringwood and significant people in the community.

Andrew Kennedy was the best-known builder in Ringwood, building the Pines Hospital and the first commercial buildings, for the "Father of Ringwood", Captain AT Miles, in Main and Adelaide Streets in the period of 1911-12. These buildings included the Coffee Palace, the Block Buildings that housed the other Blood Bros. store, the Lilydale Shire Office and Renong Chambers, out of which ET Miles ran his international tin dredging operation. The year 1912 denoted the beginning of commercial building in Ringwood, as opposed to discrete shops built for the owners/operators, where space could be rented for profits. In many respects, it began the rapid growth that has now cumulated into Eastland and other developments. As mentioned previously, it was always on the cards that Ringwood, because of its geographical location, would develop into a large commercial hub.

Andrew Kennedy employed both Roy and Jay Wilkins as apprentices, and both later went out on their own as builders/painters pre-WWI. Both worked on building the Pratt's store at the corner of Warrandyte and Whitehorse Roads (see figure 15). Jay was a partially-paid fireman at the new Ringwood Fire Station, served as one of Ringwood's volunteers in WWI and, sadly, died on fire duty in 1941. He is honoured by the Metropolitan Fire Brigade on its honour board.

His son, Bill Wilkins OAM, is an Honorary Freeman of the City (Maroondah Council)¹⁹, being a Councillor at the City of Ringwood from February 1977 until August 1989, Mayor from 1985 to 1986, Life Member of the RDCA and actively supporting various sporting clubs, scouts and major roles in many other community organisations. Bill also has the Council's Bill Wilkins Volunteer Award named in his honour. Bill Wilkins was an avid Scouter and supported Ringwood scouting troops as a scout, leader and administrator. The Bedford Park (1st Ringwood) Scout Hall is named the "Bill Wilkins Lodge", to acknowledge his service to Scouting.

¹⁹ <https://www.maroondah.vic.gov.au/Community-support-business/Community-celebrations-citizenship-and-awards/Honorary-Freeman-of-the-City>

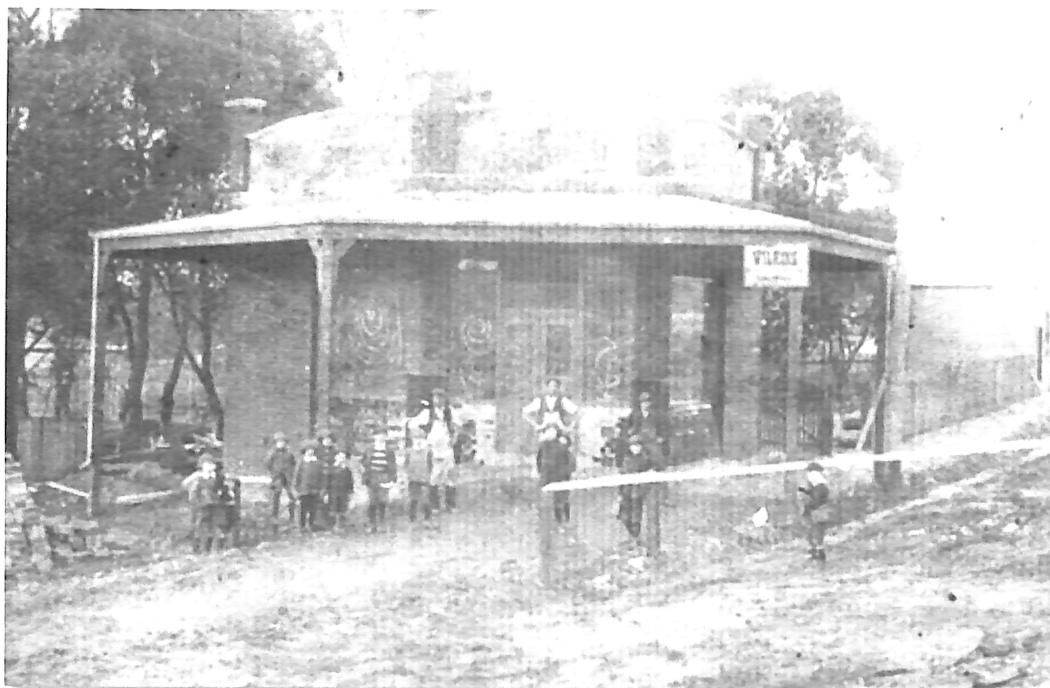


Figure 15 Roy Wilkins building, Pratt's Butchers Shop, 1914

Roy Wilkins was a well-regarded builder in Ringwood. He was also related to Arthur Blood's, marrying his cousin, Mabel (Blood), daughter of John Blood. Roy built many shops and houses within the Ringwood area.



Cr. J. W. McCaskill. His Worship the Mayor. Cr. W. Mackinlay.
Cr. A. Temple Miles.

**BOROUGH COUNCILLORS WHO MET FOR THEIR SECOND MEETING
ON THURSDAY LAST.**

Figure 16 Ringwood Borough Council in 1924

Roy was a well-known cricketer and served on The Ringwood Cricket Club's Committee as Secretary, delegate to the RDCA and many other duties. He is a Life Member of the RDCA and a MU1000F Trustees for the (East) Ringwood Reserve. He served on the Committee of the Ringwood Football Club.

7.8 Bricks

Bricks and insulators were locally produced in the East Ringwood (formerly Ringwood) area from the late 1850s/early 1860s until the late 1920s. Early examples²⁰ were hand-made. Automatic brick presses were introduced in the 1880s in Ringwood and, on the recent demolition of the Club Hotel, it was found that the chimney bricks were from a local brick works.

It is very likely that the Blood Bros. Store also used locally-produced bricks which are considered rare, as only one example exists, in the RDHS Archives.

²⁰From RDHS Archives

8 INCORRECT ASSESSMENT MEASURES

8.1 Condition of the Asset

Nowhere in *The Burra Charter*²¹ does the condition of the building form a conditional argument when assessing the Charter's criterion. There is an implied expectation that every heritage asset can be restored to an acceptable condition.

The presence of such things as white ants, dry rot, water damage, vermin and structural problems may be a determining factor for costs and budgets, renovation timelines or the lack of available skilled labour but the Charter endorses the value of heritage and that everything can be fixed.

8.2 Modification of the Asset

Nowhere in *The Burra Charter*²¹ is it suggested or implied that any modifications to any part or parts of the asset will annul any heritage assessment. Every heritage item in the Maroondah City Council Heritage Overlay list, excluding flora, has had some sort of alteration. Some changes include wiring, electrical work, internal painting, non-heritage roofing, new kitchens (including kitchenware, white goods, benches and cupboards) and extensions.

The Ringwood Clocktower is a prime example where, after its rebuilding, only contains a few original items, such as the dome, clockface and WWI plaques. Yet, because of its very high cultural significance to Ringwood's community, its modifications are of little to no importance.

It is acknowledged that the Heritage Overlay program only addresses few stipulated modifications, such as paint work.

It is an expectation that, when describing and assessing parts of the building, that significant intact elements be highlighted.

8.3 Nomenclature of the Asset

In many of the Maroondah City Council's public documents and correspondence, for example, the webpage referring to proposed carpark²², the heritage asset (HO5) has been incorrectly called "Ringwood Cellars". Whilst this may be error, stemming from ignorance, it does create a sense of discredit and belittlement of the heritage asset.

The name of the building is "Blood Bros. Store". It refers to its original name and its purpose, and the first proprietors' names. It is these entities on which this assessment is based. "Ringwood Cellars", "Webdales", "WJ Blood Premier Store Grocer", "Mac's Liquor", "Sinclairs", "Tibbs Wine and Spirits", and many other names, refer to the business names that once operated in the original store and the extensions at the back of the store. This document is not assessing these business names.

