

## FORMER MARKET HALL AND ROYAL OAKS



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AND ROYAL OAKS SOHE  
2008



1 former market hall &  
royal oaks high street maldon  
side view aug1997



H1390 Maldon Museum  
Angelika Clarke Peter Cuffley  
and Barbara Smith



H1390 Maldon Museum and  
Archives Association Inc



Before Photograph -  
Reference F3878 2014



Before Photograph -  
Reference F3878 2014



Before Photograph -  
Reference F3878 2014



Before Photograph -  
Reference F3878 2014



Before Photograph -  
Reference F3878 2014



After Photograph - Reference  
F3878 2016



During Photograph -  
Reference F3878 2015

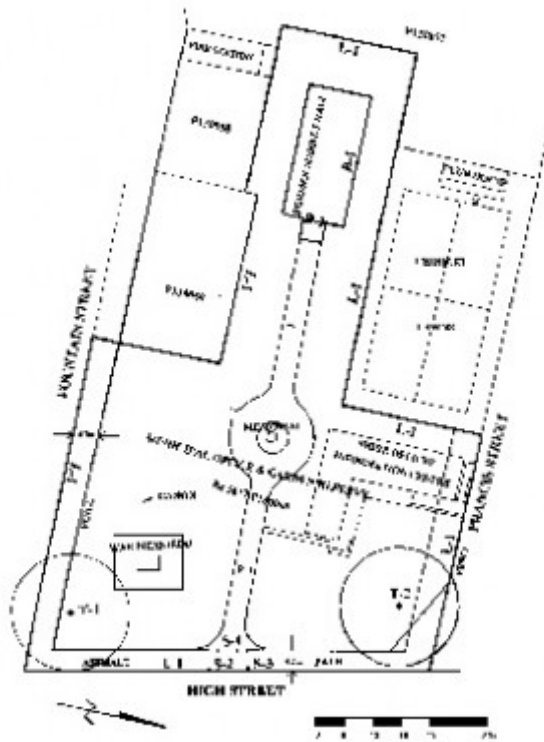


After Photograph - Reference  
F3878 2016



After Photograph - Reference  
F3878 2016

During Photograph -  
Reference F3878 2015



former market hall & royal oaks maldon plan

## Location

93 HIGH STREET MALDON, MOUNT ALEXANDER SHIRE

## Municipality

MOUNT ALEXANDER SHIRE

### Level of significance

Registered

**Victorian Heritage Register (VHR) Number**

H1390

## Heritage Overlay Numbers

HO859

## VHR Registration

December 11, 1997

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - May 14, 1999

What is significant?

Maldon was proclaimed a municipality in August 1858 and one of its earliest projects was to commission the architect Arthur Hartley to design a market hall. The foundation stone was laid by Mr Wright, first chairman of the municipality on 25 April 1859. The gable roofed brick hall was constructed by Jameson, Aitken and Marshall. Originally it had a large arched entry at either end with flanking arched windows. An underground water tank was also built. The market proved to be a failure and closed in the early 1860s.

On the 19th May 1863 two English Oaks (*Quercus robur*) were planted to commemorate the marriage of Prince Albert Edward (later King Edward VII) to Alexandra, Princess of Denmark on 10 March 1863. The oak at the corner of High and Fountain Streets was planted by Mrs J Warnock and the oak at the corner of High and Francis Streets by Mrs S Mackenzie.

In 1865 it was proposed that the building be converted into a shire hall and offices. Alterations were carried out by Jameson, Aitken and Marshall including the addition of a classical style portico and a mezzanine floor. The hammer beam trusses were added to the ceiling in 1871 to tie the walls together. The council remained in the building until new shire offices were built in 1964. The building now houses the Maldon Museum.

How is it significant?

The former Market Hall and Royal Oaks are of historic, aesthetic and architectural significance to the state of Victoria.

Why is it significant?

The Hall is historically significant as a rare example of an early surviving market hall. It is the earliest extant market hall in Victoria and demonstrates a direct link with the English tradition of markets and the great market building program in England during the early and mid nineteenth century

The Hall has significant historical associations with the early development of local government and with the gold rush in Victoria. Built by the newly formed council of Maldon to compete with the original Castlemaine market, the market hall was intended to enhance the commercial and civic importance of the town. The history of the Maldon market hall demonstrates the development of early goldfields towns into agricultural and commercial centres and the increasing emphasis on civic pride.

The Hall is architecturally significant as an example of an early market hall representing a link with the design traditions of English market houses. It is also notable as an example of an early shire hall and offices retaining a high degree of integrity. The shire hall markers and gateway in High Street are integral elements and, together with the axial pathway leading to the hall, form an important vista. The interior of the hall includes notable features such as a timber ceiling, hammer beam trusses, skylights, pressed metal ceilings in the former offices and a highly distinctive arch in the gallery, formed by the rising chimney flues. Notable original council furniture

includes the meeting table and two map rolls.

