



Moreland City Council

Victorian Heritage Database Report  
**LINCOLN MILLS (FORMER)**

---

**Location:**

82-92 GAFFNEY STREET, COBURG, MORELAND CITY

**Heritage Status / Level of Significance:**

Included in Heritage Overlay

**Heritage Overlay Number:** HO79

**Listing Authority:** Merri-bek City

**Statement of Significance:**

The Lincoln Mills complex is of local historical and architectural Significance. It was important to the industrial history of Coburg and is one of Melbourne's largest, northernmost surviving factories, retaining elements of the original complex, although altered. Architecturally, the Gaffney Street building (c.1948) is of local architectural Significance. It is a good example of a factory building in the Moderne style.

**Description**

The Gaffney Street frontage of the Lincoln Mills was built in two stages, a two storey red brick section (1919) with a rectangular plan and a terracotta tiled gabled roof; and a two storey addition on Gaffney Street in the Moderne style. The original section features concrete dressings and plinth with large double-hung sash windows, and four paned double hung sashes on the rear elevation. The c.1948 addition has cream brick walls with a Manganese brick plinth, concrete dressings and painted steel framed windows. Curved windows flank the entrance and there is a tower on the south-east corner, projecting from the main elevation.

The complex also comprises a number of single storey red brick factories with corrugated asbestos saw tooth roofs with opaque glass or vented skylights. The factory bounding Gaffney Street, west of the main building, is of red brick construction.

Key Architectural Elements: cream brick and render Moderne facade with manganese brick plinth  
original lincoln mills sign on front facade

Context: When first built, the Lincoln Mills were on the outskirts of Melbourne's built-up area in an almost rural landscape. The industrial area either side of Gaffney Street developed following the opening of Lincoln Mills and as a declared industrial zone of the Coburg Council, which promoted the establishment of industry in the

area. Gaffney Street became the centre of Coburg's textile industry in the interwar years. Other major firms such as Anderson's Hosiery and Kaora Weaving Mills were located here and traded with Lincoln for supply of weaving yarn.

Condition and integrity: Windows and doors in the western section have been reconstructed and additional signs have been painted on the office facade. One of the original two chimneys has been demolished.

Comparative analysis: One of a few large textile mills established in the early twentieth century (eg. Hilton, Yarra Falls, Tweedside), which contrasts in scale and function with the established mills of Geelong in their specialisation of certain parts of the process, for example, combing and spinning or production of hosiery. Compares in both scale and construction with the Yarra Falls Mills in Collingwood.

Conservation Guidelines: remove non-original signage  
remove paint from cream brick surfaces  
reinststate original colour scheme to rendered surfaces  
remove non-original door canopies

Heritage Study / Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd , 1991; Moreland - Northern Suburbs Factory Study, Vines, G and M, Churchward , 1992
Construction Date Range	- 1919
Architect / Designer	Butler, Richard
Municipality	MERRI-BEK CITY
Other names	
Hermes number	59032
Property number	

*This place/object may also be State heritage listed. Check the Victorian Heritage Database. For further details, contact the local Council or go to Planning Schemes Online*