



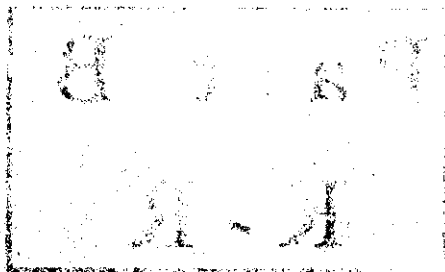
## COLLINGWOOD CONSERVATION STUDY REVIEW

MAY 1995

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**Schedule of buildings for which data sheets have been prepared and/or for which recommendations have been made.**

Part B  
K-R



**Building:** fmr Dairy and residence

**Address:** 51 Keele Street



**Allotment Reference:** Lot 86

**National Estate Register:** -

**Historic Buildings Register:** -

**National Trust Register:** -

**Location within Precinct:** -

**Photo Date:** May, 1995

**Grantee:** J.T. Hughes and J. Hosking, 13.2.1839

**Original Owner:**

**Present Owner:**

**Present Use:** Industrial (F.D.I. Press Knives Manufacturer)

**Construction Date:** pre 1900

**Architect:**

**Builder:**

**Description:** A two storeyed former residence (?) in brick with stuccoed facade having ashlar markings and simple parapet enrichment. The entry is marked by an arched porch whilst the windows have simple stuccoed dressings.

**Condition:** Good

**Integrity:** Good

**History:** In 1891 William Kenneley occupied a dairy on this site. By 1904 Albert Williams was in residence here and by 1912 Jno. Cordwell.

**Significance:** No. 51 Keele Street is of interest at the local level as an example of a surviving small industrial building with recessed porch and gate.

**References:** Sands and McDougall Directories

**Recommendations:** Recommended for planning scheme protection.

**Issue No. 1:** May, 1995

Building:

68 Keele Street,  
"Shamrock Villa"



<u>Allotment Reference:</u>	81
<u>National Trust Register:</u>	--
<u>National Estate Register:</u>	--
<u>Historic Buildings Council Register:</u>	--
<u>Location within Precinct:</u>	Collingwood Flat Precinct
<u>Photograph Date:</u>	18.8.87
<u>Grantee:</u>	Hughes and Hoskins
<u>Original Owner:</u>	Paul Murphy
<u>Present Owner:</u>	
<u>Original Use:</u>	Residence for dairy
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	1892
<u>Architect:</u>	
<u>Builder:</u>	

Description:

Symmetrical stuccoed brick villa with concave cast iron verandah and hipped roof with cement brackets. The verandah iron work incorporates cockatoo and sparrow (?) motifs with foliage whilst columns have foliated shafts. The windows have fluted colonnettes and the name "Shamrock Villa" is painted with parrot, wren and sparrow (?) figures and foliage in the fan light. The encaustic tiled verandah floor incorporates a shamrock motif and extends with bluestone margins to the palisade iron fence and gate.

Condition:

Good

Integrity:

Good, terra cotta tiled roof

History:

In 1891 James Hacking owned "enclosed land" at this location (RB). In the following year he sold to Paul Murphy, dairyman, who built "Shamrock Villa" in that year as his residence. It remained in his possession in 1895 (RB). By 1907, F. Hildebrand, ran his dairy from this location and by 1919, Albert Wright, dairyman, was in business there (S & M dir. 1907, 1919).

Significance:

"Shamrock Villa" is of interest as a substantially intact villa residence in Collingwood. The decoration is noteworthy and includes the painted name and birds on the fan light, cockatoos and birds in the verandah lacework and the shamrock motif in the encaustic tiled verandah floor.

Recommendations:

Recommended for Planning Scheme protection

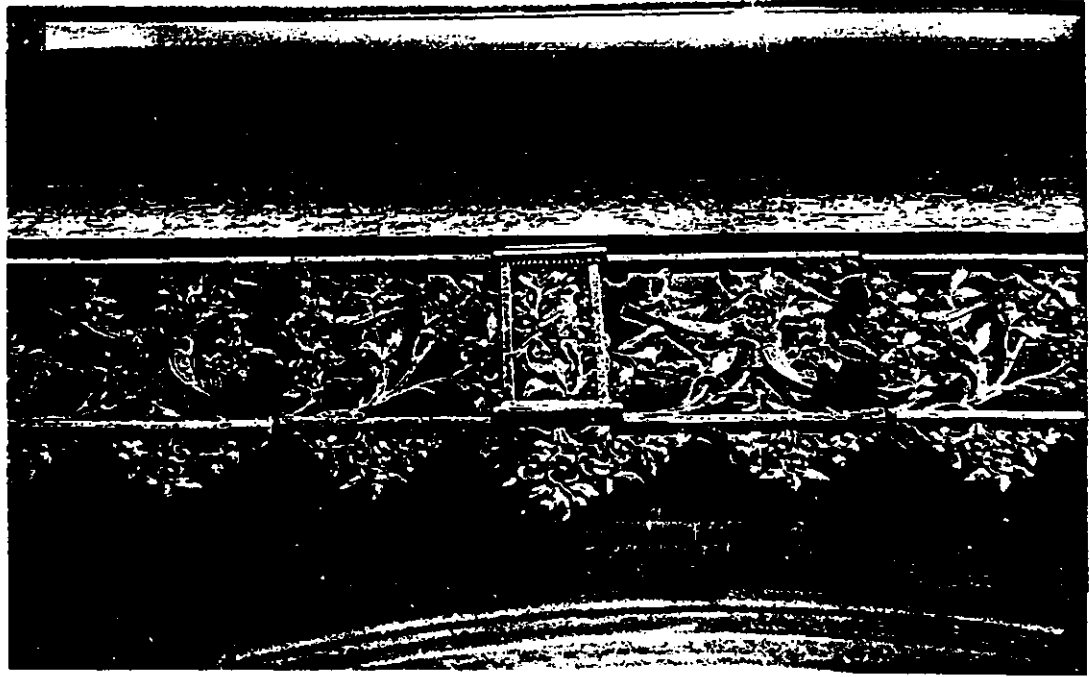
References:

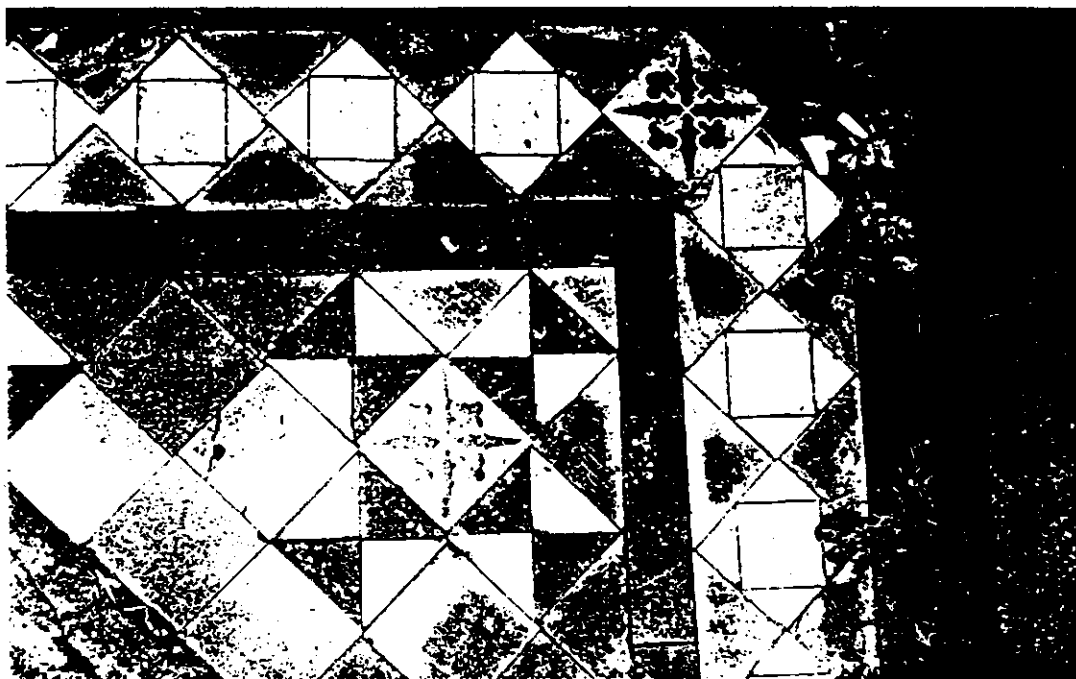
Rate Books

Issue No. 1:

Issue No. 2:

May, 1995







Building:

74 Keele Street



<u>Allotment Reference:</u>	81
<u>National Trust Register:</u>	--
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	--
<u>Location within Precinct:</u>	Collingwood Flat Precinct
<u>Photograph Date:</u>	18.8.87
<u>Grantee:</u>	Hughes and Hoskins
<u>Original Owner:</u>	James Taylor
<u>Present Owner:</u>	
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	1867
<u>Architect:</u>	
<u>Builder:</u>	

Description: A small Georgian styled cottage with hipped slate roof and symmetrical tuckpointed bluestone front elevation with verandah added c. 1900 and stuccoed side walls.

Condition: Good

Integrity: Good, verandah Edwardian

History: In 1866 James Fowler owned large tracts of land in Ryrie (later Keele) Street (RB). In 1867 James Taylor had purchased land and erected this stone house upon it, retaining ownership in 1891 (also RB 1876) with tenants in occupation.

Significance: A substantially in tact early bluestone cottage on the Collingwood Flat.

Recommendations: Recommended for inclusion on the National Register and for Planning Scheme protection.

References: Rate Books

Issue No. 1:  
Issue No. 2: May, 1995

**Building:**

**Address:**

143-145 Langridge Street



**Allotment Reference:**

Lot 55

**National Estate Register:**

-

**Historic Buildings Register:**

-

**National Trust Register:**

-

**Location within Precinct:**

-

**Photo Date:**

May, 1995

**Grantee:**

J. D.L. Campbell, 13.2.1839

**Original Owner:**

**Present Owner:**

**Original Use:**

Residential

**Present Use:**

Residential

**Construction Date:**

c. 1890's

**Architect:**

**Builder:**

**Description:** A two storeyed stuccoed terraced pair with limited ornamentation and cast iron lace concrete verandahs with iron palisade fences to the street alignment.

**Condition:** Good

**Integrity:** Good

**History:**

**Significance:** Nos 143-145 Langridge Street are locally important to the extent that they recall the nineteenth century role of this thoroughfare as a residential street.

**References:**

**Recommendations:** Recommended for planning scheme protection.

**Issue No. 1:** May, 1995

Building: Nos 160, 162, 164, 166, 168, 170, 172, 174,  
176 Langridge Street



Allotment Reference: 55  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Register: -  
Location within Precinct: -  
Photo Date: 12.6.87  
Grantee: J.D.L. Campbell  
Original Owner: Benjamin Slater  
Present Owner:  
Original Use: Residential  
Present Use: Residential  
Construction Date: 1887

Architect:

Builder:

Description:

A nine unit two storeyed Victorian residential terrace in polychrome brickwork with unpainted sparsely decorated stuccoed parapet and cornice line. The dark brown body bricks are tuckpointed at street level and relieved generally with cream dressings and limited use of reds. No. 168 retains its iron palisade fence. Party walls extend at street level and carry single storeyed verandahs with minimal cast iron lace decoration.

Condition:

Good

Integrity:

Good. The street level elevations have been painted and in four instances (nos 160-166) sand blasting has been applied to these areas. The upper level of No. 160 has been altered, whilst all iron fences except as noted above have been removed.

History:

In 1887, Benjamin Slater was the owner of nine brick houses under construction on this site (RB 1887 "houses unfinished"). Later, Walter Attenborough took possession and in 1892, they were owned by Edward Wight who retained ownership in 1898 (RB's). Tenants in 1892 included two women ("domestic duties"), two laborers, a salesman and a musician.

Significance:

Nos 160-176 Langridge Street form a typical large residential development of the boom period, in Collingwood. The comparative lack of decoration is expressive of speculative development at this time on the Flat. It is of local interest as a remnant of the former character of Langridge Street which was at one time predominantly residential.

Recommendations:

Recommended for planning scheme protection. Paint removal using approved techniques is recommended along with the reinstatement of former elements.

References:

Rate Books

Issue:

No. 1

Building: Former Williamsshoe factory  
Address: 202 Langridge Street



Allotment Reference: Lot 56  
National Estate Register: -  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat  
Photo Date: November 1988  
Grantee: H.T. Hughes and J. Hosking 13.2.1839

Original Owner: Arthur Williams

Present Owner:

Original Use: Shoe factory

Present Use: Finlaw Distribution Pty Ltd and "Access Self Storage"

Construction Date: 1909

Architect:

Builder:

Description: A large four storeyed former factory and warehouse of undecorated red brick construction with segmental window heads and symmetrical facade to Langridge Street with projecting central section. Either side of the centre entry, recessed stuccoed panels identify the occupant of the building. Additions at the rear are also four storeyed with trabeated facade treatment consisting of brick piers, recessed stuccoed panels, stuccoed lintel and cornice.

Condition: Good

Integrity: Good

History: In 1906 the houses at Nos 2 and 4 Henry Street located on this site were demolished, ownership of the vacant Langridge Street frontage passing to A. Williams from John Charter in 1908. In 1909 Arthur Williams, manufacturer built a brick factory on this site (RB) and he remained there in 1919 but had removed by 1951 (S & M dir.).

Significance: The former Arthur Williams shoe factory is of local importance as a major Edwardian factory recalling Collingwood's shoe manufacturing industry during this period. It compares with Smalley and Harkness (q.v. Islington Street), Whybrows (q.v. Hoddle Street).

Recommendation: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1 December, 1988



Building: Shop and Residence  
Address: 211 Langridge Street



Allotment Reference: 56  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat (Abbotsford)  
Photo Date: November 1989  
Grantee: H. T. Hughes & J. Hosking  
Original Owner: Elizabeth Newell  
Present Owner: -  
Original Use: Draper's Store  
Present Use: Mish's Sandwich Bar  
Construction Date: 1876  
Architect:  
Builder:

Description: A two storey cement rendered brick corner shop and residence with unusual parapet detailing. The corner is accentuated by a chimney with cement rendered detailing.

Condition: Good

Integrity: Fair. The ground floor openings have been substantially altered. Verandah possibly removed.

History: In 1875, Elizabeth Newell, a draper, owned land on the south-west corner of Park and Langridge Streets, on which she built a brick shop in 1876. Newell operated the shop.

By 1879, John McAlpine, a baker, had purchased the property, using it himself for a bakery. By 1884, McAlpine was leasing the shop to Edward Kimpton, a grocer. By 1891 Kimpton had purchased the property. Kimpton continued as owner/occupant in 1900 at which time he was described as a "cordial maker".  
(RB 1875, 1876, 1879, 1888, 1891, 1901)

Significance: A prominent mid Victorian building with distinctive detail and of interest for its associations with John McAlpine. (also refer McAlpine's Bakery, Langridge Street and 213 Langridge Street).

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue: No. 1 December 1989

Building: Former "Friendly Societies" Hotel now  
"Carringbush Hotel"

Address: 228 Langridge Street



<u>Allotment Reference:</u>	Lot 56
<u>National Estate Register:</u>	Recommended
<u>Historic Building Register:</u>	Recommended
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Flat (Abbotsford)
<u>Photo Date:</u>	August 1988
<u>Grantee:</u>	H.T. Hughes and J. Hosking
<u>Original Owner:</u>	E.A. Wood
<u>Present Owner:</u>	-
<u>Original Use:</u>	Hotel and Shop
<u>Present Use:</u>	Hotel
<u>Construction Date:</u>	1889
<u>Architect:</u>	-

**Builder:**

**Description:**

A two storeyed corner hotel in the Italianate style with decorated stucco walls, corner splay, rusticated lower floor with round arched openings and pedimented heads to upper level openings. The frieze panel has "Friendly Societies Hotel" in low relief to both elevations whilst the corner splay is surmounted by a pediment with "1889" in low relief in the tympanum and "Friendly Societies Hotel" forming medallion with a central clasped hands motif. The Langridge Street elevation incorporates a now closed shop front.

**Condition:**

Good

**Integrity:**

Good

**History:**

During the 1870's the Langridge Family Hotel was located on this site, (Cole Coll.). By 1887 John Grant was the owner/licensee (R.B.), selling out in 1889, with E.A. Wood being recorded for the first time as owner of the "Friendly Societies Hotel", built in that year on 9.12.1889, (1890 RB). E.A. Wood may have been linked with the Woods of the Yorkshire Brewery.

**Significance:**

The former "Friendly Societies" Hotel is a prominent and substantially intact late Victorian hotel enhanced by its architectural expression of the role of Friendly Societies in Collingwood and by its possible association with the Yorkshire Brewery (q.v.). A.E. Wood was a partner in that firm.

**Recommendations:**

Recommended for inclusion on the Historic Buildings Register, National Estate Register and for Planning Scheme protection.

**References:**

Rate Books

**Issue No. 1:**

November 1988

**Issue No. 2:**

May 1995

Building:

Former bakery

Address:

SW corner Langridge and Charles Street

Allotment Reference:

57

National Estate Register:

Recommended

Historic Building Register:

Recommended

National Trust Register:

Location within precinct: Collingwood Flat (Abbotsford)

Photo Date: November 1988

Grantee: C. Nicholson, 13.2.1839

Original Owner: John McAlpine

Present Owner:

Original Use: Bakery

Present Use: Shuey Shing Pty Ltd

Construction Date: 1909

Architect:

Builder:

Description: A large two storeyed Edwardian factory built in a number of stages and having its principal facade facing Charles Street. Red brick construction is relieved in the earlier work by painted brick string courses linked with the predominantly round arched window heads and by a simple projecting brick cornice at the parapet level. A small section facing Charles Street has a bluestone plinth, whilst the later south addition has stuccoed string coursing and parapet with "Alpine Flour Factory" in low relief on the frieze. The footpath to Charles Street is part bluestone paved in the vicinity of the upper level loading doors with pulley beam over.

In Park Street, adjoining the south wall of No 213 Langridge Street, are related industrial buildings. The north portion of these additions has a bluestone plinth, ashlar markings to stuccoed surfaces and a later gable roof. It is considerably altered. The south portion is of brick construction with recessed stuccoed parapet panels and later upper level addition with gable roof and pulley beam.

Condition: Good

Integrity: Good

History: In 1900 John McAlpine, a baker, owned 139 Langridge Street (later 213) on the south east corner of Park, which was described as a "brick house with NAV £70". This rate was much higher than most of the surrounding houses. They were mostly under £20. McAlpine also owned a wood house in the same block between Park and Charles Streets. It could be assumed from the rate books that these two properties took up the Langridge Street frontage between Park and Charles Streets.

McAlpine also owned land in Charles Street, west side between Langridge and Mollison Streets. In the same year, Edward Kimpton owned a factory with NAV £22 on the east side of Park Street, the last rate book entry south of Langridge Street. McAlpine purchased this wood factory in 1903 from Kimpton, a cordial maker, who continued to own and operate a brick shop on the south west corner of Langridge and Park. (1901, 1904, RB).

In 1904 George Bollington, a manufacturer became occupant of the Park Street wood factory and in 1905 the NAV of McAlpine's Langridge Street properties rose to £100. (1905-1906, RB). In 1907 the Langridge Street properties were described as "Brick Shop etc". In Park Street in the same year, wood stables were built. In 1908 this was rated to Langridge Street as Brick Shop stabling NAV £130. (1908-1909, RB).

From 1908 there were no further entries for McAlpine under Park Street until McAlpine Bros commenced purchasing houses south of the shop. In 1919 two houses were purchased, Nos 34 & 36 and were demolished in 1920. No 32 was purchased in 1925. In 1929 it was being leased (1908-1929, RB).

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The only entry for Charles Street west side south of Langridge Street appeared in 1909 when the first portion of the present brick factory was built (NAV £20). From 1910 it was probably rated to Langridge Street along with other McAlpine properties, (1910-1911, RB).

In 1910 John McAlpine was joined by George McAlpine and the business was known as McAlpine Bros. They continued to own and operate Langridge Street properties south side between Park and Charles which were described as "Shop, store, etc. (No 139) with NAV £180" and "wood house (No 141) NAV £16". They also owned land 137' in Langridge Street between Park and Charles Streets. Charles Street had no further entries for McAlpine from this date, until like in Park Street, McAlpines began purchasing houses (west side south of Langridge).