The two Royal Oaks on the public garden reserve, planted on the 19th of May 1863 to honour the marriage of the Prince and Princess of Wales, are of historical significance as among the first plantings in Victoria to commemorate British royalty and, as part of a small group of similar plantings including those in Taradale, Castlemaine and Daylesford, are the oldest surviving commemorative plantings in Victoria.

The Royal Oaks are of aesthetic significance due to their large spreading crowns and prominent position at the corners of the public gardens reserve.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

#### EXEMPTIONS FROM PERMITS:

(Classes of works or activities which may be undertaken without a permit under Part 4 of the Heritage Act 1995)

#### General Conditions:

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible.

If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it.

Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions.

Nothing in this declaration exempts owners or their agents from the

responsibility to seek relevant planning or building permits from the responsible authority where applicable.

#### Exterior:

Minor repairs and maintenance which replace like with like.

Installation or repair of damp-proofing by either injection method or grouted pocket method.

Conservation works in accordance with The Burra Charter (ICOMOS Charter for the conservation of cultural significance, revised 1988)

#### Interior:

Painting of previously painted walls and ceilings provided that preparation or painting does not remove evidence of the original paint or other decorative scheme.

Installation, removal or replacement of carpets and/or flexible floor coverings.

Installation, removal or replacement of hooks, nails and other devices for the hanging of paintings and other wall mounted artworks.

#### Landscape

Management of plants in accordance with Australian Standard, Pruning of amenity trees AS 4373

Removal of plants listed as State Prohibited and Regionally Controlled Weeds in the Catchment and Land Protection Act 1994

Emergency and safety works

Repairs, conservation and maintenance to hard landscape elements, memorials, paths, fences and gates, drainage and irrigation system

The process of gardening and maintenance to care for the trees and park landscape

Construction dates	1859,
Architect/Designer	Hartley, Arthur,
Heritage Act Categories	Registered place,
Other Names	SHIRE OFFICES, SHIRE HALL, MALDON MUSEUM,
Hermes Number	3664
Property Number	

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## History

#### Contextual History:History of Place:

The Borough Council of Maldon, as one of its earliest projects, commissioned the architect Arthur Hartley to design a market hall. The foundation stone was laid by Mr Wright, first chairman of the municipality on 25 April 1859. The building was constructed by Jameson, Aitken and Marshall. Originally it had a large arched entry at either end with flanking arched windows and blind arches along the sides instead of windows. A large underground water tank was also built.

The market proved to be a failure and closed in the early 1860s, despite the desperate council even offering free stalls to hawkers. Maldon was going through a depressed period after the crash of many quartz mining companies and the bigger Castlemaine market proved a strong competitor. The market building was then used as the headquarters of the Literary and Scientific Institute of Maldon. In 1865 it was proposed that the building be converted into a shire hall and offices.

The floor level of the building was lowered at the east end so as to eliminate the steps and a portico added. The blind arches were opened up and enlarged, a mezzanine floor added and the rooms which survive today were created. These alterations were carried out by Jameson, Aitken and Marshall and the architect was possibly Mr Downes, also responsible for the Castlemaine market. The hammer beam trusses were added to the ceiling in 1871 to tie the walls together.

A new town hall was proposed in 1890 but nothing came of this

#### COMPARISON:

Other market halls built in the nineteenth century include the Castlemaine Market Hall, 1861-62 (H130), Queen Victoria Market, 1868 onwards (H734), Kyneton Market, 1878. Other ones have been demolished, including Geelong, Chewton and Bendigo.

The two English oak trees (*Quercus robur*) were planted on 19 May 1863 to commemorate the marriage of Prince Edward (later King Edward) to Alexandra Princess of Denmark on 10 March 1863 at St George's Chapel, Windsor. The couple had become engaged on 9 September 1862. Edward, Prince of Wales, was Queen Victoria's eldest son. A plaque to this effect is attached to each tree. The royal couple never visited the colony. The specimen on the corner High and Francis street was planted by Mrs S Mackenzie and the other on the corner of High and Fountain Streets was planted by Mrs J Warnock. William Warnock is buried in Maldon Cemetery. He was killed in a buggy accident in 1865.

Both trees are of cultural and historical significance and are among the earliest known commemorative plantings in the state.

Associated People:

### Extent of Registration

#### NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act, I give notice under Section 46 that the Victorian Heritage Register is amended by including the Heritage Register Number 1390 in the category described as a Heritage Place:

Former Market Hall And Royal Oaks, Public Gardens Reserve, corner High and Fountain Streets, Maldon, Mt Alexander Shire Council.

#### EXTENT:

1. All of the building known as the former Market Hall marked B-1, entrance gateway and two shire hall markers in High Street marked S-1, S-2 and S-3, axial pathway marked P-1, and the two Royal Oaks marked T-1 and T-2 on Diagram Number 604857 held by the Executive Director.
2. All of the following movable objects: the shire meeting table and the two shire map rolls.
3. All of the land marked L-1 on Diagram 604857 held by the Executive Director being the land set aside as the Public Gardens Reserve, Maldon, Rs 3677 [P130060].

Dated 4 December 1997

RAY TONKIN

Executive Director

[Victoria Government Gazette No. G49 11 December 1997 p.3434]

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

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