²¹ Australia ICOMOS Burra Charter, 2013

²² <https://www.maroondah.vic.gov.au/Development/Developing-Maroonah/Maroondah-projects/Maroondah-projects/Ringwood-Multi-level-Carpark>

9 CONFLICT OF INTEREST WITHIN COUNCIL

9.1 Owner and Approver

The Maroondah City Council owns the Blood Bros. Store land on which the proposed car park will be built. If the car park does go ahead then various planning documents will have to be submitted to Council. It appears, therefore, that Council will act as owner of the land and also give itself permission to build. Clearly, this appears like conflict of interest, for the benefit of the Council.

In the above scenario, there is obvious conflict of interest within Council. The new Local Government Act 2020²³, Division 2—Conflict of interest, addresses such conflicts and deals with them as serious breaches of the law.

As the original intent of the purchase of the Store and the associated land was to build a car park, transferring ownership to another entity in order to avoid a conflict of interest, must still be viewed as having an owner/approver relationship. This other entity can still be considered as having the Council's intent in mind.

10 OBLIGATION OF COUNCIL

10.1 Owner and Heritage Overlay Obligation

The City of Maroondah has the responsibility to maintain the requirements of the Heritage Overlay on this heritage asset, which it has failed to do. It is currently in a bad state externally, far worse than when the last business operated from the rear of the building.

As the City of Maroondah also maintains the legal requirements, as custodian of the Heritage Overlay program, it has clearly not enforced its legal obligation towards the owner of the Blood Bros. Store, which is itself.

Whilst this may be viewed as failure to maintain to a Heritage Overlay building, and a failure of the council to police the Heritage Overlay responsibilities, the combination of both failures could be interpreted as trying to gain an advantage by Heritage neglect. This has clearly influenced the contracted heritage advisor, yet the practice is severely viewed upon by Heritage Victoria and like-minded organisations.

²³ <https://www.localgovernment.vic.gov.au/council-governance/local-government-act-2020>

11 CAR PARK ALTERNATIVES

The most logical location for extended a car park would be over the current car parks. Basic calculations clearly show that the proposed number of car parking spaces could easily fit on a multi-level arrangement on the space already used for parking. Talking to council's staff, this option was not pursued with much endeavour, if not at all. The reason given was one of political bias, of not using Federal Coalition finance on Victorian State-owned property.

Analysis has been done by multiple sources on the choice of Ringwood for a new car park. It is not the goal of this document to pursue this analysis, but solely focus on the heritage worth of Blood Bros. Store.

12 ASSESSMENT OF SIGNIFICANCE

This section brings together all the evidence gathered to provide an assessment of the architectural, cultural and aesthetic values associated with the heritage building located at 1 Bedford Road, Ringwood.

A comparative analysis will compare the heritage values of this building, with those of similar in the City of Maroondah. A Statement of Significance will summarise the heritage values associated with the precinct.

12.1 Assessment against criteria

Cultural significance

Importance to the course, or pattern, of the Ringwood's cultural history. (Criterion A)

The Blood Bros. Store represents the pre-WWI movement of the original Ringwood, at the corner of Maroondah Highway and Mt. Dandenong Road, to the new location centred around the Ringwood Railway Station. This is very significant because it denoted the end of the mining era, in which Ringwood sought its wealth. It enabled a divided Ringwood – West Ringwood and East Ringwood – to come together and centralised community assets, such as the Mechanics' Institute, banks, schools and churches.

The movement also saw the businesses of Ringwood move to a location that was accessible from the south (Wantirna and Vermont), south-east (Boronia and Bayswater), east (Croydon, Kilsyth and beyond), north (Wonga Park and Warrandyte), north-west (Doncaster and Templestowe) and west (Mitcham).

Therefore, it was always on the cards that Ringwood would become a commercial hub, to service neighbouring towns. The Blood Bros. – Arthur and William – had the insight to see this and built shops on both sides of the railway in the 1910s.

Rarity significance

Possession of uncommon, rare or endangered aspects of our cultural history (Criterion B)

The Blood Bros. Store exhibits rare tiles that show the experience and skills of the local brick and tile factories in the Mitcham/Ringwood area. These industries were major commercial developments, servicing Melbourne's building boom.

Technical and Aesthetic significance

Importance in exhibiting particular aesthetic characteristics. (Criterion E)

Importance in demonstrating a high degree of creative or technical achievement at a particular period. (Criterion F)

Aesthetically, the façade of the Blood Bros. Store is attractive display of tiles and

window displays. The tiles have been assessed as a rare example of locally-produced ceramics. Greg Hill and RDHS endorse that because the ceramic items are in situ, and the aesthetic nature of the façade.

Social significance

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place due to cultural traditions (Criterion G)

The Blood Bros. Store aligned with the movement of Ringwood to a location opposite the railway station, combining various shops from the west and east, to create a central commercial hub and serviced nearby towns.

Associative significance

Special association with the life or works of a person, or group of persons, of importance in our history (Criterion H)

The Blood and Wilkins dynasties are associated with The Store – as owner and builder. They both were extremely active in the community, taking many roles on the Borough Council and other local organisations. There are few families in Ringwood that have made such a mark on the city.

The dynasties have remained in Ringwood and are still contributing to the benefit of the community. The Store is a lasting tribute to them for impact they made on Ringwood's society.

12.2 Comparative analysis

The Blood Bros. Store is one of Ringwood's oldest heritage assets and is the only existing commercial building of the pre-WWI. Therefore, a comparative analysis with similar structures in Ringwood, is not possible. From that point of view, it is an extremely important heritage asset that shows the development and commercial growth over the last 100 years in Ringwood.

As this assessment heavily relies on the cultural importance of the store, the Ringwood Clocktower probably has the nearest comparable heritage asset. This asset has been central to the people of Ringwood and always remained as a prominent landmark.

13 STATEMENT OF SIGNIFICANCE

13.1 What is significant

The Blood Bros. Store is Ringwood's oldest commercial heritage asset as well as the only pre-WWI shop.

13.2 How is it significant?

The Blood Bros. Store satisfies a number of significance criteria in its heritage assessment. They are cultural, rarity, technical, aesthetic, social and associative significances.

13.3 Why is it significant?

The Blood Bros. Store satisfies a number of significance criteria in its heritage assessment:-

Cultural significance: The Blood Bros. Store represents the pre-WWI movement of the original Ringwood to the new location centred around the Ringwood Railway Station.

Rarity significance: The Blood Bros. Store exhibits rare tiles that show the experience and skills of the local brick and tile factories in the Mitcham/Ringwood area.

Technical and Aesthetic significance: Aesthetically, the façade of the Blood Bros. Store is attractive display of tiles and window displays. The tiles have been assessed as a rare example of locally-produced ceramics.

Social significance: The Blood Bros. Store aligned with the movement to create a central commercial hub around central Ringwood.

Associative significance: The Blood and Wilkins dynasties are associated with The Store – as owner and builder. They both were extremely active in the community, taking many roles on the Borough Council and other local organisations.

14 COUNCILLOR SUPPORT

INITIAL CONTACT WITH COUNCIL

A letter was sent to all MCC Councillors, CEO, Steve Kozlowski and Director Strategy & Community, Phil Turner on 15 September 2020. It cited the disregard for consultation with the RDHS and the public concerning the replacement of the Blood Bros. Store with a car park. This was the first correspondence from RDHS following the February 2019 purchase of the land and building.

A response was given by the CEO the next day stating, “ ... *assessment will appraise the veracity of existing heritage statement of significance for the building, the current state of the building, and provide advice on whether it should be retained or not, and if so, in what form.*”

No response was given by any Councillor, concerning the RDHS issues.