In 1915 No 47 was purchased and in 1919 No 43 was purchased. By 1920 No 47 was demolished and No. 43, a brick house was retained for Jonathon Woolhouse, a miller. This was unchanged in 1929, (1911-1930, RB).

In 1911 McAlpine Bros purchased a brick house that was described as "in ruins" on the north west corner of Bloomburg and Park Streets, on which they built stables in 1913 NAV £30. McAlpines still owned this property, described the same in 1929. (1914-1930, RB).

In 1916 the wood house (No 141) in Langridge Street was no longer listed and the property number for Langridge Street altered. Langridge Street between Park and Charles Streets became Nos 213/219 - listed as a brick shop and factory NAV £250. (1917, RB)

In 1918 the McAlpine Bros built stables on the 137' land north side of Langridge Street. In 1925 this was listed as enclosed land with sheds NAV £50. The listing remained the same in 1929. (1919-1930, RB) In the 1920's the Langridge Street properties were listed as -



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1919	Brick shop and factory	213/219	£260
1920	Brick shop and factory	213/219	£400
1921	Brick shop and factory	213/219	£440
1922	Brick shop and factory	213/219	£500
1923	Brick shop and factory	213/219	£520
1924	Shop 213	£50	
	Factory 215/219	£610	

In 1925 the brick shop at 213 was occupied by Arthur Thiel (manager) and the McAlpine Bros continued to own the Langridge Street block south side between Park and Charles. The situation remained the same in 1929 at which time the NAV of the shop was £90 and the NAV of the factory was £680. (1920-1930, RB)

**Significance:**

The premises of McAlpines Bros bakery are important at the State level as the historic base of this company's operations which continue elsewhere today. The buildings form a substantial Edwardian industrial complex representative of the food manufacturing and flour milling industries in Collingwood.

**Recommendations:**

Recommended for inclusion on Historic Building Register, National Estate Register and for planning scheme protection.

**References:**


Rate Books

**Issue No. 1:**

December 1988

FACTORY ABBOTSFORD

The Latest Hygienic Automatic Filling and Wrapping Machines—THE ONLY PLANT IN VICTORIA  
"THERE'S NO OTHER"



USED IN PACKING **McALPIN'S FLOUR** IN GERM-PROOF CARTONS

COME AND SEE OUR FLOUR PACKED—ASK TO SEE YOUR FLOUR PACKED

PHONE: J 3128

PHONE: J 3128

Building: Former shop (?) and residence  
Address: 213 Langridge Street



Allotment Reference: 57  
National Estate Register: -  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat (Abbotsford)  
Photo Date: November 1988  
Grantee: C. Nicholson, 13.2.1839  
  
Original Owner: John McAlpine  
Present Owner:  
Original Use: Shop (?), residence  
Present Use: residence  
Construction Date: 1882-3

Architect:

Builder:

Description:

A two storeyed Italianate residence with corner splay and ground level loggia to Langridge Street. Upper level windows have valances for removed blinds. The main facade is stuccoed with string course and bracketted frieze and cornice. The loggia has an iron palisade fence and gate and the windows retain their original louvres in poor condition.

Condition:

Fair

Integrity:

Fair, parapet ornamentation removed, forms part of former McAlpine's Flour factory with early two storeyed industrial additions at the rear in Park Street.

History:

In 1882 John McAlpine, a labourer, owned a brick shop in the southwest corner of Langridge and Park Streets and was in the process of building a brick shop on the south east corner of Langridge and Park Streets. In 1883 the shop was completed. In 1884 the property was listed as shop, etc. and McAlpine purchased the wood house and land adjacent to it. By 1887 the shop on the south west corner had been sold to Edward Kimpton and the shop on the south east corner was listed as brick shop and bakery, owned and occupied by John McAlpine. The situation remained the same in 1900. (1882-1884, 1887, 1901, RB).

Significance:

No. 213 Langridge Street is important for its links with John McAlpine and his adjoining factory (q.v.).

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

December 1988

Building: Residence  
Address: 233 Langridge Street



Allotment Reference: 57  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat (Abbotsford)  
Photo Date: November 1989  
Grantee: C. Nicholson  
Original Owner: A. Howgate  
Present Owner: -  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1870-71  
Architect:  
Builder:

- Description:** A single storey Victorian symmetrical villa of tuck pointed (overpainted) brick with a cement rendered base, aedicules and corner pilasters. There is a timber frieze under the eaves, and two cement rendered chimneys. The front door has sidelights and toplight with some original coloured glass.
- Condition:** Good
- Integrity:** Fair. The original verandah has been removed and the roof has been re-lined with terra cotta tiles.
- History:** In 1870, A. Howgate commenced building a house in Little Charles Street on the south-west corner with Langridge Street. The house was completed by 1871 and was described as brick. Howgate, a publican, resided there.
- Howgate continued as owner, leasing the property to several tenants from 1875. By 1879 Abraham Howgate resumed residence, although from 1880 he leased the property to Joseph Howgate, a barman, for several years. By 1891 A. Howgate was living there and he continued to do so in 1900.  
(RB 1870, 1871, 1875, 1879, 1880, 1891, 1901)
- Significance:** A typical no longer intact villa of its period.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
- Issue:** No. 1 December 1989

Building: former Collingwood (Lithgow St.) School  
(Abbotsford No. 1886)

Address: Lithgow Street



<u>Allotment Reference:</u>	Lot 59
<u>National Estate Register:</u>	Recommended
<u>Government Buildings Register:</u>	Registered
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Flat Precinct
<u>Photo Date</u>	August, 1988
<u>Grantee:</u>	C. Nicholson, 13-2-1839
<u>Original Owner:</u>	Minister for Education
<u>Present Owner:</u>	Minister for Education
<u>Original Use:</u>	State School
<u>Present Use:</u>	State School

<b><u>Construction Date:</u></b>	1877
<b><u>Architect:</u></b>	H.R. Bastow (Education Department)
<b><u>Builder:</u></b>	Martin and Peacock
<b><u>Description:</u></b>	A late two storeyed bi-chromatic brick State School in the Gothic style with lancet arched openings, red brick string courses, voussoirs and drip moulds and steeply sloping parapetted gable ends to projecting pavillions flanking the central gable and entrance. Red brick spandrels are important elements.
<b><u>Condition:</u></b>	Good
<b><u>Integrity:</u></b>	Good. Terracotta tiled roof, early twentieth century additions at rear.
<b><u>History:</u></b>	This school was opened following the closure of SS303 on 30.4.1877, the land having been acquired from St. John Clare. It was built to accommodate 750 pupils for the sum of £4,586. In 1926 four rooms were added and the six galleries altered into twelve classrooms, the Chief architect for the Department being Evan Smith.
<b><u>Significance:</u></b>	SS 1886 is typical of the chief architect for the Education Department, H.R. Bastow's work during the 1870's. The elevation being strictly symmetrical (Rathdowne Street, Carlton is similar), the style Gothic and the brickwork patterns and details complex. It is substantially intact and therefore representative of this period which generally preceded the assymetrical facades introduced after 1876.
<b><u>Recommendations:</u></b>	Recommended for inclusion on the National Estate Register and for Planning Scheme protection.
<b><u>References:</u></b>	- Burchell, L. <u>Victorian Schools: A Study in Colonial Government Architecture 1837-1900</u> , MUP, 1980 - Education Department of Victoria; <u>Vision and Realisation</u> , 1973, Vol. 3, p.74. - Working drawings of 1926 alterations, PWD.
<b><u>Issue No. 1:</u></b>	August, 1988
<b><u>Issue No. 2:</u></b>	May, 1995

Building: Former Cordial Factory  
Address: 35-47 Lithgow Street



Allotment Reference: Lot 58  
National Estate Register: Recommended  
Historic Buildings Council Register: Recommended  
Location within Precinct: Collingwood Flat precinct  
Photo Date: August, 1983  
Grantee: W. Bradley, 13.2.1939  
Original Owner: Jacob Schweppe  
Present Owner:  
Original Use: Cordial Factory  
Present Use: James Richardson Corporation Pty. Ltd.  
Construction Date: 1886  
Architect:  
Builder:

322



**Description:**

A two storeyed with three storeyed section at north end former cordial factory in red brick with bluestone plinths and sills. Openings are slightly arched with stuccoed lintels, continuous to ground floor openings. A square tapering chimney in the south-west corner is an important element.

The main facade to Lithgow Street has bluestone quoining to the vehicular entrances and a gabled treatment with steeply pitched slated and parapetted gables in the Tudoresque manner, three upper level portions projecting by one brick course to heighten the illusion. The gables reflect those of the earlier State School opposite (q.v.).

**Condition:**

Good

**Integrity:**

Good

**History:**

In 1885 Phips Turnbull owned Lots 64 to 67 each of 33' on the west side of Lithgow Street between Victoria Parade and Mollison Street. Jacob Schweppe and Charles Child "occupied" the land. In 1886 Jacob Schweppe purchased the land and built a brick factory which was managed by Charles Child, (1885-1886, RB). Jacob Schweppe & Company continued as owners of the factory in 1900, (1901, RB). By 1919, Schweppes Ltd, aerated water manufacturers, remained in occupation.

**Significance:**

The former Schweppe's cordial factory is important at the State level as the nineteenth century "home" of Schweppes products which continue to be available under this name today. It is also a substantial nineteenth century factory with a distinctive chimney stack which is a local landmark.

**Recommendations:**

Recommended for inclusion on the Historic Buildings Council Register, the National Estate Register and for planning scheme protection.

**References:**

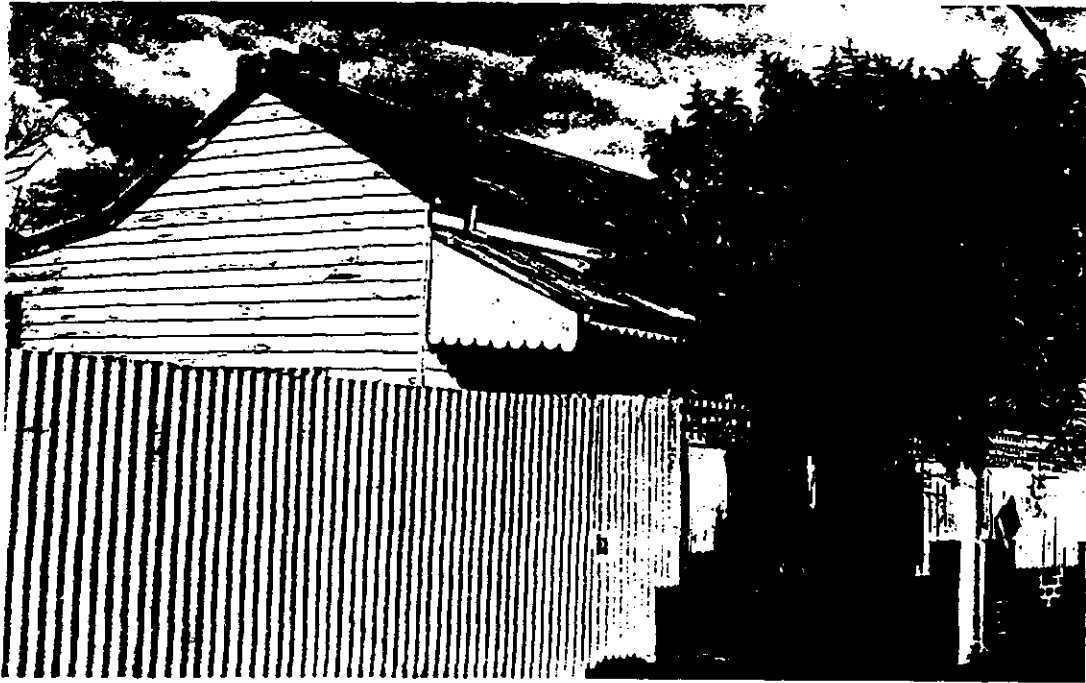
Rate Books

Issue No. 1

August, 1988



Building: Residence  
Address: 23A Little Nicholson Street



Allotment Reference: 58  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date August, 1988  
Grantee: W. Bradley, 13-2-1839  
Original Owner: Timothy Hayes  
Present Owner: -

Original Use: Residence

Present Use: Residence

Construction Date: 1884

Architect:

Builder:

Description: A small timber gable roofed cottage with lean to section at rear and timber posted verandah facing onto Little Nicholson Street.

Condition: Good

Integrity: Good

History: In 1872 a wood house was built on the west side of William Street, owned and occupied by John Curtain, a laborer. It is assumed this house faced William Street, (1872 RB).

In 1877 Timothy Hayes, a laborer, purchased the property for his residence. In 1884 Hayes built a wood house at the back of this property facing Little Nicholson Street. It became known as "off William Street" and post 1900, as 23A Little Nicholson Street. Hayes resided in this new house, leasing the other to Alexander Richardson, (1877, 1884 RB).

In 1898 Margaret Hayes owned the property renting it to William Smith, a driver, John Payne, also a driver, was tenant in 1900. Margaret Hayes continued as owner, (1899, 1901 RB).

Significance: No. 23A Little Nicholson Street is locally important as a rare surviving house facing onto a rear lane. Formerly, many houses in Collingwood faced onto back lanes but they have almost completely been replaced by industrial buildings.

Recommendations: Recommended for planning scheme protection.

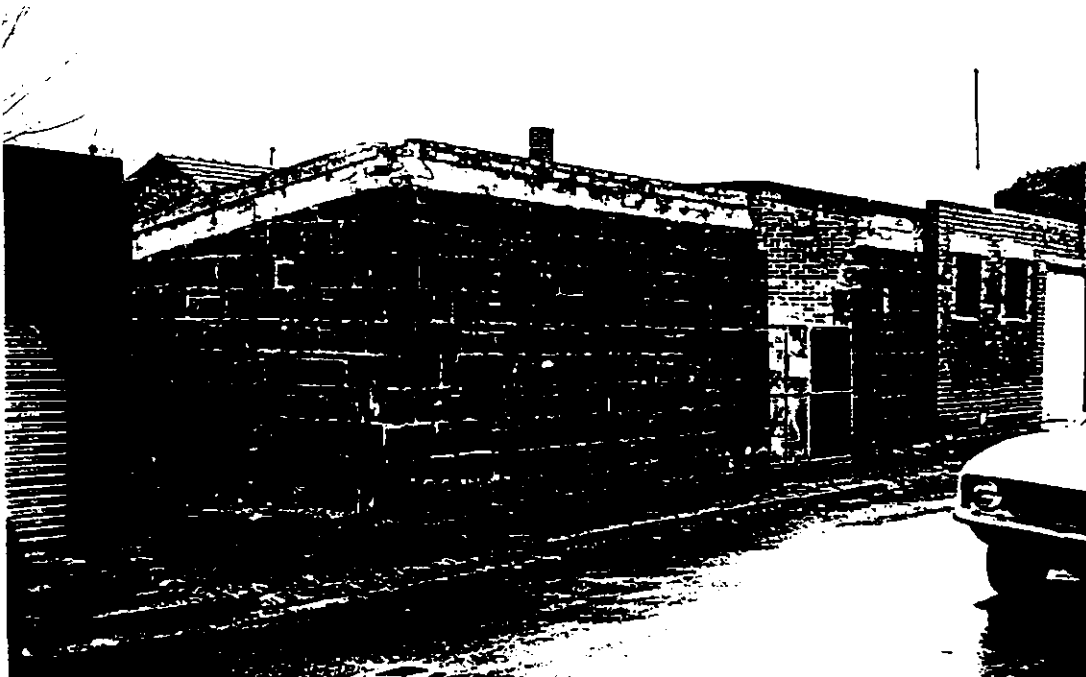
References: Rate Books

Issue No. 1: September, 1988

N.B. DEMOLISHED SINCE SURVEY

Building:

Bluestone Ruin, Little Oxford Street



Allotment Reference: 52  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Council Register: -  
Location within Precinct: Collingwood Slope  
Photograph Date: 9.6.87  
Warranty: S.A. Donaldson  
Original Owner:  
Present Owner:  
Original Use:  
Present Use: abandoned  
Construction Date:  
Architect:  
Builder: William Turnbull (?)

Description:

A coursed rusticated bluestone ruin consisting of two walls and lower yard wall with opening to Little Oxford Street. Five brick courses surmount the bluestone walls, yard wall excepted, and have been rendered. Six small openings face the r.o.w. and Little Oxford Street.

Condition:

Sound

Integrity:

Fair

History:

Rate Books and S & M dir. unclear.

Significance:

The curious bluestone ruin is of local importance as a stone structure representative of one of Collingwood's early industries and as a contributor to the historic character of the Collingwood Slope.

Recommendations:

Recommended for planning scheme protection.

References:

Issue No. 1.

Building: "Winniefred Terrace"  
Address: 18-32 Lulie Street



Allotment Reference: Lot 88

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: -

Location within Precinct: Victoria Park Precinct

Photo Date: July, 1988

Grantee: J. Dight, 13.2.1839

Original Owner: Theodore Fink

Present Owner: 20 C.J. Smith  
83-85 Budd Street, Collingwood  
22-30 Henley Hall P/L &  
M.B. Mulligan  
48 Kensington Road, Sth Yarra.

Original Use: Two corner shops and six residences

Present Use: Seven residences

Construction Date: 1888

Architect: -

Builder: -

Description: A formerly symmetrical two storey terraced residential development of 6 dwellings and remaining of 2 corner former shops with dwellings over. The general form and detail is similar to Nos. 36-46 Lulie St. and 8 Maugie St (q.v.).

Condition: Good

Integrity: Fair. Shop front windows intact, WCT motif intact, angle to centre pediment intact, brickwork defaced, north shop/residence demolished.

History: The pattern of land ownership prior to 1888 is similar to Nos. 36-46 Lulie Street (q.v.). In 1888, Theodore Fink, close associate of the Collins House group, director of the "Herald" newspaper, solicitor and property speculator prior to the bank crash of 1891, built "Winniefred Terrace", the northern shop being occupied by a bootmaker and the southern shop by a grocer. The initials "WTC" on this building indicate an association with Chidzey of 36-46 Lulie Street.

Significance: "Winniefred Terrace" is important as the southern half of the largest residential terrace with corner shops in the municipality. It is also important as an example of one of the investment projects of Theodore Fink, its scale being appropriate to the reputation of its owner. The name "Winniefred", may be a reference to Fink's daughter of that name.

Recommendations: Recommended for inclusion on the Historic Buildings Register, the National Estate Register and for Planning Scheme protection. Bluestone crossings to Maugie Street and r.o.w. to be protected.

References:

- Rate Books
- Cannon, M., The Land Boomers, Lloyd O'Neil (1972) pp. 274-280 for an account of Theodore Fink.

Issue No. 1: July, 1988

Issue No. 2: May, 1995



Building: "Dorothy Terrace"

Address: 34-48 Lulie Street



Allotment Reference: Lot 88

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: -

Location within Precinct: Victoria Park Precinct

Photo Date: July, 1988

Grantee: J. Dight, 13.2.1839

Original Owner: William Chidzey

**Present Owner:** 8 (Maugie) D.M. Lucase  
36 I.D. Wilford,  
48 Caroline crescent, Blackburn North  
38 M. Demajo  
40 L.D. Wood  
42 P.J. Logan  
44 R.B. Craigie & J.M. Delaney  
46 Estate of John Arthur Turnour,  
C/- 46 Lulie Street

**Original Use:** Six residences and 2 corner shops

**Present Use:** Six residences

**Construction Date:** 1888

**Architect:** -

**Builder:** -

**Description:** A symmetrical two storeyed terraced residential development of 6 dwellings with 2 corner shops with dwellings over. The end shop units form pavillions with retained elements of the original shop fronts and the initials "WTC" interwoven in vermiculated panels facing north and south. Brickwork is bi-chromatic with red body bricks and white and black dressings. Three Pediments have "1888", "Dorothy Terrace" and "AD" in low relief.

**Condition:** Good

**Integrity:** Fair. Brickwork defaced, openings altered.

**History:** The land on which this building was erected was owned in 1879 by David Abott, passing to John Kelly by 1881 and William Lacey by 1884. In 1888, William T. Chidzey built "Dorothy Terrace" the shop at Maugie Street being occupied by a greengrocer and the other by a currier. In 1898, ownership had passed to the Queens Building Society, (1898 RB, ditto 1900).

Significance:

"Dorothy Terrace" is important as the northern half of the largest residential terrace with corner shops in the municipality. It appears to have been associated with Chidzey, of Chidzey Rogers & Co., boot manufacturers, Reilly Street.