OBLIGATION OF COUNCILLORS

It is noted, from Division 3 of the Local Government Act 2020²¹ that

28 Role of a Councillor

(1) The role of every Councillor is—

(a) to participate in the decision making of the Council; and

(b) **to represent the interests of the municipal community in that decision making; and**”

FURTHER RESPONSES

In the 2020 pre-Council elections, all candidates were given the option to respond to the question,

“The 116-year old Blood Bros. Store is currently under threat of demolition from a \$15m council car park project in Station St. What would a councillor do when there is clearly public opinion against the move?”

Suzy Stojanovic, who was later elected to the McAlpin Ward said,

“I have signed the petition to protect the Blood Bros Store building. If it's at all possible to stop it's demolition I will put every effort into retaining this important local heritage building. It's important that I don't overstate my position regarding developments and end up blocked from decision making. What I will say is that I am here to represent the people of Maroondah, and McAlpin ward specifically. So if the majority want to retain a piece of heritage, I see it as my role to advocate for this to be represented in what happens to that building.”

Nora Lamont, later elected to Wonga Ward and Deputy Mayor, said,

“A Councillor would not go against the wishes of the community if public sentiment was against the demolition. Proper community consultation is necessary before any move is made with this proposal.”

No other elected Councillor made an opinion.

15 ADVOCACY

The following correspondence contributed to the advocacy of retaining the historic Blood Bros. Store. These organisations and individual are classed in leaders in the field of heritage.

Advocacy is a powerful component to heritage assessment because it engages experienced groups and offers views of heritage and its evaluation.

- A. Royal Historical Society of Victoria
- B. National Trust of Australia (Victoria)
- C. Gavin Fry, Heritage Consultant



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A Beckett Street, Melbourne 3000

28 September 2020

Mayor and Councillors,
City of Maroondah.

maroondah@maroondah.vic.gov.au

Dear Mayor and Councillors

Proposed Demolition of former Blood Bros Store

The Royal Historical Society of Victoria (RHSV) is a peak body representing approximately 340 community historical societies throughout the state. It has been active on history and heritage issues since its formation in 1909. The RHSV Heritage Committee is accountable to the RHSV Council and has specific responsibility for preparing submissions and liaising with other relevant heritage bodies concerning the uses and preservation of heritage-protected buildings and sites. The committee encourages its affiliates to make submissions on relevant local as well as state heritage matters and, where appropriate, acts in support of their submissions.

The Ringwood and District Historical Society has called to our attention a Council proposal to demolish the former Blood Bros. Store (c 1914), which is covered by a Heritage Overlay (HO5), to make way for a multi-storey car park. We share the Historical Society's grave concerns.

We understand that the Council acquired the store at 1 Bedford Road, together with an adjoining allotment, for around two million dollars in February 2020 and has since then completed the consolidation of the development site with the closure of a parcel of discontinued roadway at the end of August 2020.

The Council's website tells us that the Australian Government is providing \$60 million for the project [\$15m for Ringwood carpark] and that construction is expected to commence in early to mid-2021. Astonishingly, the website says nothing about community consultation or obtaining planning approvals.

We are astonished that all this has happened without any consideration of the significance of the heritage place, despite its being covered by a long-standing Heritage Overlay. How could anyone believe that the Council will give serious consideration to the possible retention of the building when that could imperil a + \$62 million dollar project on which millions of dollars have already been spent?

Tel: (03) 9326 9288 Find out more about us on our website

Email: info@rhsv.org.au Reply to: maroondah@maroondah.vic.gov.au

ABN: 36 520 658 471

The website makes it clear that no planning permit has yet been applied for and tells us that an independent planning consultant will prepare a report on the proposed changes of use and that it:

will also include a heritage assessment of the Ringwood Cellars, including the veracity of the existing heritage statement for the building, the current state of repair of the building, and provide advice on whether it should be retained or not, and if so in what form

However, we already know from the Statement of Significance for the former Blood Bros. Store that the building is of regional significance, and, while that term is not generally in use today, it means that from the outset it was considered to be of greater than local significance '*as a rare and relatively intact rural Edwardian corner shop*' and that it is '*socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place*'.

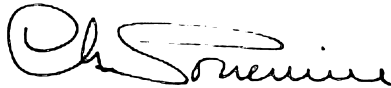
These characteristics will not have changed over the years but the independent consultant is going to be asked to examine '*the veracity of the existing heritage statement for the building*'. Veracity is not an issue. The text of the Heritage Overlay is true. It would be open to Council to initiate a new Heritage Study to review the building's status, but until that is done the Heritage Overlay as originally passed by Council retains its force.

Unfortunately, Council have failed to follow proper process and have begun by spending money on the development before considering the heritage issues. Every part of this process, which until very recently seems to have been conducted in secret, suggests that all the key decisions have already been made and that the exhibition of the plans for public comment is regarded simply as a necessary process to meet legal requirements. This also places the heritage consultant in an invidious position and raises the question of just how independent a heritage assessment can be in these circumstances.

Proper process has been reversed. The question of demolition should have been considered at the outset, together with a number of alternative options. If the Council had then decided that demolition was the best course of action, that view would have been tested through the exhibition and public submission process so that Council would then be in a better position to consider public submissions with an open mind.

Nevertheless we urge Council, respectfully but strenuously, to consider all possible alternatives, even at this late stage. This could include finding alternative sites for the car park or retaining the store as part of the overall development. If it is not possible to find another site, Council's priority should be to develop an innovative design which retains the store and makes it into a focal point for the community. And Council must now adhere to proper procedure, with appropriate community consultation and planning processes, before pursuing this project further.

Yours,



(Professor) Charles Sowerwine,
Chair, Heritage Committee,
Royal Historical Society of Victoria.



1 October 2020

Steve Kozlowski
Chief Executive Officer
Maroondah City Council
PO Box 156
Ringwood VIC 3134

6 Parliament Place
East Melbourne
VIC 3002

Email: conservation@nationaltrust.com.au
Web: www.nationaltrust.org.au

T 03 9656 9818

CC: Phillip Turner, Director Strategy and Community

E: maroondah@maroondah.vic.gov.au

Re: Former Blood Brothers Store, 1 Bedford Road, Ringwood

Dear Mr Kozlowski,

The National Trust of Australia (Victoria) (National Trust) is the state's largest community-based heritage advocacy organisation actively working towards conserving and protecting our heritage for future generations to enjoy, representing 30,000 members across Victoria.

As Victoria's premier heritage and conservation organisation, the National Trust has an interest in ensuring that the wide range of natural, cultural, social, and Indigenous heritage values of the municipality are protected and respected, contributing to strong, vibrant and prosperous communities.

The Jubilee Park Residents Group and the Ringwood District Historical Society recently alerted the National Trust to a proposal by Maroondah City Council for a multi-level carpark at 1 and 1A Bedford Road, Ringwood, a site which was purchased by Council in February 2020. We note that Council has publicly stated that it considers the carpark to be a priority project, with funding having been secured from the Commonwealth.

As you will be aware, the proposed site includes the Former Blood Brothers Store, which is covered by a Heritage Overlay (HO5) in the Maroondah City Council Planning Scheme. The Statement of Significance notes that "It is architecturally significant as a rare and relatively intact rural Edwardian corner shop" and that it is "socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place" (Victorian Heritage Database).

We feel strongly that Council has not given adequate consideration to the heritage impacts this proposal will have on the Former Blood Brothers Store, and community concerns regarding this matter.

Firstly, we would have expected Council to have undertaken due diligence regarding the heritage values of the site **prior** to its selection as the proposed location of a new development.

We understand that Council is commissioning planning report to inform a future planning permit application, including a heritage assessment of the Blood Brothers Store. This approach is counter to best practice in heritage management, including the process outlined in the *Burra Charter (The ICOMOS Charter for Places of Cultural Significance)*, which holds that an understanding of cultural significance for a place should be established prior to decisions regarding its management.