Recommendations:

Nos. 32, 38, 46 and 48 recommended for inclusion on the Historic Buildings Register. Recommended for inclusion on the National Estate Register and for Planning Scheme protection. Bluestone crossings to Maugie Street and r.o.w. to be protected.

References :

Rate Books

Issue No. 1:

July, 1988

Issue No. 2:

May, 1995



Building: Residence  
Address: 24 Mayfield Street



Allotment Reference: 59  
National Estate Register: Recommended  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat  
Photo Date August, 1988  
Grantee: C. Nicholson, 13-2-1839  
Original Owner: John Buchan  
Present Owner: -

334

**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** 1891-1892

**Architect:**

**Builder:**

**Description:** A two storeyed hip roofed timber house with two storeyed verandah overlooking the river, the upper level being timber framed (undecorated) and the lower level with brick piers and stuccoed bases with ornamental moulds.

**Condition:** Good

**Integrity:** Good

**History:** In 1890 John Buchan, the property developer, owned land adjacent to the Yarra River in Mayfield Street. In 1891 he commenced building two wood houses, one on the east side of Mayfield Street, the other on the west side of Church Street, both properties adjacent to the River and backing onto each other. The properties were completed in 1892. In 1900 Buchan continued as owner. Charles Cornish, an engineer, leased the Mayfield Street house and William Heathfield, a law clerk, leased the Church Street house, (1891, 1892, 1893, 1901 RB).

**Significance:** No. 24 Mayfield Street recalls the role of the Yarra River especially during Collingwood's founding years but also later as an attractive residential location. It compares with the much altered equivalent house in Church Street, two others in St.Hellier's Road, and several now demolished houses including those in May Street and River Terrace (off Turner Street).

**Recommendations:** Recommended for inclusion on the National Estate Register and for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** September, 1988

Building: "Ballarat Terrace"  
Address: 8-16 Mollison Street



Allotment Reference: 57  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date August, 1988  
Grantee: C. Nicholson. 13-2-1939  
Original Owner: Charles Walker  
Present Owner: -

Original Use: Residences

Present Use: Residences

Construction Date: 1885

Architect:

Builder:

Description: A single storeyed 5 unit tuckpointed bi-chromatic brick terraced row with red body bricks and white dressings. The front parapet is stuccoed with a central curved pediment and "Ballarat Terrace" in the tympanum. The timber posted verandahs have cast iron lace, and brick end walls with blind arches.

Condition: Good

Integrity: Good. Verandah floor tiles in situ.

History: In 1884 the north-east corner of Mollison and Little Charles Streets was vacant land owned by Charles Walker. It had an 80' frontage to Mollison Street, (1884 RB). In 1885 Walker built five brick terrace houses on the site, renting them all. Walker continued as landlord in 1900, (1885, 1901 RB).

Significance: "Ballarat Terrace" is of local importance as an intact residential terrace. Its link, and the presumed link of the owner with the gold city of Ballarat may be of interest.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building: 12 Napoleon Street

Allotment Reference: 73  
National Trust Register: -  
National Estate Register: Recommended  
Historic Buildings Register: Recommended  
Location within Precinct: Collingwood Slope  
Photo Date:  
Grantee: George Otter  
Original Owner:  
Present Owner:  
Original Use: Residential  
Present Use: Residential



Construction Date:

pre 1858

Architect:

Builder:

Description:

A single storeyed Victorian bluestone cottage with hipped corrugated iron clad roof extending to form a verandah over a stuccoed front elevation. The timber verandah posts and balustrade are at the street alignment.

Condition:

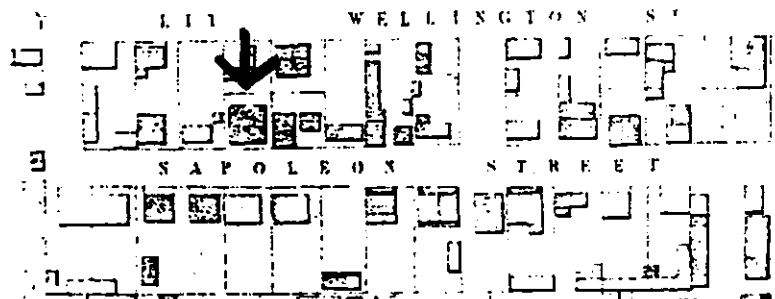
Good

Integrity:

Good, the verandah has been rebuilt.

History:

The 1858 Hodgkinson map shows this cottage in Napoleon Street.



By 1871 John Croft owned a stone house here as an investment and by 1873, it had passed to Daniel McCarthy (RB unclear) who retained ownership in 1893 (RB 1893, '86, '84, '82, '77).

Significance:

No. 12 Napoleon Street is significant as a substantially intact bluestone cottage representative of the initial development phase on the Slope. The use of bluestone is representative of one of the municipality's earliest industries.

Recommendations:

Recommended for inclusion on the Historic Buildings Council Register, National Estate Register and for Planning Scheme Protection.

References:

Rate Books

Issue:

No. 1

Building:

Two residences

Address:

39-41 Nicholson Street



<u>Allotment Reference:</u>	Lot 57
<u>National Estate Register:</u>	Registered
<u>Historic Buildings Council Register:</u>	Registered
<u>National Trust Register:</u>	Classified
<u>Location within Precinct:</u>	Collingwood Flat Precinct
<u>Photo Date</u>	August, 1988
<u>Grantee:</u>	Charles Nicholson, 13-2-1839
<u>Original Owner:</u>	D. Parry (No. 39) A. Lainson (No. 41)
<u>Present Owner:</u>	
<u>Original Use:</u>	Residences
<u>Present Use:</u>	Residences
<u>Construction Date:</u>	1868-1869
<u>Architect:</u>	
<u>Builder:</u>	D. Parry (No. 39) A. Lainson (No. 41)
<u>Description:</u>	Two identical detached two storeyed Gothic styled cottages with fretted barges, stuccoed front elevations with ashlar markings and quoins and axe faced coursed bluestone side walls. Small "barrel vaulted" bluestone stair wells on the north walls have been partially rebuilt. The steeply pitched roofs are slated.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	Built 1868-1869 by owner builders as noted for investment purposes. Subsequent owners have been as follows:

No. 39

1868 D. Parry, builder  
1875 Carl Hildebrandt,  
tobacconist  
1878 Adolfus Trott, traveller  
1883 Harry Knott, contractor  
1890 Daniel Roberts, dealer, gent  
1902 Brown family  
1911 W.D. Beazley  
1916 Chas Carnegie  
1928 E. & A. Howell

No. 41

1868 Alfred Lanson, builder  
1882 John Hollingdack, civil servant  
1892 John Grant  
1904 Alice Oakman  
1906 Norman Britten, grocer  
1922 Suburban Homes Pty. Ltd.  
1925 Presbyterian Dowres  
Emergency Hospital

**Significance:**

Nos. 39-41 are of architectural importance as early bluestone cottages on the Flat having distinctive Gothic treatment.

**Recommendations:**

Recommended for Planning Scheme protection

**References:**

- Rate Books
- National Trust file

**Issue No. 1:**

August, 1988

Building: Former Denton Mills Hat Factory  
Company Limited.  
Address: 48-60 Nicholson Street



Allotment Reference: Lot 58  
National Estate Register: Recommended  
Historic Buildings Council Register: Registered  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date August, 1988  
Grantee: W. Bradley, 13-2-1839  
Original Owner: James Turner  
Present Owner:  
Original Use: Hat factory  
Present Use: Knitting mill and dye house  
Brush Fabrics, Warp Knitting Mills  
Construction Date: 1874

343

Architect:

Builder:

Description:

A substantial three storeyed late Victorian factory with main Italianate polychrome facade to Nicholson Street and secondary red brick facade to Mollison Street. The main entrance off Nicholson Street has dressed bluestone dressings with rusticated and incised ornamentation. Sills are bluestone, vent face to window spandrels cast iron. The lower level windows have segmental heads and the upper level round arched. The main facade is subdivided into smaller elements by means of five slightly projecting break front bays with tri-partite windows. The parapet has stuccoed ornamentation with brackets and lions heads.

Inside, the main building has bluestone stair with iron railings, part removed, cast iron columns with decorated brackets and iron roof trusses with Baltic pine linings. Fire doors are solid rivetted iron plate. Two lantern roofs are situated in a single storeyed section to the south end. The boilers are gas fired exhausting to a round chimney stack.

Condition:

Good

Integrity:

Good. Parapet ornamentation part removed, chimney stack lowered.

History:

In 1873, Cr. James Hobson Turner owned land in Mollison Street on the north-west corner of Nicholson Street, on which he built a hat factory in 1874 (1873-1876 RB).

By 1877 Thomas Shelmerdine, Thomas Davison and Robert Simon operated the factory which Turner continued to own, (1877 RB).

By 1883 George and Leader Stevenson had purchased the property which they operated. By then, the factory had a Nicholson Street address and was known as the Denton Hat Mills, (1883 RB).

By 1891 the directors of the Denton Hat Mills Coy. owned the mill with John and George Bruce and George Stephenson operating it, (1891 RB).

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Ownership remained the same in 1900 at which time Edward Shaw was manager, (1901, RB). By this time, the earlier north wing along Mollison Street remained as a two storeyed building but the balance of the Nicholson Street wing had been completed. In August 1988 a portion of the east facade was being rebuilt.

**Significance:**

The former Denton Mills hat factory is important at the State and National levels as one of the largest and Australia's first steam powered hat factory. It is of architectural importance for its intact state and the facade treatment which is a sophisticated expression of the Italianate style applied to a large industrial building. It is also important at this level for its link with William Pitt (1855-1918) eminent Melbourne architect, Collingwood councillor and Mayor, MLC, and architect for the Foy and Gibson's buildings in Collingwood and Fitzroy. It is important at the local level for its links with James H. Turner, former mayor of Collingwood, and Thomas Shelmerdine, a local industrialist who spent his early career at the mills.

**Recommendations:**

Recommended for inclusion on the National Estate Register and for Planning Scheme protection.

**References:**

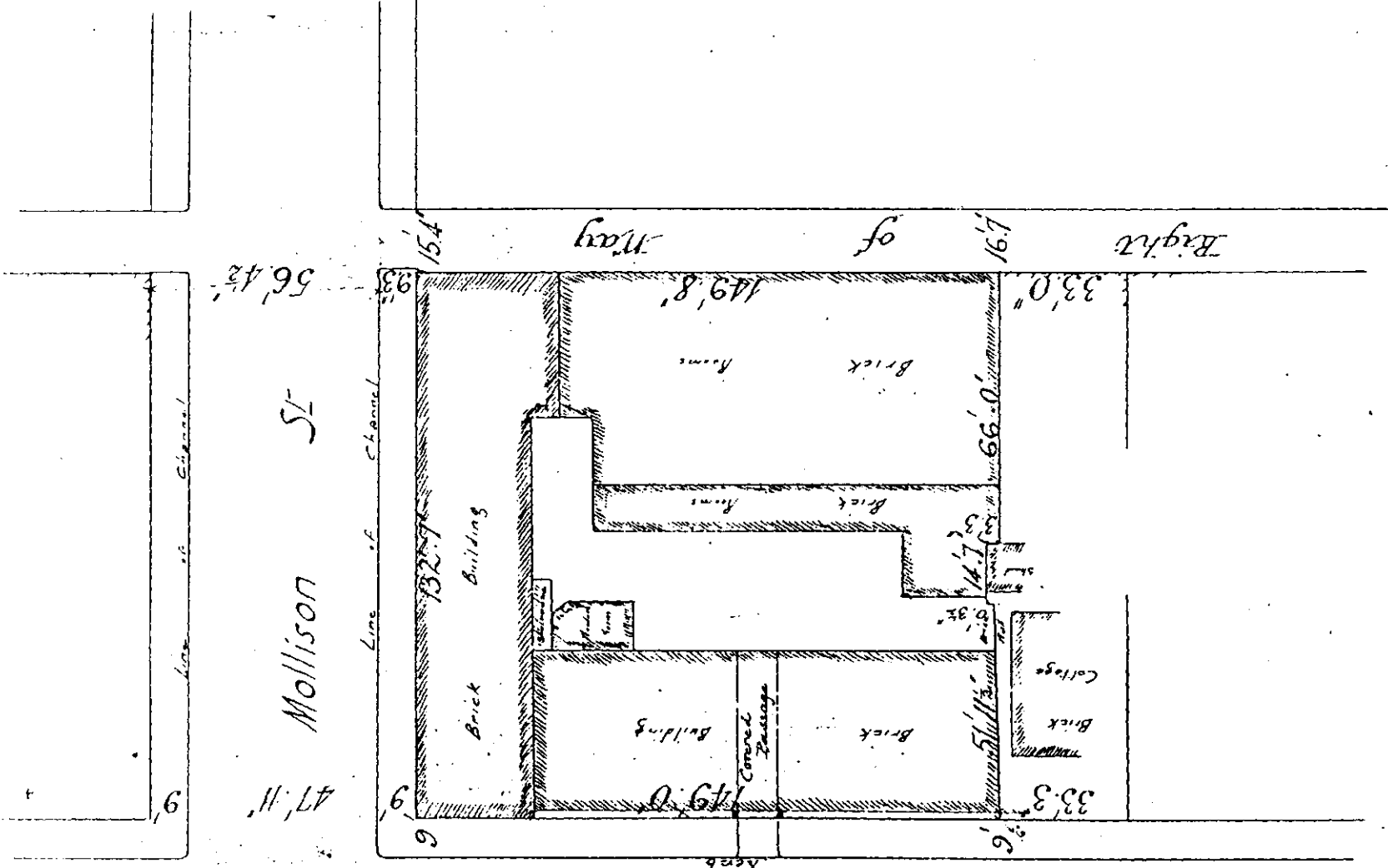
Rate Books  
City of Collingwood, litho No. 00380  
National Trust file  
Barrett, B., "The Making of an Industrial Environment: Collingwood, Victoria, 1851-1891"  
M.A. Thesis, (Univ. of Melbourne), pp.210-211.

**Issue No. 1:**

August, 1988

**Issue No. 2:**

May, 1995



246



Building: Residence  
Address: 51 Nicholson Street



Allotment Reference Lot 57  
National Estate Register: Recommended  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date: August, 1983  
Grantee: C. Nicholson, 13.2.1839  
Original Owner: Mary Ann Swift  
Present Owner:  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1870

Architect:

Builder:

Description:

A small hip roofed bluestone cottage in the Colonial vernacular manner with later cast iron lace turned timber posted verandah overlooking a "wilderness" garden.

Condition:

Good

Integrity:

Good

History:

In 1869 Vincent Pratt, a storeman, owned land on the west side of Nicholson Street near Langridge Street, on which a four roomed stone house was built in 1870, owned and occupied by Mary Ann Swift, (1869, 1870 RB). Mary Swift continued to own the house in 1895 at which time Vincent Pratt, then mason, lived there. By 1900 Pratt was owner/occupant, (1896, 1901, RB).

Significance:

No. 51 Nicholson Street is a typical example of a small group of bluestone colonial vernacular cottages built in Collingwood during the period closing with the 1870's. Its spacious garden is an important element.

Recommendations:

Recommended for inclusion on the National Estate Register and for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988

348

Building: Residence  
Address: 99 Nicholson Street



Allotment Reference: 57  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date August, 1988  
Grantee: C. Nicholson, 13-2-1839  
Original Owner: Thomas Player  
Present Owner: -

Original Use: House

Present Use: Vacant, part of Christian Brothers Monastery.

Construction Date: 1888

Architect:

Builder:

Description: An unusually richly decorated Italianate villa on the Collingwood Flat with parapet urns and stuccoed ornamentation barley sugar cast iron columns and symmetrical facade with tri-partite windows and central door.

Condition: Good

Integrity: Good. Brickwork overpainted, encaustic tiled verandah floor and garden path.

History: In 1877 John Wilde owned 33' land on the west side of Nicholson Street midway between Langridge and Gipps Streets. In 1888 a brick house was built there, owned and occupied by Thomas player, a gentleman.

By 1900 a lady or gent by the name of Wallace owned the property and Henry Glazebrook an agent, was tenant, (1887, 1889, 1901 RB).

Significance: No. 99 Nicholson Street is unusual on the Flat for its comparatively rich ornamentation.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building: "The Retreat Hotel"  
Address: 226 Nicholson Street



Allotment Reference: 76  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat (Abbotsford)  
Photo Date: November 1989  
Grantee: C.J. Garrard  
Original Owner: -  
Present Owner: -  
Original Use: Hotel  
Present Use: Hotel  
Construction Date: c.1915

Architect:

Builder:

Description:

A two storey stuccoed Edwardian hotel with a semi-circular corner turret. The ground floor has a tiled dado, and the facade is surmounted by a bracketted ledge and simple parapet. The roof is lined with terra cotta tiles. Narrow windows to the ground floor have art nouveau stained glass, and the upper storey windows have square pattern leadlight glazing.

Condition:

Good

Integrity:

Good. No. 322 has an altered shopfront, but No. 325 has its original shop window openings and corner doorway intact. The original verandah, which extended partly down Nicholson Street, has been removed.

History:

"The Retreat" hotel was in existence on this as early as 1873 (Cole). Robert Enfield was the licensed victualler in 1885 (RB). The present building is c.1915.

Significance:

"The Retreat" hotel is a prominent and distinctive public building in Abbotsford showing Arts and Crafts influence and occupying a site used as a hotel since the mid-Victorian period. It compares with the former Sir Charles Hotham Hotel, Melbourne (corner Spencer and Flinders Street).

Recommendations:

Recommended for planning scheme protection

References:

Rate Books

Issue No. 1:

May 1990

Building: Street Lamp base

Address: SW corner Noone Street and Trenerry Crescent



National Estate Register: -

Historic Buildings Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: May, 1994

Original Owner: City of Collingwood

Present Owner: City of Yarra

**Original Use:** Gas lit street lamp

**Present Use:** nil

**Construction Date:**

**Architect:**

**Builder:**

**Description:** A standard inner Melbourne nineteenth century cast iron street lamp standard base section consisting of octagonal lower section with provision for attachments, since removed and acanthus leaf motifs to base of upper section, now removed.

**Condition:** Good

**Integrity:** Fair, associated bluestone kerb and channel.

**History:** Street lamp standards appearing to be identical with this example appear in the Antoine Fauchery views of early central Melbourne in 1857. They were presumably made redundant following the commissioning of the Melbourne City Council power station in 1894 and they can be seen in views of Victoria Street Collingwood post 1885 when they were presumably gas lit.

**Significance:** This cast iron street lamp base is a rare survivor in the former Collingwood City area, recalling public services prior to the era of electrification and comparing with similar remnants and reinstated gas lit street lamps in Melbourne's inner suburbs.

**Recommendations:** Recommended for planning scheme protection with a view to reinstatement of removed elements.

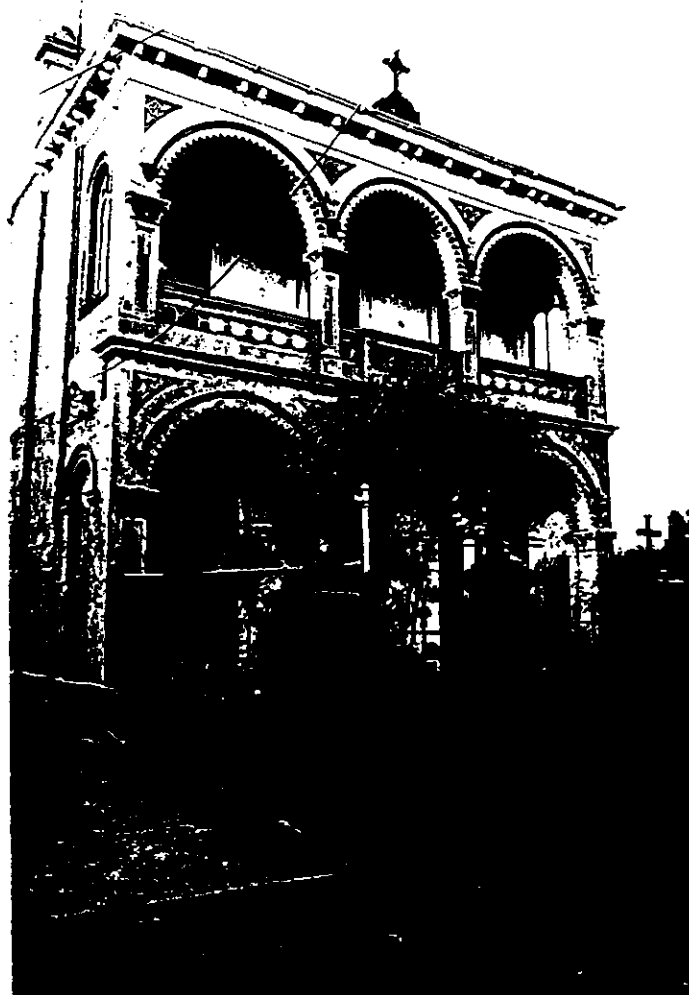
**References:**

**Issue No. 1:** May, 1995



Building: Former "Wellington House", now St. Johns  
Convent

Address: 12 North Terrace



Allotment Reference: Section 6, Lot 72

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: Recommended

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date: July, 1988

Grantee: C.S. Thomas

Original Owner: George Langridge

Present Owner:

Original Use: Residence

Present Use: Convent

Construction Date: 1883-1884

Architect: -

Builder: -

Description: An arcaded and stuccoed Italianate villa in the terrace form with two storeyed verandah having cast iron columns to the lower level and stucco pillars and round arched arcading to both levels. The return walls of the verandah have round arched stained glass lights whilst the main corrugated iron clad hipped roof is unusual in that it also forms the verandah roof. The gutters are cast iron with lions head jointed pieces and the eaves are bracketted. Ornamentation is generally incised in the spandrels, the upper level segmented headed windows having acroteria and the lower level being round arched.