Currently, Council's own website states that "Council is making it a priority to ensure the carparks are designed and constructed as quickly as possible", and that "construction is expected to commence in early to mid-2021".

These statements, as well as the steps Council has already taken to facilitate the development on the subject site, appear to pre-empt Council's own planning processes, and the outcome of the heritage assessment, presenting the development as a *fait accompli* and undermining public confidence in the planning process.

We respectfully call on Council to undertake further community consultation regarding this proposed development prior to the lodgement of a planning application. While the community will have an opportunity to provide feedback once the planning permit has been advertised, we understand that consultation has not been undertaken in regard to alternative sites or feedback on the proposal overall.

We feel strongly that any future development of the Former Blood Brothers Store site should be respectful of the architectural and social significance identified in the existing Statement of Significance. We welcome the opportunity to provide support to Council to ensure the heritage values of this place are respected and celebrated as part of any future changes.

I welcome you to contact this office on 9656 9818 or with me directly at felicity.watson@nattrust.com.au to discuss this matter further.

Kind Regards,



Felicity Watson
Executive Manager — Advocacy
National Trust of Australia (Victoria)

HERITAGE ASSESSMENT - BLOOD BROS. STORE
RINGWOOD & DISTRICT HISTORICAL SOCIETY

Gavin Fry

10/11 4th Maroon Street East, NSW 2122
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www.ringwoodhs.com
ABN 22 232 216 617

14 October 2020

The Elected Councilors
City of Maroondah
PO Box 156
Ringwood VIC 3134

Dear Councilor:

I am writing to you and your colleagues to express my great concern over plans that would appear to include the demolition of the former Blood Brothers store at 1 Bedford Road. I realise there have already been many voices raised in support of the retention, and restoration, of this small but important remnant of Ringwood's past, but I would like to add one more voice.

You might question why someone who lives 1000+ kilometres away would have such an interest, but I was born in Ringwood and spent my early years just a short walk away from the building. It was my first experience of a 'shop' and is deeply imbedded in my earliest memories. While I left Ringwood many years ago, I have watched the town grow and change over the years, at times for the better, but also for the worse.

I understand full well the importance of developing civic infrastructure and taking advantage of funding arrangements from higher levels of government when they arise. But the lure of funding should not blind us to the need to look to the heritage and history that has created what we have today. I have worked in senior positions in all three levels of government and have seen at close hand the pressures at work to 'get things done'. While I have retired from full-time work, I still act as a consultant and adviser to the Commonwealth Government in the fields of arts and heritage and understand the subtle balance required.

It is possible to combine new development with an awareness and respect for heritage and community history. Seeking to preserve what little remains of our built heritage is not 'standing in the way of progress', but a way of building community cohesion and understanding about the nature of our society.

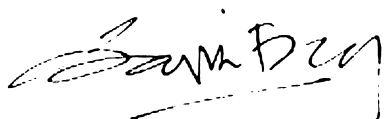
At a personal level, I was delighted when Council acquired four of my works from an exhibition held at the Maroondah Access Gallery in 2016. The irony was that the drawings depicted the four houses I had lived in within the boundaries of the old Borough of Ringwood, all of which have been demolished in the name of progress.

Expert Evidence: Melbourne Cultural Heritage & Registered Values Cultural Gifts Program
© Commonwealth of Australia

Gravin Fry

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I do ask you to give real and open consideration to saving and re-purposing what is a small but significant heritage building. With imagination and good planning, car parks can be developed in all manner of places, but once lost, heritage buildings and the history they embody are gone forever.



Gavin Fry

16 MEDIA REPORTS

A number of media articles have been written by The Age, Herald-Sun and Maroondah Leader. None have been instigated by Ringwood & District Historical Society and are the result of independent reporting.

It is up to the reader to accept the credibility of each report but they do serve as good place-markers for current opinion and community issues.

Ringwood railway station \$15 million carpark planned for site of Blood Brothers bottle shop

Herald-Sun (Leader Community News) – September 18, 2020

A Ringwood bottle shop which has stood for more than 100 years has an unclear future under plans to build a giant multi-deck carpark for commuters.

Maroondah Council has picked the site on the corner of Bedford and Warrandyte roads for the 480-spot carpark after it was promised \$15 million in Federal Government funding in February 2019. The site is next to Ringwood railway station and is home to the historic Blood Brothers building, which was built in 1914. Part of the building is used as a Celebrations drive-through bottle shop. The council voted to discontinue the road on the site in June to progress its planning for the carpark project.

Donna Mackinnon, who plans to contest the new Wonga ward at the October 24 council elections, started a petition this week for the council to find a different site. The petition led to widespread discussion on community Facebook groups and had received nearly 570 signatures as of 10am on Friday. Ms Mackinnon felt the building was “significant as an example of Edwardian corner shop architecture” and feared it was destined for the wrecking ball. “Commuters want more carparking, but a significant heritage building should not be bulldozed to provide it,” she wrote. “Council should be building this on current carpark sites at Ringwood station.”

Cr Nora Lamont, who is also set to run for Wonga ward, took to her councillor Facebook page to address “misinformation” she felt was circling in the community. Cr Lamont said the site had a heritage overlay which was still in place and an external consultant would be hired to assess the site for the proposed carpark.

“It will then go out to the public for comment and consultation at which time everyone in the community can have their say about the plans and what that might look like and whether they approve or disapprove,” she wrote. Cr Lamont later responded to a commenter’s query and said “nothing is set in stone”.

A staff member at the bottle shop was unaware of the plans when Maroondah Leader visited on Thursday and didn’t comment further. Readers on Maroondah Leader’s Facebook page had ideas on alternative sites for the carpark.

Damian Buzza suggested removing the Midway Arcade on Maroondah Highway, with an underground pedestrian link to the station. Austin Smith thought it could be built on the corner of Wantirna Rd at the former home of mechanic Alpine Affaire, where a small carpark already exists.

The council was contacted for comment.

Kiel Egging, Maroondah Leader

Proposal for multi-level car park at Ringwood threatens Former Blood Brothers Store

Blog of the National Trust of Australia (Victoria) – October 6, 2020²⁵

In September, the Jubilee Park Residents Group and the Ringwood District Historical Society alerted the National Trust to a proposal by Maroondah City Council for a multi-level carpark at 1 and 1A Bedford Road, Ringwood, a site which was purchased by Council in February 2020.

The proposed site includes the Former Blood Brothers Store, which is covered by a Heritage Overlay (HO5) in the Maroondah City Council Planning Scheme. The Statement of Significance notes that “It is architecturally significant as a rare and relatively intact rural Edwardian corner shop” and that it is “socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place” (Victorian Heritage Database).

While Council has confirmed that they are in an “early design and feasibility phase”, they also note on their website that, “Council is making it a priority to ensure the carparks are designed and constructed as quickly as possible”, and that “construction is expected to commence in early to mid-2021”.

We feel strongly that Council has not given adequate consideration to the heritage impacts this proposal will have on the Former Blood Brothers Store, and community concerns regarding this matter.

Council has confirmed that they will be commissioning a planning report to inform a future planning permit application, including a heritage assessment of the Blood Brothers Store. However, we are concerned that this approach is counter to best practice in heritage management, including the process outlined in the Burra Charter (The ICOMOS Charter for Places of Cultural Significance), which holds that an understanding of cultural significance for a place should be established prior to decisions regarding its management.

We are concerned that the steps taken by Council to facilitate this development appear to pre-empt Council’s own planning processes, and the outcome of the heritage assessment, presenting the development as a fait accompli, and undermining public confidence in the planning process.

We have written to Maroondah City Council urging them to undertake further community consultation before proceeding with this proposed development, and prior to the lodgement of a planning application.