Condition: Good

Integrity: Good. Verandah floor now terrazzo, conversion to a convent is not intrusive, "Sisters of Charity" in fan light over door, double palisade cast iron fence and gate in situ along with lawn on east side. Edwardian bay window on east side, timber additions at rear.

History: In 1882 George Langridge, (1829-1891) builder and auctioneer, founder of the Langridge Mutual Permanent Building Society, Mayor of Colingwood 1867, 1872, Member Melbourne Water Supply Board, MLA (Collingwood) etc., owned 96' of land in North Terrace on which he commenced building a brick house for his residence in 1883. The house was completed in 1884 (1882-1884 RB). By 1886 Langridge had also purchased from William Niven, 95' of land adjacent to his house on the east side. Langridge remained in residence in 1892, (1884-1893 RB).

By 1898, John Woolcock had purchased the property and continued to own it in 1900. (1898, 1901 RB). During this period the land to the east was occupied by lawns and a tennis court - (MMBW litho).

On 25-3-1924 the foundation stone for the convent was blessed by His Grace The Most Reverend D. Mannix DD, Archbishop of Melbourne.

**Significance:**

No. 12 North Terrace is important at the State level as the home of George Langridge, and as a prominent villa facing the Darling Gardens. Its roof form which extends over the verandah is unusual, whilst the survival of the cast iron gutters is noteworthy.

**Recommendations:**

Recommended for inclusion on the National Estate and Historic Buildings Council Register and for Planning Scheme protection.

**References:**

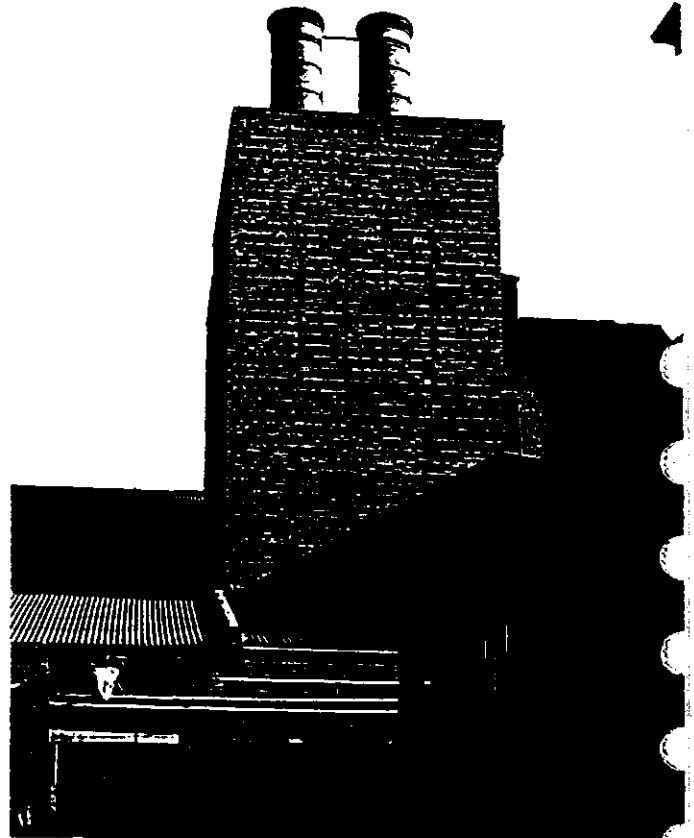
- Rate Books
- La Trobe Library, 1886 view (LTA 537) in album entitled: "presented to the Hon. G.D. Langridge".

**Issue No. 1:**

July, 1988

Building:

Former Victoria Distillery,  
Northumberland Street, now Barress  
Brothers and Burston & Co. Pty Ltd.  
Collingwood Maltings



Allotment Reference:

53

National Trust Register:

-

National Estate Register:

Recommended

Historic Buildings Register:

Recommended

Location within Precinct:

Collingwood Slope and Brewing and  
Distilling precinct.

Photograph Date:

9.6.87  
12.6.87

Grantee:

S.A. Donaldson

Original Owner:

Thomas Aicken

Present Owner:

Original Use:

Distillery

Present Use:

Barrett Bros. and Burston & Co. Pty  
Ltd., Maltsters

Construction Date:

1862

Architect:

George Wharton (additions 1880)

Builder:

Description:

A five storeyed red brick former distillery tower with cream brick string courses at each floor level surmounted by a bracketted cream brick cornice and frieze panel. Above the cornice a red brick balustrade with cream brick coping and corner chimney forms a decorated termination. Round headed openings have been bricked up, with newer louvred sections introduced in some former openings.

To the south, a four and five storeyed undecorated red brick section is attached with segmental arched openings, some of which have been bricked up. Some elevations, and the roof of this section are clad in corrugated asbestos cement sheeting.

Immediately to the east of the southern most section of the above building, a ? storeyed tower, undecorated in red brick is distinguished by two circular brick stacks with corbelled ruins. Openings are segmentally arched, those viewed retaining their double hung frames.

Other buidings and structures in the immediate vicinity, including the concrete grain silos are supportive elements.



Condition:

Good

Integrity:

Good

History:

In 1862, Thomas Aitken opened his distillery on this site, and by 1864 it was employing 5-6 hands (Barrett, B., The Inner Suburbs, p.95). By 1878, the works continuing under the proprietorship of Aitken, were known as the Victoria Parade distillery, the Victoria Brewery to the south in East Melbourne being in his ownership until 1884. In 1885, when Alfred Nation and Son acquired the Brewery, the distillery also passed into their ownership, although retaining its name. By 1891 William Blanchard was the manager. Its fortunes continued to be tied to the Victoria Brewery, ownership of both complexes passing to the Melbourne Brewing and Distillery Co. during 1894-1905. By 1910, however, Samuel Burston and Co. Ltd, maltsters, were in possession and remain as Barrett Brothers and Burston and Co. Pty Ltd. today.

Significance:

The former Victoria distillery is important at the State level as the first distillery established after the imposition of the differential duty under the Distillation Act of 1861. (Barrett, B., op. cit.). Its association with Thomas Aitken, the founder and influential protectionist, is also important as is its connection with the nearby Victoria Brewery. The complex adds breath to the municipality's heritage of the distillery and brewing industries which is collectively significant at the State level, whilst its distinctive form is a picturesque element within the Collingwood Slope precinct.

Recommendations:

Recommended for inclusion on the HBC and National Estate Registers and for planning scheme protection.

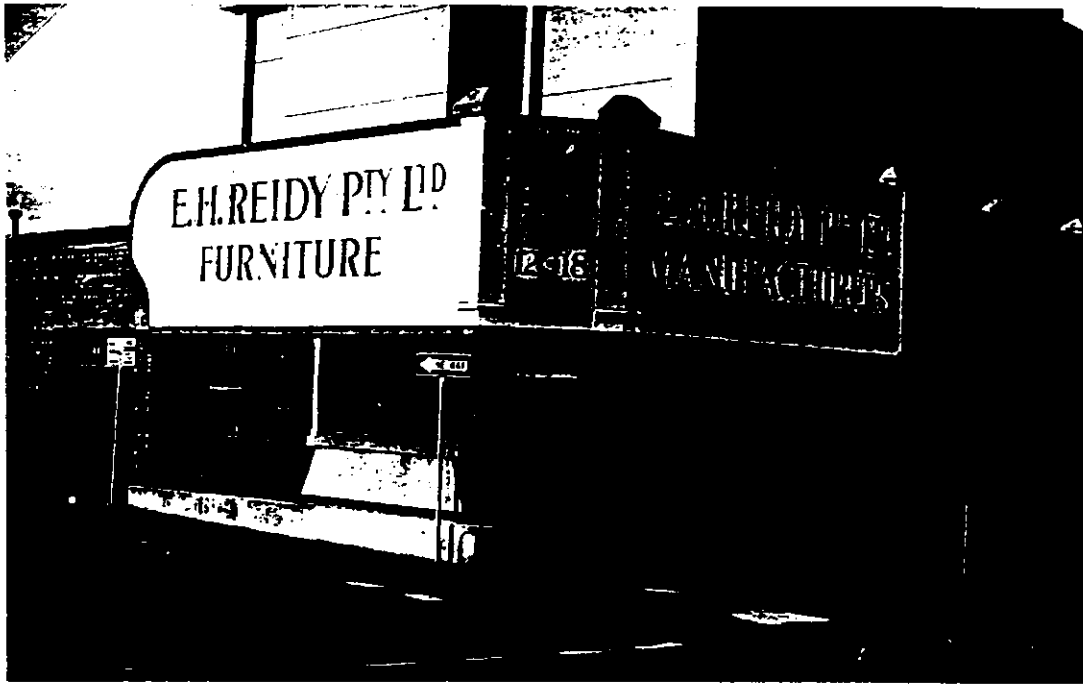
References:

Issue No. 1.

360

Building:

12-13 Otter Street



Allotment Reference: 73  
National Trust Register: -  
National Estate Register: -  
Historic Buildings Council Register: -  
Photograph Date: 13.6.87  
Location within Precinct: Collingwood Slope  
Grantee: George Otter  
Original Owner: Samuel Mundy  
Present Owner:  
Original Use: Shop  
Present Use: E.H. Reidy Pty Ltd, furniture  
Construction Date: pre 1858  
Architect:  
Builder:

Description:

A small bluestone building on a corner site with facades to Otter and Bedford Streets, now incorporated in a larger industrial building. The stonework to the splayed corner entrance is tooled, with margins to a ? finish as are the window dressings and quoins, the balance of the work being coursed rough hewn. A recent parapet and window modifications form part of newer work which extends to the adjoining building.

Condition:

Good

Integrity:

Poor

History:

The Hodgkinson 1858 map shows this building on this site.



By 1864 Samuel Mundy owned a stone shop on this corner, occupied by George Fletcher, dairyman (RB). It was a four roomed building (1869 RB) in the same ownership, in 1877 (RB 1867 - J. Mundy, 1869, '74, '75).

Significance:

The former stone shop at 12-18 Otter Street was built during the initial settlement of the Collingwood Slope and although significantly altered, is important in this respect. The use of bluestone is expressive of one of Collingwood's major early industries.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

362



Building:

St Joseph's Church, Otter Street



<u>Allotment Reference:</u>	73
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Building Council Register:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	12.6.87
<u>Grantee:</u>	George Otter
<u>Original Owner:</u>	
<u>Present Owner:</u>	
<u>Original Use:</u>	Catholic Mission Church and School
<u>Present Use:</u>	Catholic Church

Construction Date:

1860-62

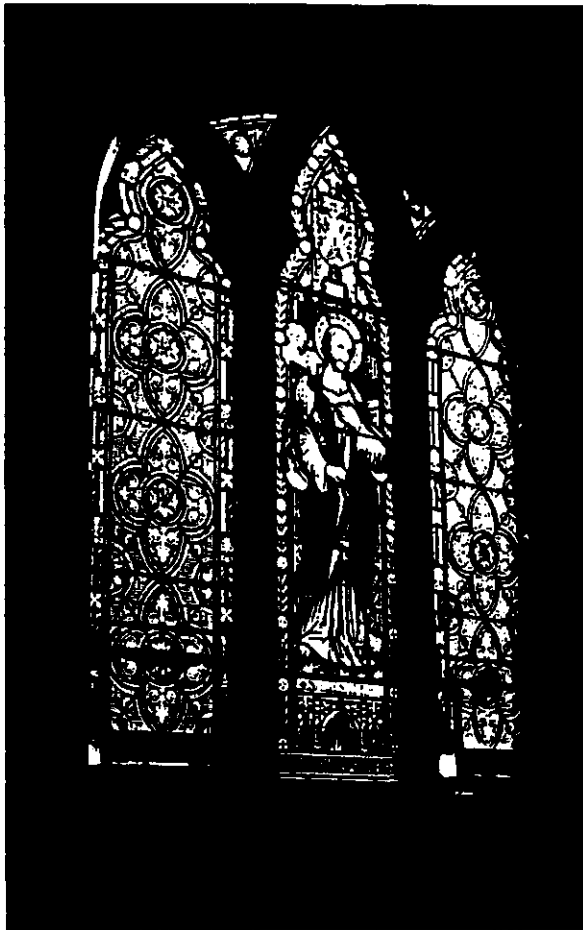
Architect:

J.B. Denny (1860-62) works)

Builder:

J. Fraser & Sons (1891 additions)

Description:



A mid Victorian Gothic church in the Later Gothic: Mainstream Decorated style (see Lewis, M., Victorian Churches: Their Origins, their Story and their Architecture, National Trust of Australia (Vic.), 1991, p.67) with tuck pointing to a stuccoed finish on formerly tuckpointed brick walls with stuccoed dressings. The nave roofs are slated with vents and an unusual castellated tower raised above the former entrance porch.

Inside, the central nave is separated from flanking naves with lancet arched arcading. The central nave roof is carried on scissors trusses with painted diagonal timber linings, the flanking nave roofs being of simpler construction. The sanctuary ceiling linings and beams have been painted, whilst the narthex, which has been altered, retains its curved wall to the nave and panelled balustrade above to the organ loft.

Stained glasswork includes the work of Ferguson and Urie, Rogers and Hughes and William Montgomery.

Condition:

Good, rising damp.

Integrity:

Good, tuckpointed and stuccoed surfaces painted.

History:

Several Catholic schools were opened in Collingwood from 1855 until construction of the present church commenced in 1860 when Bishop Gould laid the foundation stone on 16.12.60 (St Joseph's historical notes). On 13.9.62 J. Denny called tenders for

- Argus, 13.9.62. p.7) and in 1873 the present nave was added. In 1886, following the opening of the St Joseph's School, the building ceased to function for this purpose and in May, 1981, H.E. Tolhurst, architect, was responsible for the east aisle which was opened at that time. A new chancel and sacristies were added with wheel window over the high altar by Messrs Brooks, Robinson and Co., and donated by Tolhurst. a window by Messrs Hughes Rogers & Co. was installed in the Lady Chapel shortly afterwards. Renovations to the confessionals and porch were made in 1967.

**Significance:**

St Joseph's church is of local importance as the first Catholic Mission church in Collingwood and for its strong links with H.E. Tolhurst, architect, and surveyor for the City of Collingwood. Prior to his work in Collingwood, Tolhurst, who was an Anglican, had spent time as the town clerk and surveyor of the Borough of Eaglehawk and had designed several churches and public buildings in the Bendigo region. The castellated tower is unusual in Catholic church architecture, at the State level, and the windows were considered to be of note in the contemporary press (The Building and Engineering Journal, 9.5.91) for the facial expressions on the figures and for the way in which the colouration of the glass suited Australian conditions.

**Recommendations:**

Recommended for inclusion on the Historic Buildings Register and the National Estate Register and for Planning Scheme protection.

**References:**

St Joseph Church historical notes, as noted above.  
Some of the Fruits of Fifty Years, 1897, A.H. Massina & Co.

**Issue No.2:**

May, 1995

Building:

St Joseph's Presbytery, Otter Street



Allotment Reference:

73

National Trust Register:

Historic Buildings Council Register:

Location within Precinct:

Collingwood Slope

Photo Date:

12.6.87

Grantee:

George Otter

Original Owner:

Present Owner:

Original Use:

Presbytery

Present Use:

Presbytery

Construction Date:

1903

Architect:

Builder:

Description:

An Edwardian two storeyed red brick and rendered presbytery with timber verandah to west and south elevations punctuated by arcaded brick sections in the centre of the south elevation and at the north west corner. These sections incorporate plain cement rendered banding to the walls and round arched windows and art nouveaux decoration. The south portico includes the front door with crosses above and a distinctive parapet. Roughcast walls are used in conjunction with red bricks and extend to the tall banded chimneys capped with terra cotta pots.

Condition:

Good

Integrity:

Good. The perimeter fence is an important element, along with the "phoenix canariensis". Inside, the polished timber stair case is intact.

History:

Until 1887, the Collingwood district was attended by priests from St Patricks. In that year, Fr Aylward was appointed the first resident priest, the district being declared a separate mission in 1892. Aylward had moved into a presbytery at 22 Abbotsford Street in 1888 and in 1894 the St Mary's school was erected on the site of the present presbytery with a capacity for 200 children. On 24.5.1903, the presbytery was opened on this site.

Significance:

The St Joseph's presbytery compares with other Catholic presbyteries of the period including those at Morwell and Woodend.

It is a prominent building in the Collingwood Slope precinct and is of local importance for its associations with the activities of the St Joseph's mission church.

Recommendations:

Recommended for planning scheme protection.

References:

St Joseph's Church historical notes.

Issue No. 1

**Building:** Former St Saviour's Church of England  
Mission Church

**Address:** Oxford Street, Corner Mason Street



<b><u>Allotment Reference:</u></b>	52
<b><u>National Trust Register:</u></b>	-
<b><u>National Estate Register:</u></b>	Recommended
<b><u>Historic Buildings Council Register:</u></b>	Recommended
<b><u>Location within Precinct:</u></b>	Collingwood Slope
<b><u>Photograph Date:</u></b>	9.6.87

Grantee: S.A. Donaldson

Original Owner: Church of England

Present Owner:

Original Owner: Church of England

Present Owner:

Original Use: Mission Church

Present Use: Church

Construction Date: 1874-75

Architect: Terry and Oakden

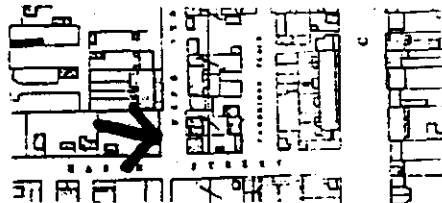
Builder: Goss and Hopkins

Description: A small coursed bluestone former mission church with belcote, decorated with now painted cement dressings. The steeply sloping gabled roof is slated whilst the north elevation consists of lancet arched arcading in roughly worked stone with brick infills. Remnant ornamentation provides an indication of the former addition at this location.

Condition: Good

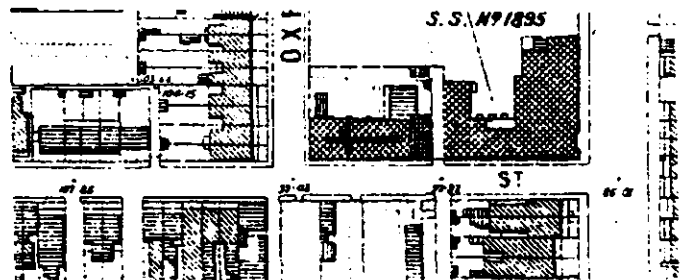
Integrity: Good. Alterations include an apsidal end, facing east, and a new west door with small verandah in concrete with rendered finish.

History: The 1858 Hodgkinson map shows small buildings on this site.





In February, 1873 a meeting at Trinity Church recognised that the clergy of the Church of England parishes of St Peters, St Marks, St Phillips and Trinity could not handle the work load in the district. Furthermore, as only a small proportion of the seats were free in these churches, many poor people were unable to attend services. Accordingly, the foundation stone for a mission church within which all seats would be free was laid on 18.11.1874, the opening following on 27.8.1875. The Rev. Charles May Yelland, who worked closely with Dr John Singleton and jointly established the Collingwood Relief fund with him in 1879, was the priest. In the same year, St Saviour's was enlarged (architects: Terry and Oakden) and re-opened as a parish church. It was consecrated on 19.12.1880 and re-opened after renovations on 17.10.1900. Following closure as a Church of England Church, the pews were removed to St Theodore's, Wattle Park, thence to Frankston. It became a Russian Orthodox Church in 1958.



MMBW litho 1897

**Significance:**

This building is significant at the State level as an expression of the Anglican Church's mission church activities in underprivileged areas. It is important also as a relatively intact bluestone church and in this respect, is expressive of one of Collingwood's early industries. It is important at the local level for its dominant corner location and is enhanced by the workers housing in Mason Street, and the Cambridge Street school.

**Recommendations:**

Recommended for inclusion on the Historic Buildings Register, National Estate Register and for Planning Scheme protection.

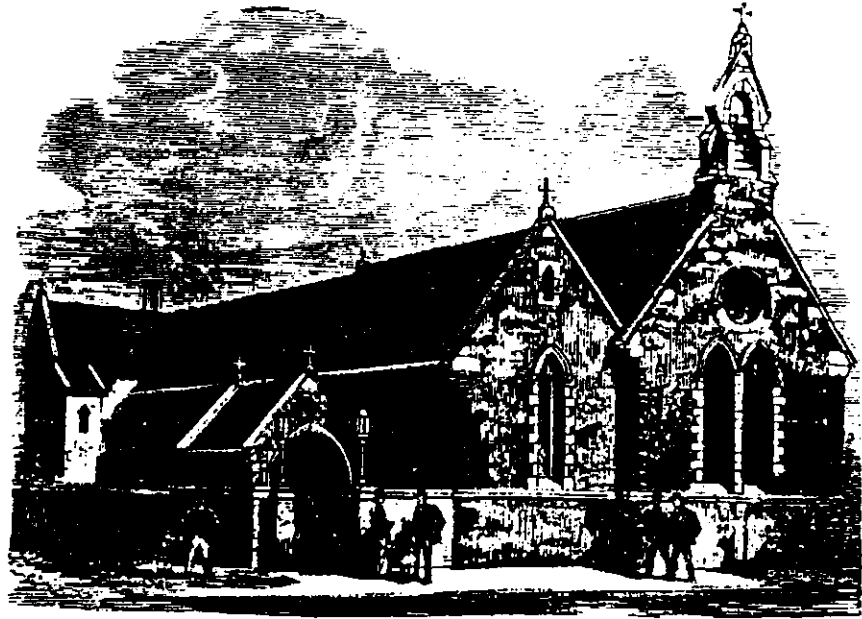
**References:**

MPE research notes  
State Library (?)  
Church of England Messenger:  
6.5.1875, 5.8.1875, 5.1.1881.  
Illustrated Australian News:  
30.12.1874: 168

**Issue No. 2:**

May, 1995





ST. SAVIOUR'S CHURCH, COLLINGWOOD.

Church of England Mission Church  
of St. Saviour, corner Mason and  
Oxford Streets.

Source: State Library of Victoria.

Building:

37 Oxford Street



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	9.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	Edward Crisp
<u>Present Owner:</u>	
<u>Original Use:</u>	Residential

Present Use: Agri Mark Consultants Pty Ltd

Construction Date: 1869

Architect:

Builder:

Description: A two storeyed Victorian single residential terrace with tuckpointed dark brown body bricks and cream dressings to openings and quoins, the whole of the cornice and frieze panel being finished in creams.

Condition: Good

Integrity: Good. The verandah post is recent.

History: The 1858 Hodgkinson map shows this site as vacant. In 1868, B. Mahon was the owner of vacant land here (RB) and in the following year, Edward Crisp, brewer from the Burton Brewery, Cambridge Street, had built a four roomed brick house on the site. By 1871, Edward Crisp and Son were the owners, and Samuel Crisp, law clerk, was in residence. Later, the building was tenanted (RB 1874, '75) and by 1877, ownership had passed to William Robson, a draper's assistant, who lived there. By 1884, ownership had passed to James Adamson, and by 1887/1891 to John Adamson (RB).

Significance: No. 37 Oxford Street is of regional importance as the home, for a short period, of Edward Crisp, of the Burton Brewery. It is important also as an early example of bi-chromatic brickwork which draws inspiration from the earlier Georgian style quoined facades well represented on the Slope by the Grace Darling Hotel and Nos 58-62 Oxford Street. In this respect it enhances contemporary understanding of the stylistic transition between Georgian and mid-late Victorian bi-chromatic work, both of which are

Recommendations:

Recommended for inclusion on the National Estate Register and for Planning Scheme protection.

References:

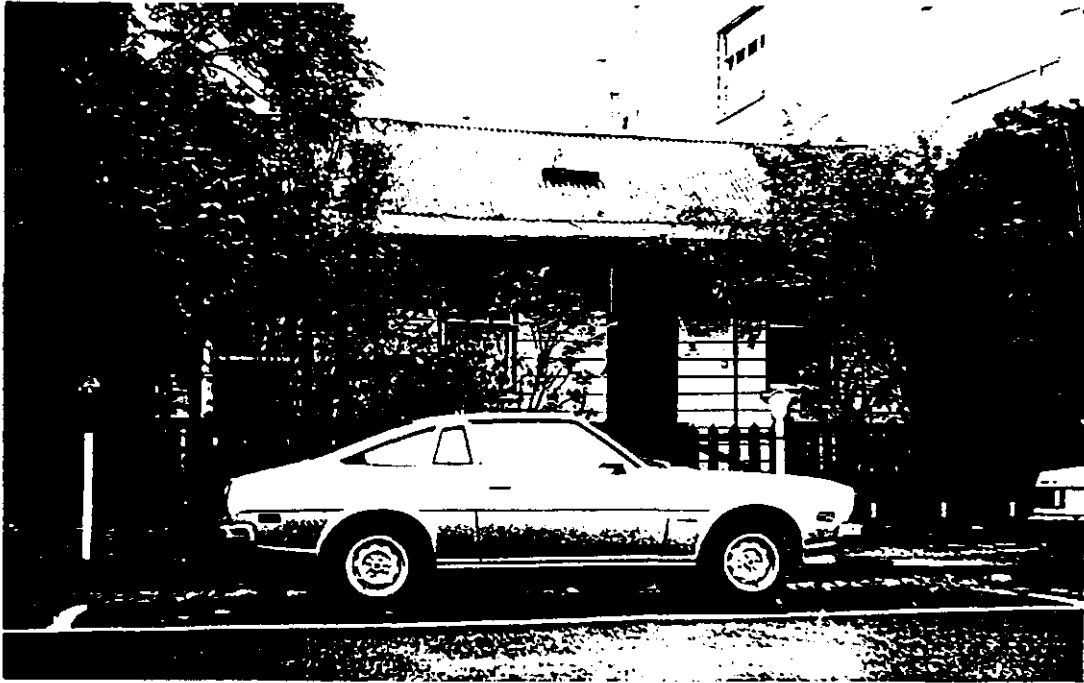
Rate Books

Issue:

No. 1

Building:

39, 41 Oxford Street



Allotment Reference: 52  
National Trust Register: -  
National Estate Register: -  
Historic Building Council Register: -  
Location within Precinct: Collingwood Slope  
Photograph Date: 9.6.87  
Grantee: S.A. Donaldson  
Original Owner: William Finlay (?)  
Present Owner:  
Original Use: Residential  
Present Use: Residential  
Construction Date: pre 1358  
Architect:  
Builder:

Description:

A gable roofed Victorian timber framed cottage with beaded weatherboards facing Oxford Street and corrugated iron roof linings. The front door to No. 41 with "fan light" over is original.

Condition:

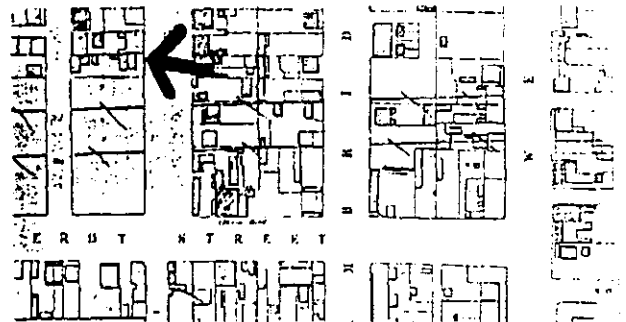
Fair

Integrity:

Good. The verandah posts are recent

History:

The 1858 Hodgkinson map may show the northern portion of this cottage in situ.



By 1864 William Finlay owned a wood house on this site with two brick houses immediately to the north, (RB). Joseph Hendy, wickmaker, was his tenant (RB 1866, '69', '71). By 1874, ownership had passed to Phoebe Wood and by 1875 to Emma May as owner/occupier, and Mrs King, the building apparently being extended at this time (RB). Immediately to the north, Dr John Singleton had a Home for Fallen Women, now demolished. (RB 1875, '77). May and King retained ownership in 1880 (RB) and by 1884, John May, the teacher, owned one unit and Emma the other (RB). By 1887, it had reverted to one occupancy owned by John King, (also refer 93 Cambridge Street), and it remained as such in 1891 (RB).

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**Significance:**

This timber cottage is of local importance as the first house to be built on this site and dates from the initial period of settlement. It is important also as a now rare timber cottage on the Slope.

**Recommendations:**

Recommended for planning scheme protection. Detailed inspection may cause this assessment to be revised.

**References:**

Rate Books

**Issue No. 2:**

May, 1995

Building:

50-52 Oxford Street



<u>Allotment Reference:</u>	52
<u>National Trust Reference:</u>	-
<u>National Estate Register:</u>	-
<u>Historic Buildings Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	9.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Date:</u>	William Randle
<u>Present Owner:</u>	
<u>Original Use:</u>	Residential
<u>Present Use:</u>	50: "The Pebble" 52: S.K.M. Design

Construction Date:

pre 1864 (?) and 1877 (?)

Architect:

Builder:

William Randle (?)

Description:

A two storeyed Mid Victorian terrace without decoration save for valance to verandah to No. 52. The windows are multi-paned double hung, (without horns) and have sparrow picked sandstone flat heads. The gable roof lining to No. 52 is slate.

Condition:

Good

Integrity:

52: Good  
50: Fair, the stucco being recent (?) along with the cast iron lacework.

History:

The 1858 Hodginkson map shows this site as vacant.

By 1864, William Randle, carter, owned a brick house on this site and he lived in a wood house immediately to the south (RB). The situation remained unchanged until 1877 (RB 1866, '74, '75, '76) when he built a second brick house, remaining as resident in the wood house (RB 1877). By 1891, he owned three brick houses and a wood house on the site. Identification of the two houses, now Nos 50 and 52, is difficult but it is possible that they are the pre 1864 and 1877 buildings noted.

Significance:

The earliest brick house, which should be confirmed, is important as a rare example of a building dating from the initial settlement phase on the Slope.

Recommendations:

Recommended for planning scheme protection.

Issue:

No. 1

Building: Residences  
Address: 51-55 Oxford Street



Allotment Reference: Lot 52  
National Estate Register: Recommended  
Historic Buildings Council Register: Recommended  
National Trust Register: -  
Location within Precinct: Collingwood Slope  
Photo Date: June, 1987  
Grantee: S.A. Donaldson, 13.2.1839  
Original Owner: Henry Miller (1864)  
Present Owner:  
Original Use: Residential  
Present Use: Residential  
Construction Date: 1858 - 1864 (?)

**Architect:**

**Builder:**

**Description:**

A gable ended Victorian residential pair in bichrome brickwork with unpainted cast cement ornamentation acroteria the urns having been partially removed. The red body bricks are relieved with creams.

**Condition:**

Goods, some brick movement.

**Integrity:**

Good

**History:**

The original buildings on this site first appear on the Hodgkinson map of 1858. In 1864 Henry Miller owned three, three roomed brick terraced houses here which he let, (1864, RB). The properties had a series of owners and tenants the longest ownership being that of William Smith who purchased the houses in 1880. Smith continued as owner in 1895, (1880, 1896, RB) By 1900 The Modern Permanent Building Society owned the properties and the tenants were Mary Martin (No. 51), Christopher Alexander (No. 53), William Dobb (No. 55).

**Significance:**

The relationship between the buildings noted in the history above and the present nos 51-55 is unclear since they do not appear to be three dwellings. They may, however, be important on account of their age and are also of note for their use of bi-chromatic brickwork which makes a strong contribution to the architectural character of the Slope. Forms a visual unit with adjoining nos. 57-61 (q.v.).

**Recommendations:**

Recommended for inclusion on the National Estate Register, Historic Building Register and for planning scheme protection.

**References:**

Rate Books

Issue No. 1

August, 1988

Building:

57-61 Oxford Street



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	9.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	Richard Kefford
<u>Present Owner:</u>	
<u>Former Use:</u>	Residential
<u>Present Use:</u>	57 59 61: Design Lab; Industrial 63: Design Consultants
<u>Construction Date:</u>	1873-1878

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Architect:

Builder:

Description:

A distinctive pair of identical double residential units separated by accessways and consisting of bi-chrome formerly tuckpointed brick parapetted main facades with blue/black body bricks and cream dressings. The sills and plinths are bluestone and the partially concealed hip roofs corrugated iron clad. The front walls are situated on the street alignment.

Condition:

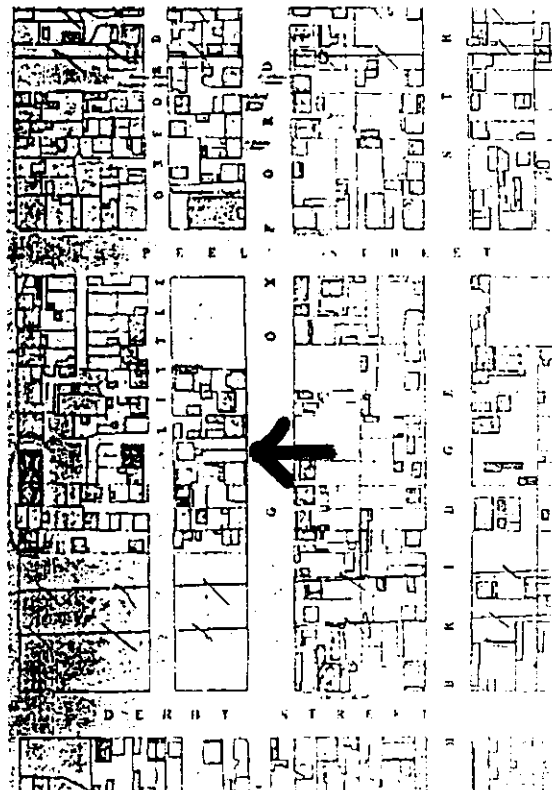
Good

Integrity:

Good. Recent additions to Nos 61-63 are visible at the rear. Form a visual unit with adjoining Nos 51-55.

History:

The 1858 Hodgkinson map shows a small building on this site:



As early as 1866 (RB), Richard Kefford, the contractor, owned three wood houses here and he lived in the middle one. In 1869 (RB), they were described as 5, 4 and 2 roomed houses and there had been no change in 1871 (RB). By 1873 he had built another house here and in 1874 another (1874 RB: "house" x 5). By 1875, Kefford owned 4 "cottages", of which the northern 2 were of timber, and the southern 2 of brick, suggesting a construction date of 1873-1874 for the southern pair. In 1878 (RB) he built a second brick pair, leaving room for him to occupy the last of his wood houses, to the north of the row. The situation remain unchanged in 1891 (RB).

**Significance:**

Nos 57-61 Oxford Street are important at the State level as a rare terrace of bi-chromatic brick paired units. At the regional and local levels they are important visual elements in the precinct and should be considered in conjunction with adjoining Nos 51-55. They are fine examples of bi-chromatic work, for which the Slope is noted and are of interest also as an example of pre-boom development by the local investor, Richard P. Kefford, who also owned land in Little Oxford Street.

**Recommendations:**

Recommended for inclusion on the National Estate and Historic Buildings Council Registers, and for planning scheme protection.

**References:**

Rate Books

**Issue:**

No. 1



Building:

58, 60, 62 Oxford Street



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	9.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owners:</u>	58 60 62
<u>Present Owners:</u>	58 60 62
<u>Original Use:</u>	Residential
<u>Present Use:</u>	Residential
<u>Construction Date:</u>	1858-1364

Architect:

Builder:

Description:

Three single fronted hip roofed bluestone cottages with timber verandahs and sandstone quoining and window (?) dressings. Each cottage has a door and separate multi-paned (without horns) double hung window facing Oxford Street, No. 60 retaining its window in original condition. A right of way separates Nos 60 and 62. Various extensions have been made at the rear of each cottage.

Condition:

58: fair  
60: good  
62: good

Integrity:

Good, the verandahs may not be original. No. 58 contains vestiges of an early colour scheme.

History:

The 1858 Hodgkinson map shows this site as vacant. In 1864, however, William Turnbull, the builder, owned and lived in a stone house at No. 62, Archibald Deans the carpenter, owned and occupied No. 60 and Mrs Robson owned and occupied No. 58 (RB 1864). Her husband,, John was also a carpenter (RB 1866). The ownership was substantially the same in 1877, with No. 58 being owned and occupied by Thomas Robson; clerk (RB1877). In 1880, Janet Robson was the owner/occupant (RB 1880) and by 1891, No. 62 had passed to Jesse Turnbull. (RB 1891).

Significance:

These three bluestone cottages are fine examples of working class accommodation on the Slope and date from the earliest phase of settlement. They are important examples of bluestone construction in that they constitute a row of three detached cottages, whilst their use of this material is expressive of Collingwood's early settlement.

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Recommendations:

Recommended for inclusion on the National Estate Register, the Historic Buildings Register and for planning scheme protection.

References:

Rate Books

Issue:

No. 1

THE FOY AND GIBSON COMPLEX:  
GENERAL STATEMENT OF SIGNIFICANCE

The Foy and Gibson warehouses and factories, known for a period as the "home of Gibsonia products", relate mostly to the manufacturing and administrative aspects of the Foy and Gibson retail empire which had stores located in Bourke Street, Melbourne, Chapel Street, Prahran, and interstate, as well as Smith Street, Collingwood. The buildings now known as 79-93 Oxford Street have bridges linking them at different levels with one of the Smith Street stores and functioned at least in part as product showrooms. These buildings were responsible for the production and delivery of goods to Melbourne's earliest department store chain which was, in turn, modelled on the trading principles of the "Bon Marche" of Paris<sup>1</sup> and other European and American stores. As early as 1907, the "Bon Marche" was described as being "some distance from centre of town" and together with other "grandes magasins" offered an abundant choice of goods and was "gradually superceding the smaller shops". In this respect, the complex was a pioneer in the history of retailing and held its place in the social history of the metropolis. It compares with the late Myer Emporium, both companies incidentally, having their origins in the goldfields at Bendigo, and both establishing complexes of factories responsible for the production of goods for sale. Foy and Gibson ceased trading in the early 1960's however, whilst the Myer Emporium no longer retains its manufacturing capability.

The magnitude of the Foy and Gibson undertaking was as remarkable as its retailing philosophy. As early as 1906, it was described as "undoubtedly the largest in the Southern Hemisphere... No other firm in Australia manufactured many different articles,"<sup>3</sup> which included all types of soft furnishings, manchester goods, clothing including hats, furniture, hardware, leather goods and a range of foods. The factories employed 2000 people in 1906 and this growth not only reflected the success of the "Bon Marche" approach but also changes in fashion, the production of ladies' and gentlemen's cashmere hosiery for example, growing directly in response to popular demand "exceeding their keenest anticipations".<sup>4</sup>

The complex was technologically advanced in its day, employing steam and electric power from an early date driving "many thousands" of pounds of the cleverest automatic power-driven machinery"<sup>5</sup>. Today, however, the equipment and shafting have been removed, the power house building and boiler house stacks forming the only references to Foy and Gibson's technological achievement.