COMMENTS ON BLOG

Russ Haines on October 11, 2020:-

“Many thanks to the National Trust for taking up this advocacy on our behalf. This building was built in 1913 and has the credentials to be saved. At this stage, the Maroondah City Council has largely ignored public support and we are worried that they are in a position to be both owner of the underlying property and, at the same time, judge and jury of the fate of this historic shop.”

Robert New on October 11, 2020:-

"In my near thirty years employed mostly under the City of Ringwood (and later Maroondah C.C.) this building was recognised for its cultural value to the Ringwood community and survived development of the roads and carparks to this day.

If the site is developed as a carpark every effort should be made to relocate the building to a suitable site to preserve its cultural significance."

Russ Read on October 11, 2020:-

"Suggest re-erection on the forecourt of the now empty Council offices . Could be an excellent coffee shop. Brilliant view of Dandenongs."

Paula Herlihy on October 12, 2020:-

"If you travel in Singapore and some other Asian countries (thinking of KL and Malacca as well) the loss of charm and the minimal gains made by the speed and lower cost of building from a scorched earth destruction is regretted in the years that follow. One modern city looks just like the next, so why go there? Singapore is attempting to create charm now the real charm is gone. Here we have charm in abundance – an ideal coffee house! In design and situation. Too bad there aren't architects able to take up the challenge and create a design to incorporate this, the way church architects seem to be able to. I lament the lack of talent! I'm not surprised politicians and council employees can't understand what makes people want to visit a locality! They'll just blame it all on covid I guess. But maybe this is just a car park for people travelling through on the train? Who'll want to visit Ringwood?"

Ms Robyn Taylor on October 13, 2020:-

"I understand the need for carparks adjacent to hub railway stations, however I am disappointed to learn of the threat of yet another piece of Ringwood's heritage disappearing. I lament the old familiar buildings of my past which give a framework of place. Ringwood has now next to nothing left of the place I knew. The Ringwood Baths, the old Eastland facade, and now a last example of its corner store to be flattened if the development is approved. I agree with an earlier correspondent, if Blood Bros store has to be removed, it must be relocated/ rebuilt somewhere else in Ringwood so our descendants can at least have an existing example of a township building, rather than viewing them in photographic form."

Paul Asselman on November 26, 2020:-

"It was not long ago that a beautiful heritage listed house was bulldozed by the current owner without a permit. The previous owner (The guy who owned budget cuts) retained its historic charm for years and years. The historic properties of Ringwood are quickly disappearing . Blood Bro's must be saved otherwise there will be very little left of the old Ringwood."

Paul Asselman on November 26, 2020:-

"It was not long ago that a beautiful heritage listed house was bulldozed by the current owner without a permit on Bedford Road just up the road from Blood Bro's. The previous owner (The guy who owned budget cuts) retained its historic charm for years and years. The historic properties of Ringwood are quickly disappearing . Blood Bro's must be saved otherwise there will be very little left of the old Ringwood."

Carpark plans threaten historic building

Herald-Sun (Leader Community News) – December 2, 2020



For 100 years, this ramshackle but much-loved piece of history has been a feature of Ringwood. Now, its future is in doubt, and people are not happy. Maroondah residents have been assured they will get a say in determining whether a historic 100-year-old bottle shop will be knocked down for a multi-deck carpark.

Maroondah Council has picked the site of the Blood Brothers building on the corner of Bedford and Warrandyte roads for the \$15 million federally funded project, first announced in February 2019. The building, built in 1914, is next to Ringwood railway station and is partially used as a drive-through Celebrations bottle shop.

A 660-signature e-petition was tabled at the council's meeting on November 30, with councillors voting to consider it as part of the planning process. Council officers understood at least 50 per cent of signatories lived in Maroondah. The petition stated that the selection process for the site was "flawed" and called on the council to pick a new carpark location.

It also claimed community groups such as the Ringwood Historical Society were not consulted before the council purchased the site.

Director of planning and community Phil Turner confirmed a heritage overlay was in place at the site, which had triggered a review. Mr Turner said an external consultant was compiling a town planning report on the best use of the site, which would also consider the building's heritage. Following a question from Cr Rob Steane, Mr Turner confirmed the project would go through the council's regular planning permit process, which would include public consultation.

The Ringwood carpark is one of four planned at Maroondah railway stations, with others to also be built at Croydon, Heathmont and Heatherdale. Work has only begun at the Croydon carpark site, with site preparations and a road closure introduced in October. The council has refused to answer repeated inquiries about the Croydon carpark from Maroondah Leader, first sent in early October. They included questions about construction timelines, the change in the carpark's original design, and alternative parking for commuters during construction. The council's director of operations, assets and leisure, Adam Todorov, previously said the site of the Croydon Community Precinct could be used as a temporary carpark. The council's website indicates an expected completion date for the Croydon carpark of October 2021.

kiel.egging@news.com.au

Car Park Plan hits Heritage Assessment

The Age (Capital Gain) – August 1, 2021

Correction to article: The local historical society was not involved in the petition; it was driven by resident Donna Mackinnon who also presented it to Maroondah City Council (see previous Herald-Sun articles).

Car park plan hits heritage assessment

CAPITAL GAIN

Nicole Lindsay



The saga of the Morrison government's marginal seat car park program continues to shed intriguing details

Maroondah City Council, part of Housing Minister Michael Sukkar's marginal electorate of Deakin, chose a site for the Ringwood car park that's home to one of the suburb's few remaining historical properties

Council told *Capital Gain* it was finalising a heritage assessment and historical overview of the site, due this month, ahead of fresh community consultation

Last year locals were surprised to hear the site was going to become a multi-storey car park and the local historical society presented a petition against it with 660 signatures

As part of its move to create the car park, the council settled on a parcel of land at 1 Bedford Road in February 2020, paying \$2 million to Kasi Australia. The site was home to Blood Brothers, an intact 1914 Edwardian-era shop, which traded for 95 years, mostly recently as the Ringwood Cellars bottle shop. Maroondah has owned the vacant land next door, at 1A Bedford Road, since June 1989.

The federal government has already forwarded \$42 million to fund four car parks in the area. Council had "advocated at both state and federal levels" for the funding, a Maroondah spokesperson said.

There are four car parks in the works. Only one, in Croydon, has so far gone ahead.

How the Coalition car park promises went off the rails

The Age – July 24, 2021

This assessment nor RDHS wish to become embroiled in, nor comment on, the recent media articles on the selection of car park sites. Yet the extract from The Age's July 24, 2021 article is useful to add context to the historic nature of the building.

“Ringwood

A bottleshop occupies the chosen site, provoking a stoush with National Trust due to the site's historic nature. Mr Sukkar told Parliament in 2019, the plan was to build an extra 82 spaces. There is a State Government-owned car park with 158 spaces. ...”

17 COMMUNITY PETITION

In late 2020, local Maroondah resident and candidate for Wonga Ward, Donna Mackinnon, create a campaign entitled “To: Maroondah Council: Save Ringwood Heritage Building”. She used the online facility at megaphone.org.au.

STRUCTURE OF PETITION

The keynote of the campaign said:-

Find an alternate site for the new Ringwood Station carpark

Why is this important?

“The Blood Brothers building on the corner of Bedford and Warrandyte Roads is a local landmark. It was built in 1914 and is significant as an example of Edwardian corner shop architecture. Maroondah council wants to knock it down to build a multistorey carpark. Commuters want more carparking, but a significant heritage building should not be bulldozed to provide it. Council should be building this on current carpark sites at Ringwood Station.”

Petitioners were asked for:

First Name*

Last Name*

Email*

Postcode*

Country

Occupation*

Union Member

Phone Number

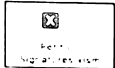
* Mandatory answers required

There no incentives offered to petitioners to sign the petition.