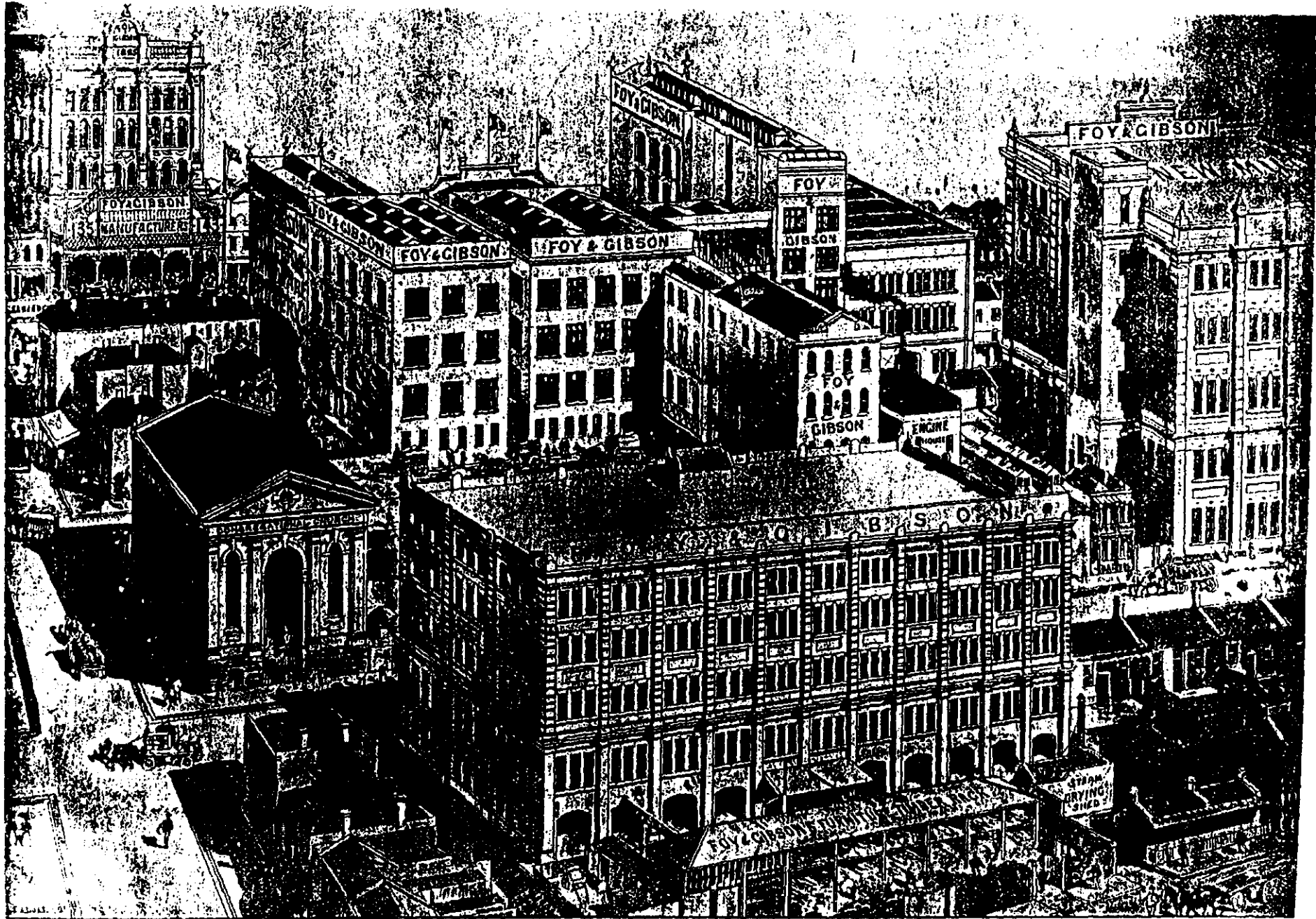
The architecture of the complex is closely associated with the eminent Melbourne architect, William Pitt (1855-1918) who retained Foy and Gibson as a client for most of his professional life. Pitt was a Collingwood councillor, and mayor, MLC, and lived at "Mikado", in Trenerry Crescent, Abbotsford. His work for Foy and Gibson consisted of retail store design (the Smith Street Ladies' Store of 1911 survives) and the vast factory complex considered here. Apart

from the striking ceilings of the former carpet showrooms in Oxford Street, Pitt's work is remarkable for its consistency, the formula for the design of the facades, once established (the Cabinet factory of 1895 is the earliest) being repeated with little change throughout his career. In this respect it compares with the contemporary Victoria Brewery perimeter facade, also designed by William Pitt, the earliest portion of 1895 forming the prototype for many later additions. At Collingwood, the principle facade elements are typical of the Edwardian period and consist of rusticated pilasters between windows above a lower cornice line and capped by a similar cornice and parapet. The Street level and first floor facades have chamfered pilasters, whilst the cornices and lintels (in later work) are stuccoed. The cast iron wall vents carrying the letters F & G are typical and add interest to the facades. The street environments of Little Oxford (which is generally more intact than the other more public facades), Oxford and Cambridge Streets between Stanley and Peel Streets are unique in Melbourne for their architectural uniformity and are complimented by the bluestone pitched drains and crossings and the remarkable weighbridge in Oxford Street.

1. The Argus, 29.3.1930, p.6 "Romance of Industry - Foy and Gibson Pty Ltd."
2. Baedeker, K., Handbook of Paris (1907)
3. The Advance Australia, 15.10.1906 p.278
4. The Advance Australia, loc. cit.
5. The Advance Australia, loc. cit.

Research Note:

Examination of the Foy and Gibson architectural drawings held at M.U. archives shows that the architect and date of drawings is generally not recorded. The dating of the buildings in the data sheets relies, therefore, mainly on the Collingwood City rate books and the illustrations following. The rate books, however, are not always clear, some of Foy and Gibsons known buildings noted in MMBW lithos not appearing in the Rate books. Furthermore, the later entries cease to record Foy and Gibson acquisition and purchase other than by not including individual holdings, as they were acquired. The construction dates noted in the data sheets, therefore, may alter with further research.



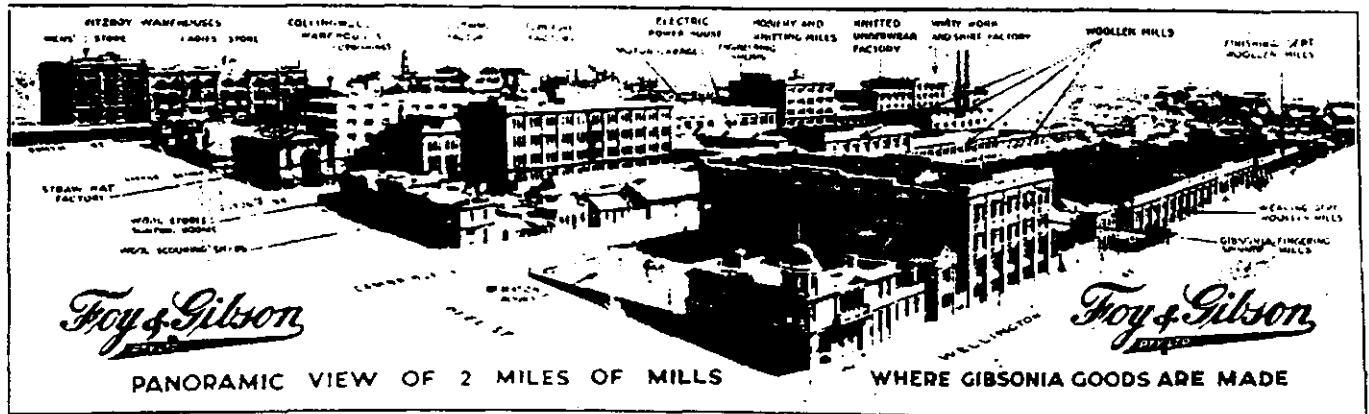
VIEW OF FOY & GIBSON'S WAREHOUSES AND FACTORIES.

# THE HOME OF "Gibsonia"

**B**ELOW, in a much reduced picture, is shown a panoramic view of the extensiveness of mills required to cope with the demand for "Gibsonia" made products.

For two whole miles these mills extend, and within the walls of each and every section a busy scene of painstaking workpeople attending to modern machinery is witnessed—daily the ever constant energetic buzz, buzz, buzz that greets the ear tells of immense activity and enormous production.

"Gibsonia" products are the result of finest and purest Australian wools—plus a close, strict attention by skilful operators who have been specially chosen and trained to the highest degree of workmanship—"Gibsonia" products maintain a standard of perfection that is impossible to excel—a perfection that assures supreme comfort and unequalled service.



Source: Reprint of the Original Catalogue 1923 (SLV).

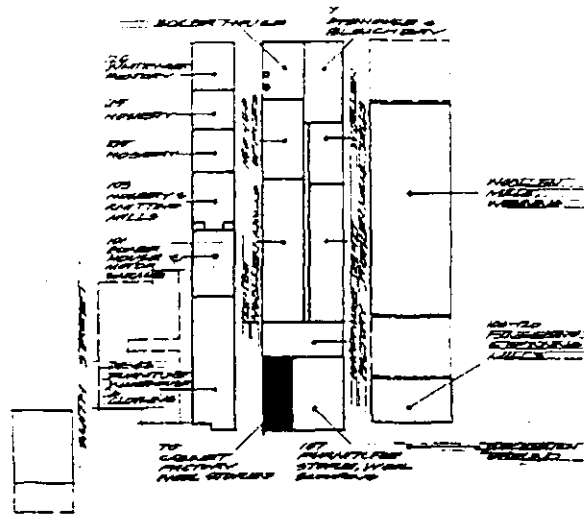


Oxford Street, looking north, 1988.

3914



Building  
70 Oxford Street



Allotment Reference

52

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

Location within Precinct

Collingwood Slope

Photograph Date:

30.3.1988

Grantee S.A. Donaldson

Original Owner Foy & Gibson Pty. Ltd.

Present Owner

Original Use Cabinet Factory, Wool Stores and Sorting Rooms

Present Use Sterling Clothing Co. and others

Construction Date: 1895

Architect probably William Pitt

Builder

Description A 4 storeyed plus basement brick building having a four storeyed facade to Oxford Street and arcaded basement facade facing west (internally to No. 107 Cambridge Street). The main (Oxford Street) facade has red tuckpointed brickwork with bays defined by pilasters rusticated above ground floor level and with a stuccoed string course (in cornice form) and a stuccoed parapet above ("Wool Sorting Foy and Gibsons Pty. Ltd. Wool Scouring") with raised central section conforming to typical details for Foy and Gibsons buildings. Inside, a cast iron column and concealed beam frame is typical with timber floors, and lanterns in the upper level roof.

Condition Good

Integrity Good

History Previously occupied by houses, the cabinet factory was built on this site in 1895. In 1906, and probably earlier, it was serviced on the east side, facing Cambridge Street by a furniture timber rack and steam drying shed. In 1906, it was reported that "Furniture made by European labour only is well known and applying to that made by Foy and Gibson Pty. Ltd and this has earned for them a world-wide reputation for the high class of all kinds of furniture turned out by them". (The Advertiser, Australia, 15.10.1906).

7A/6

Significance

The former F & G cabinet factory forms a key building in the Oxford Street streetscape and is important also for its probable link with William Pitt, architect and City of Collingwood councillor. It terminates the Oxford Street (east side) street elevation at its south end and has been partially internally refurbished. This building is important also as the earliest confirmed remaining F & G factory in Collingwood, the date of construction of the three storeyed building at No. 79-93 Oxford Street having not been confirmed.

Recommendations

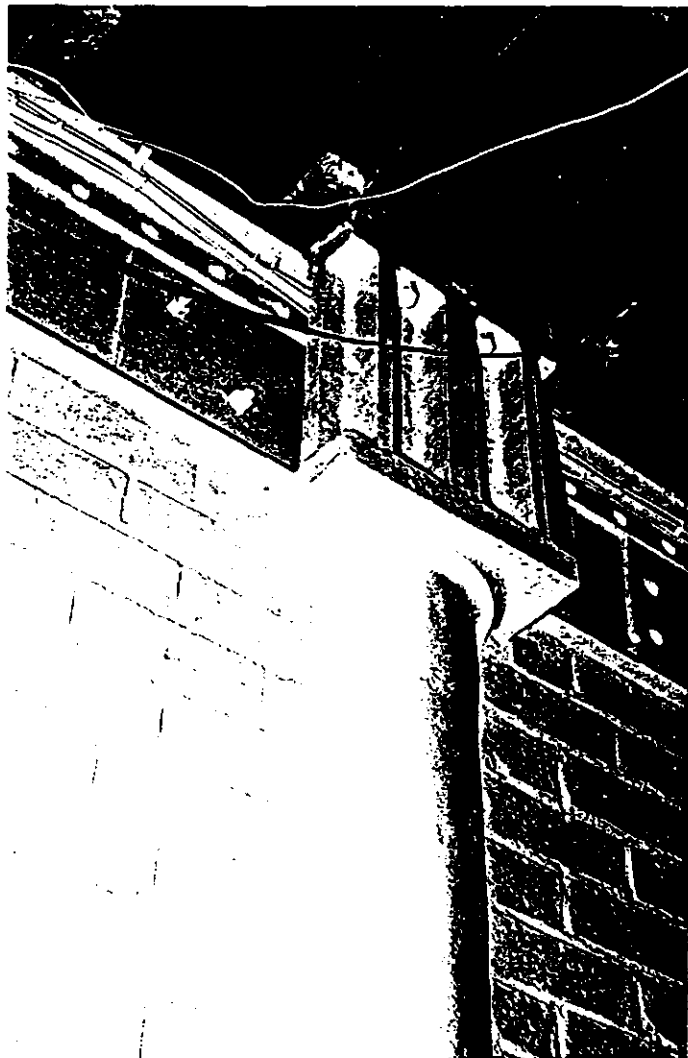
Recommended for inclusion on the National Estate and HBC registers and for planning scheme protection.

References

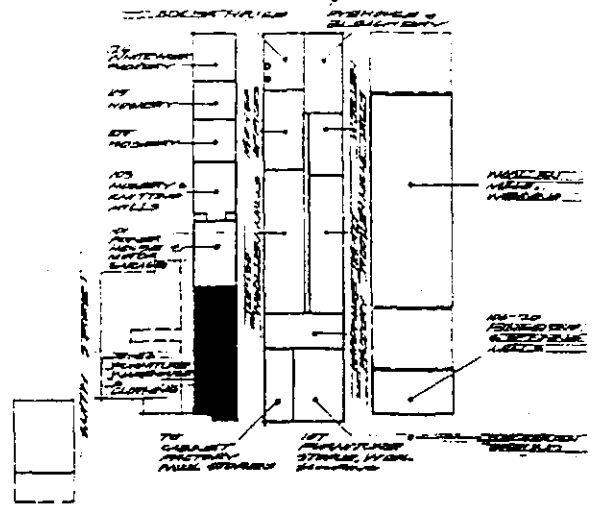
Building and Engineering Journal and Builders News, 16.11.1895, p.365

Issue

April 1988



**Building**  
79-93 Oxford Street



Allotment Reference

52 & 68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Registered

Location within Precinct

Collingwood Slope

Photograph Date:

30.3.1988

398

Grantee S.A. Donaldson

Original Owner Foy & Gibson Pty. Ltd.

Present Owner

Original Use Furnishings Warehouse, Clothing Factory

Present Use Richard Allen Pty. Ltd.

Construction Date: 1897-99 (4 storeyed building) 1900 (to south)  
1908 (to north)

Architect probably William Pitt

BUILDER

Description A complex of buildings, built over a period, and having a four storeyed building as its central feature. This building is distinguished by round arched window openings and pediment with acroterion and volute decoration. A cornice line at fourth floor level is typical for the Foy and Gibson complex. Inside, a warehouse at street level is accessible off Oxford Street via two r.s. doors and is spanned by rivetted steel beams. Upper levels have Corinthian capital cast iron columns with timber beams, the third floor roof trusses being exposed. Warehouse space at ground level to the north is surmounted by administration space. To the south, both street level and the upper level is in use for warehousing, the roof being noteworthy for two large and one small timber lined lanterns, finished in two tone varnished timber with turned struts, t. and g. linings, chamfered chords and iron connectors. Columns are fluted Corinthian order in cast iron. The main (4 storeyed) building connects with the two storeyed sections to the north and south and also has metal bridge connections with curved corrugated iron roofs recalling the now removed Little Oxford Street bridges. Internally, at warehouse level, the former laneways which separated the components of the complex into 5 separate buildings are clearly visible, although now converted into internal space. Outside, facing Oxford Street, the main facade is relieved by segmental arched openings with r.s. doors, which reflect (?) the laneway locations, one such archway retaining its original fenestration with double timber pedestrian doors.

The west facade bears clear evidence of the removed pedestrian bridges over Oxford Street which connected the manufacturing/warehouse activities with the Smith street store.

Condition:

Good

Integrity:

Good

History

The four storeyed building was built prior 1899 (MMBW litho) at a time when the company engine house and laundry existed immediately to the north. At this time, land to the south was vacant. It was built on in 1900 (last vacant 1900 RB). Prior to this (1891 S & dir), it was occupied by the "Oxford Arms" hotel and by houses. To the north of three storeyed building, the present building replaced the engine house and laundry in 1900 (1908 RB deletes entry for houses at 109-107).

Significance

The four storey building is the oldest remaining F & G building in Collingwood and has a distinctive form and facade treatment. The cast iron columns and bridges are of interest in their own right and important in so far as contemporary interpretation of the growth of the F & G complex is concerned. The architecture of the roof lanterns, (and columns), adjoining to the south is of great significance as an intact and elaborate example of this ceiling form (former carpet showroom). The evidence of the Little Oxford Street bridges and the now internal laneways is also of interest.

The entire building group forms the south termination of the Oxford Street west side facade and is important also on this account, as well as for its probable link with William Pitt, architect, and City of Collingwood councillor.



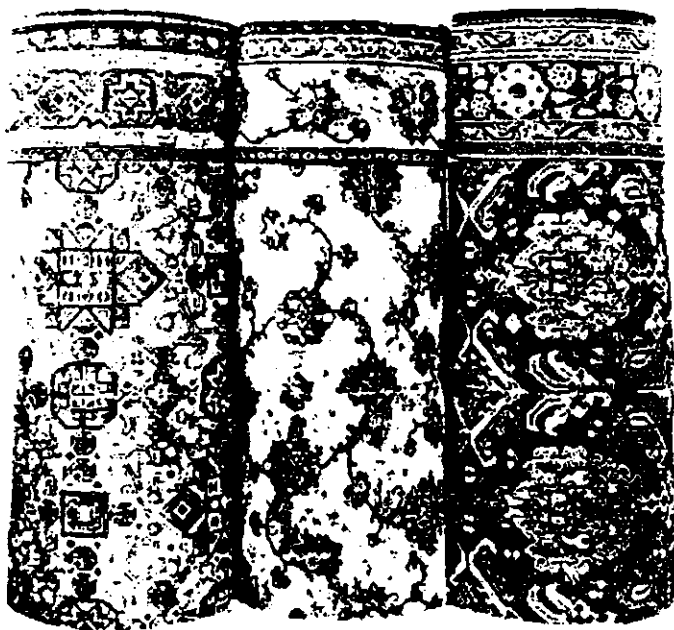
## Carpet Department.



CARPET SHOW ROOM.



11500.  
 h Axminster Carpets  
 y and border at 15'6  
 rd, made ready for  
 or. These are three  
 newest designs in  
 ster Carpets.



No. 4 is a beautiful  
 ground with blue sh  
 Good diningroom carpe

No. 5 is a fawn gr  
 with maroon, beau  
 traced to suit ground v

No. 6 is a dark  
 ground, terra cotta col  
 handsome dining carpe

Send size of c  
 required and we will  
 estimate.



402



Recommendations

Recommended for inclusion on the National Estate register and for Planning Scheme protection.

References

M.U. archives  
S & M directories  
Rate Boks  
Reprint of the Original Catalogue 1923: Foy and Gibson

Issue

May, 1995

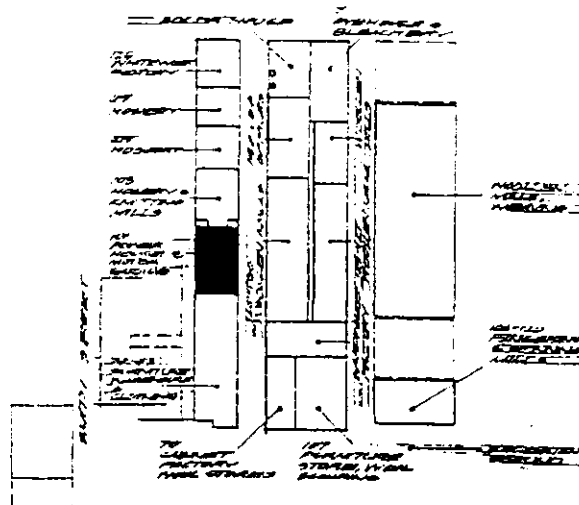


Oxford St  
north end

Little  
Oxford St

Building  
101 Oxford Street

**N.B. BURNT OUT SINCE SURVEY**



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Registered

Location within Precinct

Collingwood Slope

Photograph Date

30.3.1988

404

Grantee S.A. Donaldson  
Original Owner Foy & Gibson Pty. Ltd.  
Present Owner  
Original Use Power house and motor garage  
Present Use Molins (Australia) Pty. Ltd.  
Construction Date: 1908  
Architect probably William Pitt

Builder

Description

A two level red brick former power house and workshops with 8.5 bays to Oxford Street and raised stuccoed central parapetted section, pilasters, "F & G" wall vents and cornice all conforming to the standard Foy and Gibsons details. Inside, the former power house consists of the bunker chamber (bunkers removed) at the north end, boiler house (later Foy and Gibsons motor garage?) and engine room. The former engine room has metal gable trusses, carried on m.s. columns with gantry, brick walls and brick pavement with tiled section (turbo-alternator (?) area) and varnished timber linings above. A timber staircase with turned balusters provides access to a perimeter gallery, now largely occupied by office space. The former boiler house is also steel framed with lantern over.

A 15 ton weighbridge manufactured by the Australian Standard Scale Company (ASCO) is located in Oxford Street outside the power house, and is controlled from an office within the main building, facing the weighbridge and having easement windows to permit communication with lorry drivers. It is generally known to have been used for weighing trucks carrying wool for the mills and coal for the power house.

Condition

Good

Integrity

Building - good  
Plant - removed  
Weighbridge - operational

History

The site of the power house was formerly occupied by cottages to Oxford and Little Oxford Streets and by the F & G Stables. The present buildings were erected in 1908, (1908 RB deletes entry for houses at 125, 127).

Significance

The former F & G power house and motor garage at 101 Oxford Street forms an integral part of the Oxford Streetscape and is important also for its probable link with William Pitt architect and City of Collingwood councillor. The power house reflects upon the size of the F & G complex, and the economy of generating power on the premises, rather than purchasing it from the Melbourne Electric Supply Company. It is important as one of Melbourne's early power generation houses and retains its architectural form, with viewing gallery and tiled floor. The weighbridge is an important remnant of F & G's occupancy and is believed to be unique within the metropolis on account of its situation within a public roadway and office location. The former motor garage recalls the Store's practice of delivering purchased goods to customers in the pre-auto age.

Recommendations

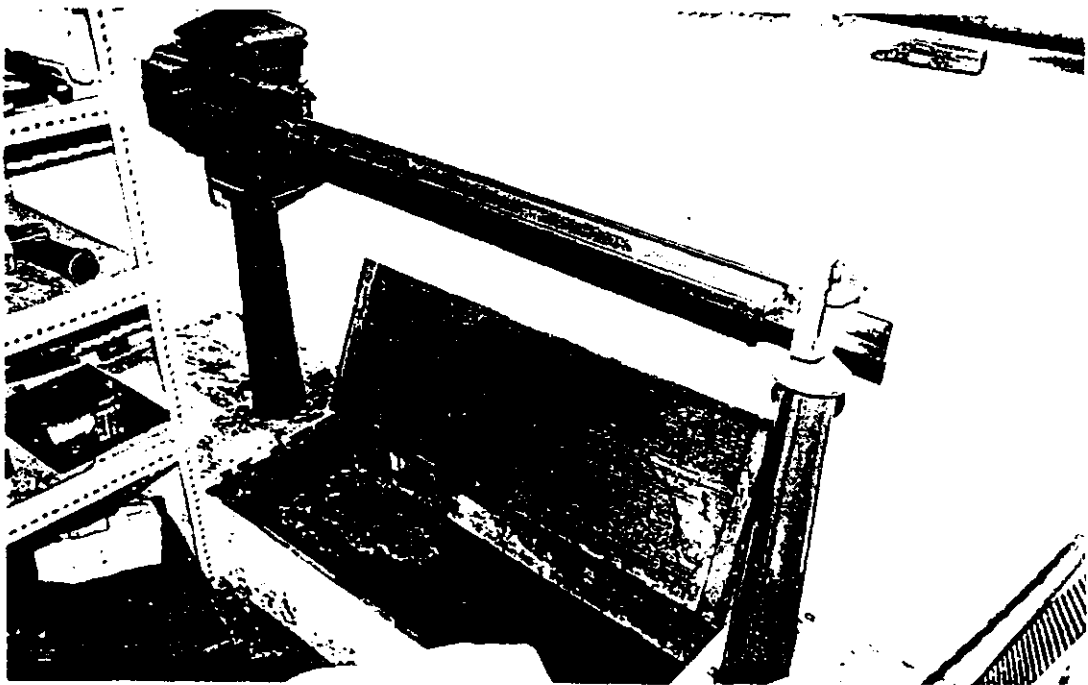
Recommended for inclusion on the National Estate register and for Planning Scheme protection.

References

S & M directories  
The Advance Australia 15.10.1906

Issue

May, 1995



ASCO weighbridge scales.

406



Engine Room.



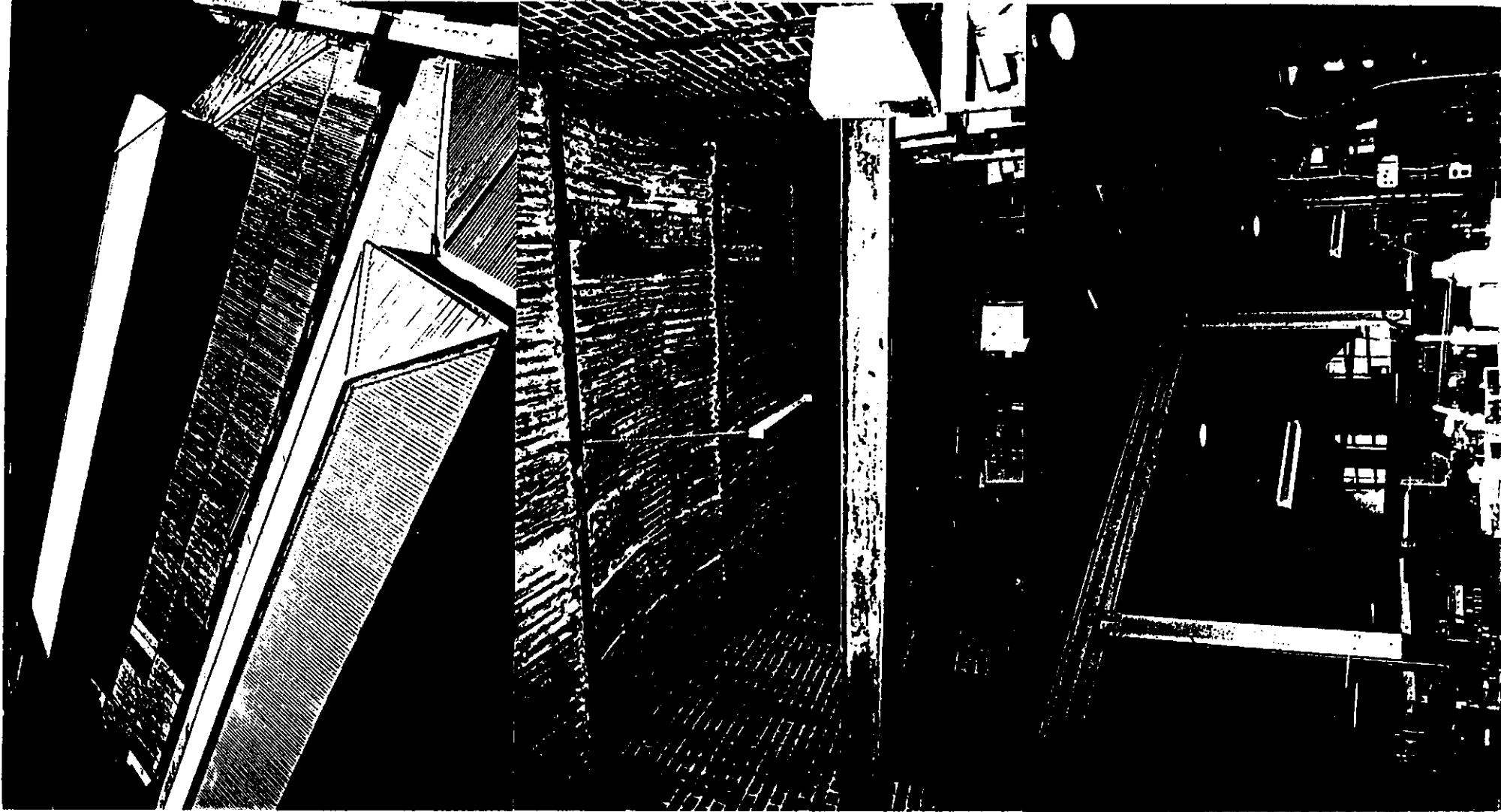
Little Oxford St.  
elevation.

Andrew C Ward & Associates

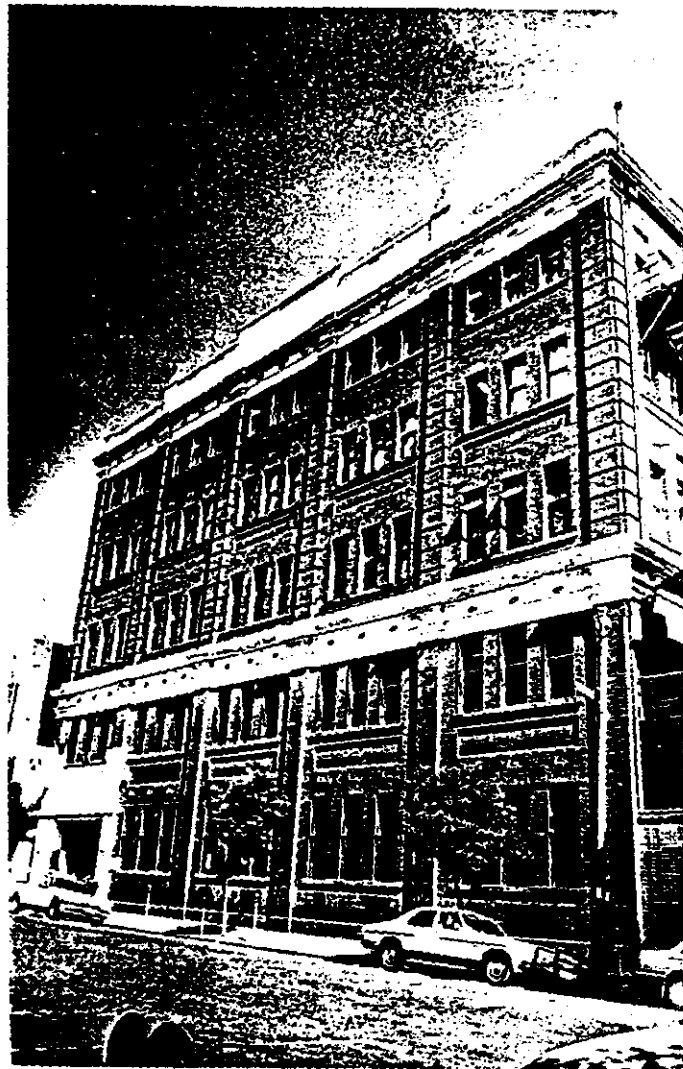
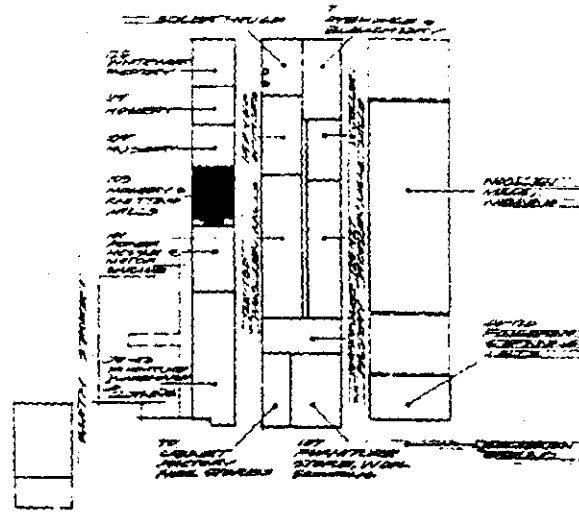
Roof lante  
north end

Coal bunke  
north end

Motor Gar  
north end



Building  
103 - 109 Oxford Street (south end)



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

<u>Location within Precinct</u>	Collingwood Slope
<u>Photograph Date:</u>	24.3.1988
<u>Grantee</u>	S.A. Donaldson
<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Hosiery and Knitting Mills
<u>Present Use</u>	Cresknit Aywon Consolidated Pty. Ltd.
<u>Construction Date:</u>	1898
<u>Architect</u>	probably William Pitt
<u>Builder</u>	
<u>Description</u>	A dominant 5 storeyed factory block with bays to Oxford Street and lift/stair well on the south side abutting the former power house. Stuccoed cornice line is at second floor level and also at parapet level, with a raised central section. Pilasters are rusticated on levels 3 and 5, the building generally conforming to the standard Foy and Gibson details. Windows are timber. Inside, floors are of timber construction, carried on rivetted steel beams and cast iron columns. Access is available by stair (original), lift and goods lift.
<u>Condition</u>	Good, stuccoed work poor.
<u>Integrity</u>	Good, parapet ornamentation removed.
<u>History</u>	The former hosiery factory and knitting mill was built in 1898 (RB 1899) on land occupied in 1897 (RB 1898) by 4 houses (Nos. 145, 147, 149 and 151).
<u>Significance</u>	The former F & G hosiery factory and knitting mills at 103 Oxford Street forms a key element in the Oxford Streetscape and is important also for its probable link with William Pitt, architect and City of Collingwood councillor. The building has not been recently renovated. It is the largest building forming part of the hosiery factory and recalls the rapid growth of ladies' and gentlemen's cashmere hosiery sustained around the turn of the century.



Recommendations

Recommended for inclusion on the National Estate Register, HBC register and for planning scheme protection.

References

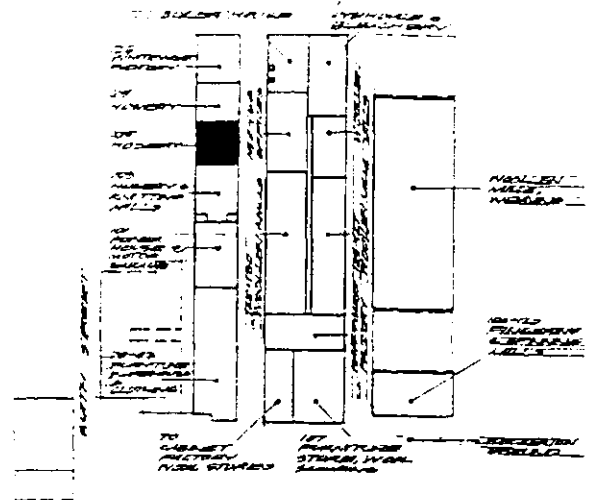
S & M directories  
The Advance Australia, 15.10.1906, p.278, 279  
(illustr.)  
Rate Books  
Reprint of the original catalogue 1923 - Foy and Gibson

Issue

April 1988

Building

103 - 109 Oxford Street  
(north end)



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

Location within Precinct

Collingwood Slope

Photograph Date:

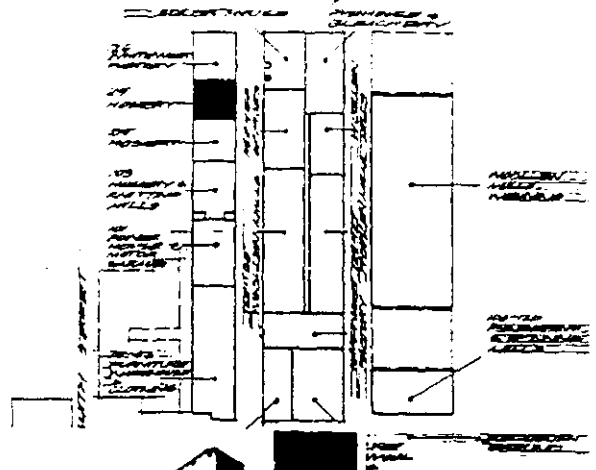
29.3.1988

Grantee

S.A. Donaldson

<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Hosiery Factory
<u>Present Use</u>	Cresknit Aywon Consolidated Pty. Ltd.
<u>Construction Date:</u>	1899
<u>Architect</u>	probably William Pitt
<u>Builder</u>	
<u>Description</u>	To the north of the 5 storey factory block, a detached (with continuous access) six bay 2 storeyed factory adjoins. It is symmetrical to Oxford Street with segmentally arched vehicular accessways having raised parapetted sections above. The external windows are timber, window lintels concrete, the building conforming generally to standard Foy and Gibson details. The roof consists of two lanterns (not sighted). Inside, (ground floor level) timber posts with shear heads carry steel beams and support a timber floor.
<u>Condition</u>	Good, stuccoed cornice line, poor.
<u>Integrity</u>	Good
<u>History</u>	This site was occupied by cottages facing Oxford and Little Oxford Streets in 1899 (MMBW litho), but had been built on in that year (RB 1899, 1900).
<u>Significance</u>	The former F & G hosiery factory at 109 Oxford Street forms an integral part of the Oxford Streetscape and is important also for its probable link with William Pitt, architect and City of Collingwood councillor. It is a supportive rather than a key element in the west side complex. This building has not been recently renovated.
<u>Recommendations</u>	Recommended for inclusion on the National Estate and HBC registers and for planning scheme protection.
<u>References</u>	National Trust file S & M directories Rate Books
<u>Issue</u>	April 1988

Building  
115 Oxford Street



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

Location within Precinct

Collingwood Slope

Photograph Date:

30.3.1988

Grantee

S.A. Donaldson

416

Original Owner Foy & Gibson Pty. Ltd.

Present Owner

Original Use Hosiery Factory (knitted underwear)

Present Use Bristol Clothing Pty. Ltd., L Sherwood and Drefus Pty. Ltd.

Construction Date: 1908

Architect probably William Pitt

Builder

Description A 4 storeyed factory block with 5 bays to Oxford Street. A stuccoed cornice line is at second floor level and also at parapet level. Pilasters are rusticated above second floor level and chamfered below, the building conforming generally to standard Foy and Gibson details. Windows are timber, the three middle upper level bay windows having their upper sashes in decorative lead light. Inside, framed construction consists of rivetted m.s. columns, and beams (ground floor sighted).

Condition: Good, parapet fair.

Integrity Good

History Occupied by cottages and vacant land in 1899 (MMBW litho) this building was erected in 1908 (RB 1909 deletes entry for vacant land 100ft.)

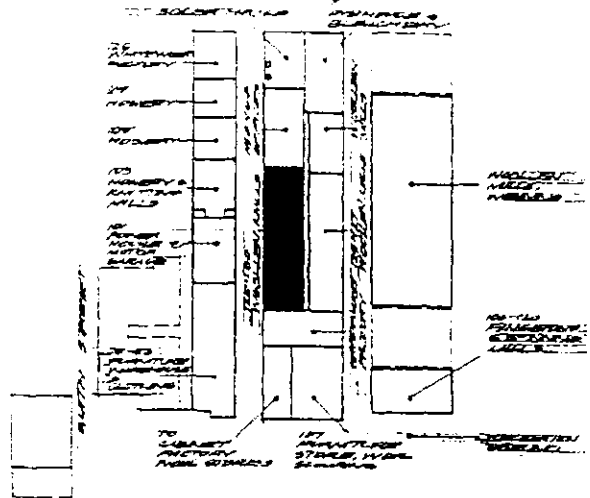
Significance The former F & G hosiery factory at 115 Oxford Street forms an integral part of the Oxford Street streetscape and is important also for its probable link with William Pitt, architect and City of Collingwood councillor. The lead light windows are unique in the F & G complex. This building has not been recently renovated.

Recommendations Recommended for inclusion on the National Estate and HBC registers and for Planning Scheme protection.