RESULTS OF PETITION

644 people signed the petition (inserted below). Ringwood & District Historical Society did not drive nor call for this partition, yet the petition link was posted on the RDHS Facebook for comment and usage.

It must be noted that some people's postcodes are not within the City of Maroondah but are, generally, ex-residents of Maroondah who have since left the area. They also have a right to expression their opinion, based on in their interest of the heritage of Maroondah. For example, Julie-Ann Evans, who lives in Vermont, is a direct descendant of the Blood family, owners of the store.



Nine people offered their opinions on the petition site:-

Yvonne	Ryan	3135	I think it is important to save Ringwood's heritage	
Mark	Morewood	3137	Look back now at what many people think what happened all those years ago when the original Ringwood Town Hall was demolished. Once gone, it can't come back	Public servant
Ron	Meehan	3658	Many years ago, Ringwood used to protect its development and environment. It's not a dissimilar situation. "Why RINGBARK Ringwood?"	retired
Julie Ann	Evans (nee Blood)	3133	Part of my family heritage & history. I am a Blood!	IT Manager
Richard	Claxton	3134	The fact that this building is already covered by a heritage overlay should be sufficient for council to leave well alone. This example of older architecture is an important part of our local heritage and cultural environment. It is a far more pleasant part of our scenery and should be preserved for future generations.	Engineer
Karen	Heywood	3134	This building is covered by a heritage overlay and should therefore be preserved and restored, not ruined with an unsightly multi-storey car park. Find a more suitable place for developments!	Clinical psychologist
Sally	Woodward	3136	This building is in a heritage overlay and should not be knocked down. Especially not for a railway car park and especially not now that COVID-19 is resulting in a significant decline in public transport use.	Secretariat
Pat	GUILLEMAUD	T3C 2W7	This is the history of Ringwood, we do not need to see further erosion of our past.	Retired
Margaret	Rockow	3136	We need to value our heritage once it is gone, it is gone. What is the point of a heritage overlay, if it doesn't actually protect our heritage buildings?	Library Officer

PETITION TABLED AT COUNCIL MEETING

Donna Mackinnon called on the CEO of Maroondah City Council, Steve Kozlowski, to accept and adopt the petition. This was achieved on Monday, 30th November, 2020²⁶ (see below).

E-PETITION IN RELATION TO - RINGWOOD CELLARS 1 BEDFORD ROAD RINGWOOD	ITEM 3
MOVED CR SYMON, SECONDED CR LAMONT	161/20
THAT COUNCIL NOTES THE E-PETITION, AND IT BE FURTHER CONSIDERED AS PART OF A SUBSEQUENT TOWN PLANNING PROCESS FOR ANY PROPOSED DEVELOPMENT OF THE LAND AT 1 AND 1A BEDFORD ROAD, RINGWOOD	
CARRIED	

²⁶ <https://www.maroondah.vic.gov.au/About-Council/Council-meetings/Agendas-and-minutes/November-2020-Minutes>, p13

18 RAWORTH REPORT

18.1 Introduction

“This heritage impact assessment (HIS) was prepared at the request of the City of Maroondah, the owner of the subject property at 1 Bedford Street, Ringwood. It relates to a proposal to demolish the existing shop on the site and construct a multi-storey car park incorporating a commercial tenancy at the lower levels.”²⁷

This report was commissioned by the City of Maroondah to assess a property that it owns, with a view to demolishing a heritage asset. Judging by the introductory sentence (above) to the report, Bryce Raworth had been provided with the expected outcome by their employer.

The report began with some history of the site and the Blood family. Unfortunately, Raworth confused “Main Road”, which was Mt Dandenong Road, and “Main Street”, which was Whitehorse Road (now Maroondah Highway). As a result, the author suggested the old weatherboard store was the same (after “extensive alterations”) as the Main Street brick building, which is incorrect (ref. page 5).

18.2 Blood Bros. Store

Unfortunately, Raworth incorrectly stated the incorrect build date of the Store (ref. page 8). There are many other inaccuracies such as “a police station was located behind the shop”, when it was actually 50-60 metres up Bedford Road, and only on a temporary basis.

The report played down any significance of importance. It failed to assess any cultural, social or associative significance that, clearly, is apparent to any heritage consultant who is knowledgeable about Ringwood’s culture.

Section 6.0 (page 27) conveniently discusses the development proposal, describing the car park building after Blood Bros. Store is demolished. It is hard to believe that any credible heritage consultant would present such a bias view towards the proposed outcome.

The report finishes by saying “The former Blood Bros store at 1 Bedford Road Ringwood is of some limited historical significance as a relatively rare surviving example of an Edwardian corner store in the city of Maroondah, and for its associations with the Blood family.” This credits the Store as being a rare example and having associations with a significant family. Pages 29-30 basically state that car parking is a problem in Ringwood and will create issues.

The conclusion was the demolition of the Store “*will result in the loss of some significance to the Heritage Overlay*”. So any reader might somewhat be confused that the heritage consultant acknowledges that the Blood Bros. Store is significant, yet the report clearly states that it will be removed to make for the car park. He had been presented with his mandate, by the Council, that the Store would be demolished, then gave weak, insipid arguments against any retention, giving the Council what they wanted. A win-win for the Council and the consultant, but a sad loss for the Ringwood community.

²⁷ Taken from *Heritage Impact Assessment - 1 Bedford Road, Ringwood*, Bryce Raworth, July 2021. Underlines by authors of this document.

19 PETERSON-BARRETT ASSESSMENT

19.1 Blood Bros. Store Assessment (H05)

Bryan's Ringwood Cellars (HC 5)

PREVIOUS NAME: Blood Bros. Premier Stores

ADDRESS: 1 Bedford Road, Ringwood

USE: Bottle Shop.

PREVIOUS USE: Grocery Shop.

SIGNIFICANT DATE: CONSTRUCTION DATE: c1914 SOURCE: 22

ALTERATIONS AND ADDITIONS: Drive in bottle shop adjacent.

DATE: 1970s (?) SOURCE: Visual

DESIGNER: ? BUILDER: ?

SIGNIFICANT INTACT ELEMENTS:

Materials (wall tiles). Form. Facade. Verandah. Roof Form. Use. Parapet Decoration. Verandah Decoration. Windows. Paintwork scheme. Signs (tiles). Unpainted finish. Street furniture (kerb and channel).

SIGNIFICANCE:

TYPE: Historical. Architectural. Social?

LEVEL: Regional.

DESIGNATION EXISTING: Planning Scheme.

RECOMMENDED CONTROL/NOMINATION: Planning Scheme. RNE.

GRID REF: SURVEY: R.P. DATE: 6/6/98 NEGS: M2.13-14

HISTORY

The shop and premises date from c1914. Rate books for 1915-16, list the premises as Blood Bros store, a freehold property owned by Arthur and William John Blood, valued at 60 pounds. The Bedford Road store operated as a branch of the Blood Bros. general store and bakery, located in Main Street (Maroondah Highway), Ringwood. William John managed the store until his retirement in the late 1930s. An office beside the store is believed to have been rented by the Victoria Police during the 1920s as a police station, the office's back room used as a makeshift lock-up.

The brothers were sons of William and Emma Blood, early settlers to the district. William Blood, a labourer, selected 20 acres (8 hectares) of allotment 42, licensed in 1871.

The building shows similarities to O.J. Pratt's butcher shop, illustrated in Ringwood. A Place of many Eagles (sic), which is described as being located near the corner of Maroondah Highway and Warrandyte Road, in 1920.

VISUAL DESCRIPTION

A rendered brick Edwardian acute-angled corner shop. The parapet is very high, to afford advertising panels. Between are piers, rising to well above the roof-line as pillars with plate-tops and a deep ogee mould. Parapets have shallow arched centres. There is a deep cornice-mould over a very deep bull-nosed verandah on three sides (only two bays on the south), supported by plain timber posts with fretwork brackets. The timber shopfront's joinery appears to survive on all three sides (at left now covered reversibly, with advertising). The double-doors and decorative fanlight are recent. A drive-in bottleshop was added, relatively unobtrusively, in the 1970s (?).

There is a bluestone threshold, with an area of bluestone pitchers. The spandrels to dado-mould height are beautiful bottle-green ceramic tiles, laid in an ashlar pattern. At the corner are tiles embossed with Blood Bros. in cream Edwardian letters, with matching ceramic wall vents. A length of bluestone kerb and channel survives on the southern side, providing context. The building is parallel to the former road alignment, now altered. It faces the railway station, as well as the Uniting Church.

In the south-east corner is another splayed entrance, formerly of another shop, with a timber early Victorian door, fanlight (now painted over) and remnant door furniture including keyhole plate, knob, etc (damaged and possibly unrepairable). The southern wall centre and right bays are tuckpointed Flemish bond brickwork (now painted over), with pressed metal vents (now damaged). There is a close-boarded valence-end with spearheads. No interior elements survive, except the stained Regency beaded ceiling lining.

CONDITION

Good.

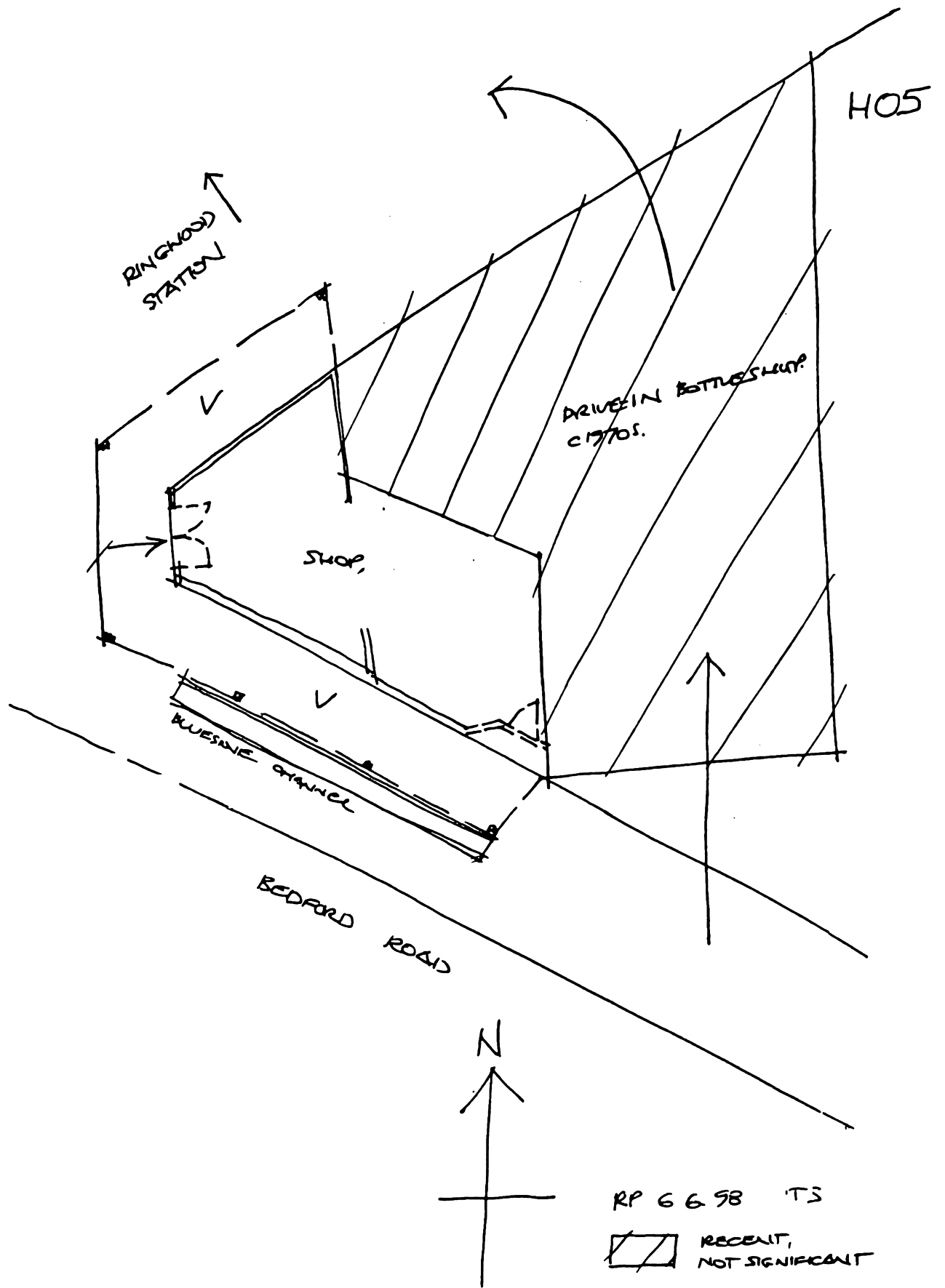
INTACTNESS

Uncertain. Probably very good.

STATEMENT OF SIGNIFICANCE

Bryan's Ringwood Cellars built in c1914 is a particularly intact corner shop, generally in its original use. It is historically regionally significant to Melbourne as a surviving representative embodiment of Edwardian retail practice, particularly in the retail liquor industry, and the way of life in Edwardian Ringwood. It is architecturally significant as a rare and relatively intact rural Edwardian corner shop. The tile sign is representative of ceramic craftsmanship and of this use of ceramic tiles. It is socially significant as known and valued as a landmark used by the community for orientation and part of the sense of identity of the place.

HERITAGE ASSESSMENT - BLOOD BROS. STORE
RINGWOOD & DISTRICT HISTORICAL SOCIETY



20 GREGORY HILL CV

Name : Gregory Hill

Email : Triumph65@dodo.com.au

Phone : (03) 9775 8241

Professions : Secondary Teacher - 20 years in the Technical and High School systems in Victoria (1983 – 2003)

Antique dealer – specializing in Australian pottery and the decorative arts at several establishments (1985 – 2016)

Publications:

Books

2000 – The Potteries Of Brunswick, benchmark book on the central colonial pottery industry in Australia.

2004 – Gumnuts and Glazes – The story of the Premier Pottery, Preston 1929-56.

2006 – F.E. Cox 1871 – 1955 / Enigmatic Art Potter.

2008 – Bendigo Pottery Majolica 1879 – 1911.

2009 - Bendigo Pottery Majolica 1879 – 1911 – Addendum Samuel Bedson.

2012 – Melrose Art Pottery – 1931-42.

2019 – Victoria’s Earliest Potteries / Our Convict Era Potters.

2019 – Colour and Fantasy / Australia’s First Art Potters 1896-1910.

Book Contributions

1997 – Encyclopaedia Of Australian Potter’s Marks, many of the bibliographies are my research and attributed as such.

2003 – Australian Art Pottery 1900 – 1950, by J. Freeland and K. Free, many of the bibliographies are my research and attributed as such. There are also many photos of my pottery.

2014 – John Campbell Pottery / Recollections and Collections, by Kevin Power, advise given on publication issues and historical content, plus many photographs from my pottery collection.

2015 – Angel on the Water (D. O’Hoy Festschrift.), Essay on Bendigo Rockingham Wares (1873-1948).

2018 – McHugh Bros Pottery Launceston, by Robert Florey, advise given on publication issues and historical content, editing plus many photographs from my pottery collection.

Magazine Articles

1990 – Carter’s Antique Trader magazine, article on “The potteries of Brunswick.”

2000 – Australian Bottle and Collectables Review magazine, article on Australian colonial pottery.

2000 - Carter’s Antique Trader magazine, article on Cornwell’s Pottery.

2001 - Carter’s Antique Trader magazine, article on Hoffman’s Pottery.

2001 - Carter’s Antique Trader magazine, article on Preston Premier Pottery.

2001 – Antiques and Arts in Victoria magazine, article on the Potteries of Brunswick.

2003 - Carter’s Antique Trader magazine, article on the Bendigo Pottery Wares of the 1930’s.

- 2004 - Carter's Antiques & Collectables for pleasure and profit magazine, article on What Next in Australian Pottery? The McLarens.
- 2005 – Australian Bottle and Collectables Review magazine, article on Gumnuts and Glazes – The story of the Premier Pottery, Preston 1929-56.
- 2005 - Carter's Antiques & Collectables for pleasure and profit magazine, article on Remued – An Exhibition You Can't Afford to Miss.
- 2005 – Antiques and Arts in Victoria magazine, article on the Premier Pottery Preston.
- 2006 - Carter's Antiques & Collectables for pleasure and profit magazine, article on Fred Cox / Enigmatic Art Potter.
- 2006 – Antiques and Arts in Victoria magazine, article on Fred Cox / Enigmatic Art Potter.
- 2008 - Carter's Antiques & Collectables for pleasure and profit magazine, article on The Giant of Australian Majolica.
- 2008 – Australian Bottle and Collectables Review magazine, article on Bendigo Pottery Majolica 1879 – 1911.
- 2008 – Antiques and Arts in Victoria magazine, article on Bendigo Pottery Majolica Wares.
- 2012 - Carter's Antiques & Collectables for pleasure and profit magazine, article on The Art of Melrose Pottery.
- 2012 – Antiques and Arts in Victoria magazine, article on Melrose Art Pottery 1931-42.
- 2012 – Australian Bottle and Collectables Review magazine, article on Melrose Art Pottery 1931-42.
- 2017 - Carter's Antiques & Collectables for pleasure and profit magazine, article on Before Remued: Premier Pottery Preston.
- 2019 - Carter's Antiques & Collectables for pleasure and profit magazine, article on Victoria's Earliest Potteries.
- 2019 – Australiana, vol.41 no.4, magazine, article on Australia's First Art Potters.

Newspaper Articles

In Melbourne and country Victoria papers, too numerous to note. Subject always related to Australian pottery, sometimes factual, advertising exhibitions or talks, asking for the public's help in researching etc.

Many articles in Historical Society newsletters.

Curated Exhibitions:

1995 – Australia Day celebrations, A Display of Bendigo Pottery at the Ballam Park Homestead, Langwarrin.

2000 – The Potteries of Brunswick, touring exhibition, sponsored by the Shepparton Art Gallery, consisting of 155 pottery exhibits and related ephemera, visiting;

Mc Clland Art Gallery, Langwarrin

Hurnall's Decorative Arts Gallery, Armadale

Counihan Art Gallery, Brunswick

Shepparton Art Gallery, Shepparton

2003 - Display of Brunswick Pottery in the Brunswick Town Hall Foyer.

2004 – Gumnuts and Glazes – The story of the Premier Pottery, Preston 1929-56, touring exhibition, sponsored by The Bundoora Homestead Art Centre, consisting of 110 pottery exhibits and related ephemera, visiting;

Bundoora Homestead Art Centre, Bundoora

Ballarat Fine Art Gallery

Geelong Art Gallery

Wangaratta Exhibitions Gallery

2005 – History and Heritage : A Tribute to Brunswick, I supplied the main display of 25 exhibits of pottery at the Counihan Art Gallery, Brunswick

2006 – F.E. Cox 1871 – 1955 / Enigmatic Art Potter, sponsored by the Shepparton Art Gallery, consisting of 57 pottery exhibits and related ephemera, at the Shepparton Art Gallery.

2006 – Australian Art Pottery of 1930s, sponsored by and part of The 35th National Bottle and Collectables Show, I supplied the central display of 15 exhibits of pottery at the Frankston Art Centre

2008 – Excellence of Ware / Bendigo Pottery Majolica 1879 – 1911, touring exhibition, sponsored by The Bundoora Homestead Art Centre, consisting of 98 pottery exhibits and related ephemera, visiting;

Bundoora Homestead Art Centre, Bundoora

Wangaratta Exhibitions Gallery

Bendigo Art Gallery,

Ararat Regional Gallery

2012 – Melrose Art Pottery – 1931-42, touring exhibition, sponsored by The Bundoora Homestead Art Centre, consisting of 175 pottery exhibits and related ephemera, visiting;

Bundoora Homestead Art Centre, Bundoora

La Trobe Regional Gallery, Morwell

Geelong Art Gallery

National Museum of Australian Pottery, Holbrook

2017 – Australian Art Pottery, consisting of 75 pottery exhibits, mostly belonging to Gregory Hill and held at Historic Buda, Castlemaine, 18/3/17 – 16/6/17.

2019 – Colour and Fantasy / Australia's First Art Potters 1896-1910, exhibition, sponsored by The Bundoora Homestead Art Centre, consisting of 61 pottery exhibits and related ephemera at the Bundoora Homestead Art Centre, Bundoora.

Consulting and related activities:

N.G.V. – advising on possible Australian pottery acquisitions.

N.M.A. – as above

Brunswick Historical Society – advising and giving lectures at their meetings.

Antique Trader's Association of Vic. – giving lectures and appraisals on Australian pottery.

Save the Kilns Group – advising on the historical significance and possible future use of the Hoffman's Pottery brick kilns of the 1880's. These have since been preserved and it is probable that I will be organizing a museum on the site dedicated to the pottery industry of Brunswick.

Power point presentations on Australian Pottery to many Historical Societies, Bottle and Collectables Assoc., Antique Collectable Societies and Regional Galleries.

R.M.I.T. giving lectures to their art students on Colonial Pottery manufacture.

Advising and helping many of Australia's serious pottery collectors, eg. Greg Johansson, Geoff Ford, Gary Morgan etc.

Consulting serious collectors about the values of their collections and how best to disperse them.

Consultant to auction rooms-Leonard Joel, Youngs, The Collector and Mossgreen.

Collecting / Research History:

Continuous pottery research since 1975.

Personal Australian pottery collection of approx. 1500 pieces.

Primary research undertaken in the most significant libraries and museums in Australia.

During research for the Potteries of Brunswick, I viewed the entire pottery collections of the: Powerhouse Museum, N.S.W. Art Gallery, Canberra National Art Gallery, N.G.V., S.A. Art Gallery, Launceston Art Gallery and Museum, Hobart Art Gallery, Shepparton Art Gallery and the Queensland Art Gallery.

Vast library of personally taped interviews connected with the history of Australian pottery production.

Antique dealer for the past 18 years, buying, selling, auction houses etc.

21 RECOMMENDATIONS

a. Retention of Blood Bros. Store

The two options are:-

1. Retain 1 Bedford Road for the community, which would complement the Jubilee Park Neighbourhood Heritage Overlay and retain the iconic Blood Bros. Store. There are currently plans to alter Greenwood Avenue to include a shared user path i.e. pedestrians and bikes, which would complement a park setting and respite at 1 Bedford Road.
2. Dismantle the Blood Bros. Store and relocate it to the Braeside Ave location or to the eastern part of Ringwood Lake, where the Poppet Head and Miner's Cottage once were exhibited.

b. Endorsement of Heritage Overlay Status

Maroondah City Council should take into consideration the facts presented in this report. Ringwood & District Historical Society recommends that Option 1 is the best solution. This is in agreement with overwhelming public opinion and the current assessments of both the National Trust and the Royal Historical Society of Victoria.