References National Trust file  
S & Mc directories  
Rate Books

Issue April 1988

Building  
120 - 130 Oxford Street



Allotment Reference

68

National Trust Register

-

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

Location within Precinct

Collingwood Slope

Photograph Date:

30.3.1988

<u>Grantee</u>	S.A. Donaldson
<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Woollen Mills
<u>Present Use</u>	120-124 Emporium Knitwear 126 Abb Type 130 Al's labels (deliveries)
<u>Construction Date:</u>	1906-1908
<u>Architect</u>	probably William Pitt
<u>Builder</u>	
<u>Description</u>	A 21 bay single storeyed and semi-basement (to Oxford Street) factory using standard Foy and Gibsons details with raised parapetted section ("Foy and Gibson Pty. Ltd. Woollen Mills"). Inside, a timber saw tooth roof is carried on steel columns and the floor is timber.
<u>Condition</u>	Good, stucco fair
<u>Integrity</u>	Good
<u>History</u>	The land upon which these mills were built was fully occupied by houses in 1898 (1899 RB). It was progressively acquired by F & G. commencing in 1899 (1900 RB), offices and woollen mills having been built there in 1906 (1907 RB), with 135 feet of vacant land between the furniture factory and the mills, 1908, this land was built on. By 1906, the woollen mills were manufacturing "woollen piece goods such as flannels, blankets, shirtings, tweeds, serges and dress goods" ( <u>The Advance Australia</u> , 15.10.1906).
<u>Significance</u>	The former "Gibsonia" Woollen Mills manufactured the textiles etc. from which many F & G products were made. In this respect, the mill complex is important for its role in the production/retailing process. They form an integral part of the Oxford Street streetscape and are important also for their probable link with William Pitt, architect and City of Collingwood councillor.

Recommendations

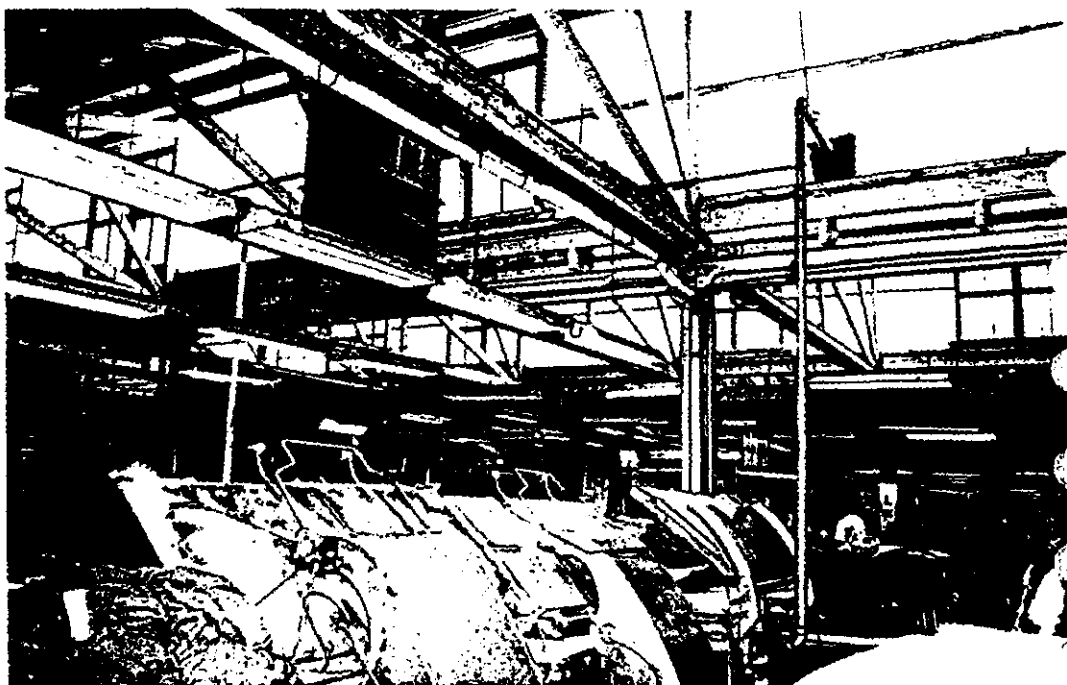
Recommended for inclusion in the National Est and HBC registers and for planning sche protection.

References

Rate Books

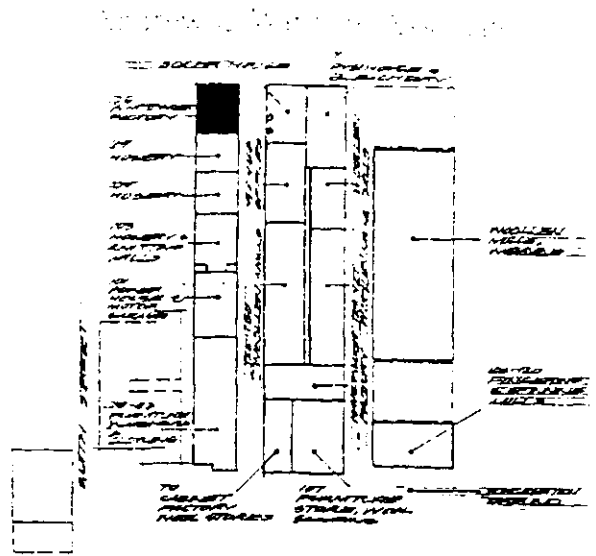
Issue

April, 1988





Building  
 125 Oxford Street



Stanley St.



Little Oxford St.

Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

<u>Location within Precinct</u>	Collingwood Slope
<u>Photograph Date:</u>	18.8.1988
<u>Grantee</u>	S.A. Donaldson
<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Whitework and Shirt factory
<u>Present Use</u>	Scovill Shann Pty. Ltd.
<u>Construction Date:</u>	1912
<u>Architect</u>	William Pitt
<u>Builder</u>	
<u>Description</u>	Situated on the north-east corner of Oxford Street and Stanley Streets, a 5 storeyed steel framed building with timber floors and timber framed windows to the Oxford Street elevation only (Stanley St. windows replaced). Chamfered red brick pilasters separating the large windows rise to second floor level where cornice and frieze panel provides a horizontal element linking with similar buildings to the south. Above, rusticated red brick pilasters rise through three floors to the upper cornice and parapet with raised central sections to both elevations having "Foy and Gibson Pty. Ltd." low relief (north elevation lettering removed).
<u>Condition</u>	Good
<u>Integrity</u>	Good
<u>History</u>	In 1910 the Stanley Street frontage to the building was occupied by 2 houses and premises of Joyce and Co., manufacturers dairy utensils (S & M dir.). The present building was erected in 1912 (drawings dated 1908 and 1912: M.U. archives). Following the demise of Foy and Gibson's, the building was occupied by Wrappings in 1979.

420

**Significance**

The former Whitework factory of Foy and Gibsons Pty. Ltd. at 125 Oxford Street is important as a most prominent block within the F & G complex and for its link with William Pitt, architect and City of Collingwood councillor. This building has not been recently renovated.

**Recommendations**

Recommended for inclusion on the National Estate and HBC registers and for planning scheme protection.

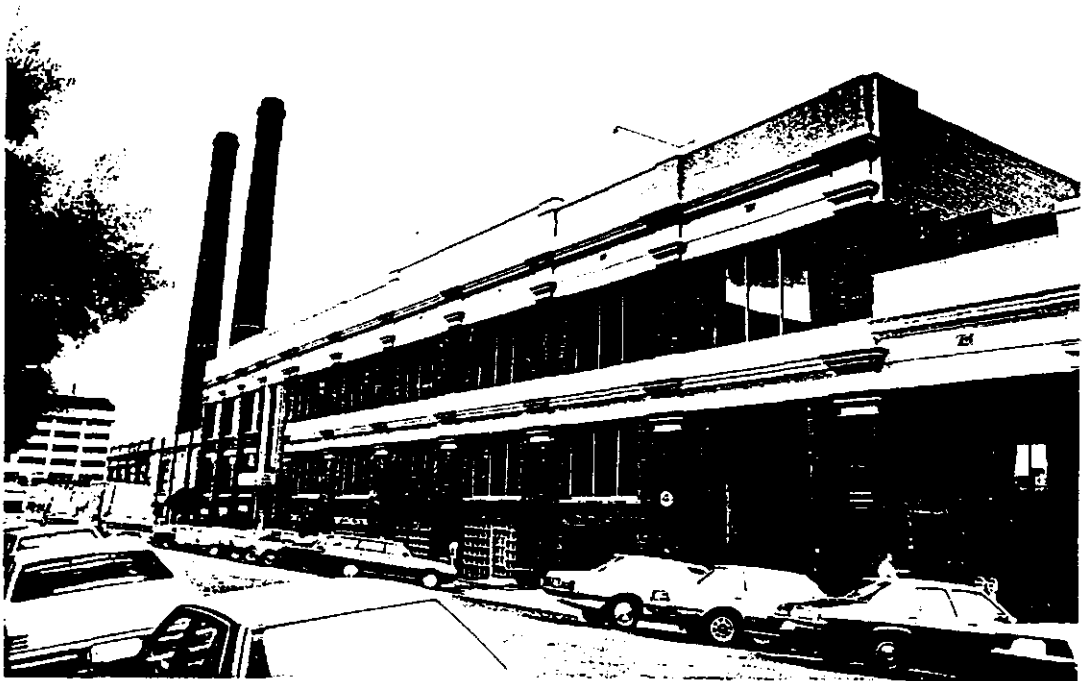
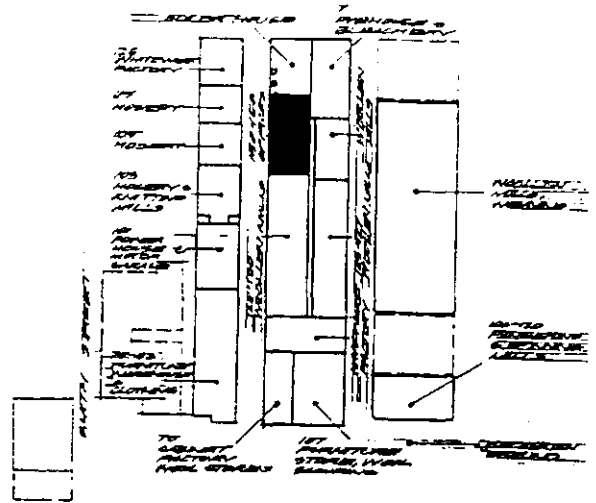
**References**

National Trust file  
M. U. Archives  
S & M directories

**Issue**

April 1988

Building  
150 - 154 Oxford Street



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Registered

Location within Precinct

Collingwood Slope

Photograph Date:

30.3.1988

472

Grantee S.A. Donaldson

Original Owner Foy & Gibson Pty. Ltd.

Present Owner

Original Use Offices for Woollen Mills

Present Use Offices of The Pratt Group, and Willows.

Construction Date: 1906-8 RB

Architect probably William Pitt

Builder

Description Formed from two separate buildings, the Oxford Street facade has a north section with two storeys plus semi basement, with 4 bays and is symmetrical about a raised parapetted section (Foy & Gibson Pty. Ltd.). The south section is also symmetrical in a similar manner, but has 6 bays to Oxford Street with 2 levels plus basement. The facade windows throughout are recent, the buildings conforming in other respects with standard Foy and Gibson details.

Condition Good

Integrity Fair, "The Pratt Group" entry is intrusive.

History Built on the site of houses these buildings were commenced in 1906 (1907 RB) and completed by 1908 (1909RB).

Significance The former F & G offices for Woollen Mills at 150-154 Oxford Street form an integral part of the Oxford Street streetscape and are important also for their probable link with William Pitt, architect and City of Collingwood councillor.

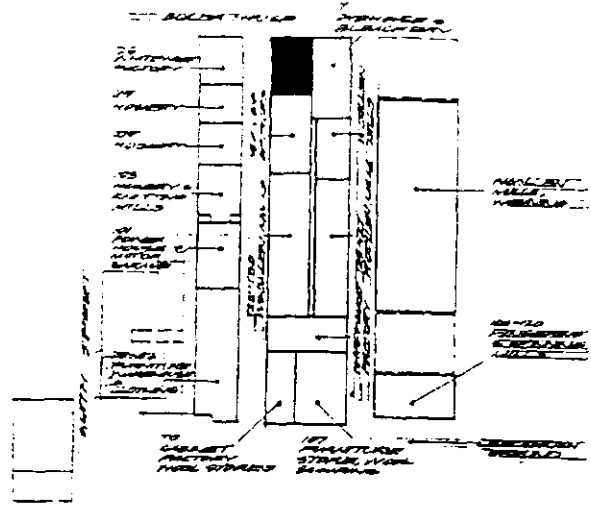
Recommendations Recommended for inclusion on the National Estate Register and for Planning Scheme protection.

References

Issue May 1995

Building

Former Boiler House.  
north-west corner  
Stanley and Oxford Streets



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

Recommended

Historic Buildings Council Register

Recommended

Location within Precinct

Collingwood Slope

Photograph Date:

18.3.1987

424

<u>Grantee</u>	S.A. Donaldson
<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Boiler House
<u>Present Use</u>	Vacant, under re-construction
<u>Construction Date:</u>	c.1908
<u>Architect</u>	probably William Pitt
<u>Builder</u>	
<u>Description</u>	A formerly single (?) storeyed boiler house, now gutted, consisting of two boiler stacks and perimeter wall with raised parapetted section to Stanley Street ("Foy and Gibson Pty Ltd"), timber windows and renewed (?) wall alongside stacks, in Oxford Street. In other respects, this building has standard F & G details.
<u>Condition</u>	Undergoing renovation.
<u>Integrity</u>	Poor
<u>History</u>	Built on the site of cottages, and shops to Stanley Street, this boiler house probably replaced the former engine house immediately south of the power house (101 Oxford St) c.1908 when the complex had outgrown its capacity.
<u>Significance</u>	The former boiler house is important primarily for its twin chimney stacks which are symbolic of the use of steam throughout the F & G complex in its manufacturing processes.
<u>Recommendations</u>	Recommended for inclusion on the National Estate and HBC registers and for planning scheme protection.
<u>References</u>	
<u>Issue</u>	April 1988





Building: Former Yates Boot Factory, later Hill, Norman and Beard, organ factory

Address: 6-10 Page Street



Allotment Reference: Section 7, Lot 12

National Estate Register: Registered

Historic Buildings Council Register: Recommended

National Trust Register: Recorded

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date: July, 1988

Grantee: John Wood, 1.6.1864

Original Owner: William Yates

Present Owner: Ministry of Education  
Western Metro Region  
12 Pascoe Vale Road, Moonees Ponds

Original Use: Boot factory, later organ factory

Present Use: Theatre

Construction Date: 1884

Architect: -

Builder: -

Description: A two storeyed brick warehouse with bi-chrome main elevation consisting of red body bricks white dressings. The south-east corner has chimney stack to an otherwise symmetrical facade with curved pediment and cym volutes. A bluestone plinth forms a base to the original structure (south portion) only.

Inside, the upper level timber lined ceiling and posts are in situ, the remaining original elements not being readily visible.

Condition: Good

Integrity: Good. Red brick addition at rear is early and sympathetic. Bluestone pavement, rear stables and walling are also important secondary elements.

History: In 1883 the land on the north side of Peel Street between Gold and Wellington Streets was vacant, William Yates owning the 99' section nearest Wellington Street, (1883 RB).

In 1884, Yates, a boot manufacturer, built brick factory on the north end of this land (1884 RB). Yates continued to own the property in 1897. However by 1900, it had passed to Charlotte Yates, (1898, 1901 RB).

In 1927, Hill, Norman and Beard, a subsidiary of the English firm of the same name, took over the building for the purpose of organ manufacture as a result of securing the contract for the new Melbourne Town Hall organ in 1928. The factory was regarded as the largest of its type in the country, rebuilding organs for St. Paul's Cathedral, Christ Church, St. Yarra, St. John's Toorak, St. Andrew's Cathedral, Sydney and St. John's Cathedral, Brisbane. It closed down in 1974 and the building was sold to the Education Department for the use of the adjacent Primary School, No. 1360. No longer required for this purpose, it remains in use as a theatre.

Significance:

The former Yates boot factory is noteworthy at the regional level as a prominent early boot factory, representative of an industry for which Collingwood was noted. Its secondary role as an organ factory is also important for its indirect contribution to the Churches with whom Hill Norman and Beard contracted and for its enhancement of contemporary perceptions of the organ industry in this country. It compares with the following remaining nineteenth century Collingwood boot factories:

- 15-17 Bedford Street (McGan and Fowler)
- Islington Street (Smalley and Harkness)

Recommendations:

Recommended for inclusion on the Historic Buildings Council Register and for Planning Scheme protection.

References:

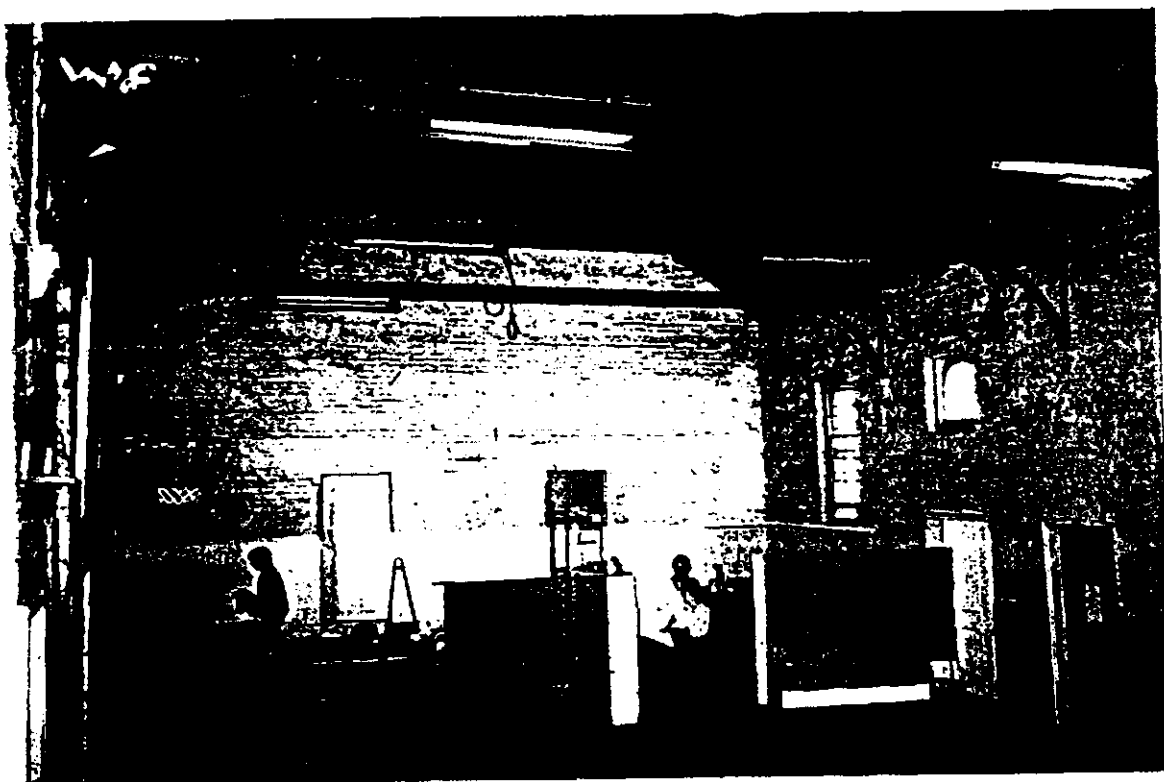
- Rate Books
- National Trust file
- The Melbourne Times, 30.7.1986.

Issue No. 1:

July, 1988

Issue No. 2:

May 1995



Building: Inn "Ayrshire Arms" hotel

Address: 52A-54 Palmer Street



Allotment Reference: Lot 74

National Estate Register: -

Historic Buildings Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: May, 1995

Grantee: D. Chambers, 13.2.1839

Original Owner:

Present Owner:

Original Use: Hotel

Present Use: Residential

Construction Date: c.1870's

**Architect:**

**Builder:**

**Description:**

A pre Boom period residential terrace, built to the Perry/Palmer Street alignments with corner splay and pediment above. Plinths are axe finished, bluestone and the street elevations are stuccoed with minimal ornamentation.

**Condition:**

Good

**Integrity:**

Corner doorway, bricked up, later window facing Perry Street

**History:**

By 1878 the "Ayrshire" hotel was situated on this site and run by James Delaney. By 1891, Edward Carrol ran the "Ayrshire Arms" here and in 1902 it was run by Charles Schafer. It remained there in 1907 but had been delicensed by 1910 when it was occupied by John Vinall, a greengrocer. By 1919 William Board was in residence.

**Significance:**

Nos 52A-54 Palmer Street is locally important as a substantially intact small mid-Victorian hotel, representative of many similar hotels since delicensed and having restrained architectural details highly representative of the period. It offers insights into a past lifestyle.

**References:**

Sands and McDougall Directories

**Recommendations:**

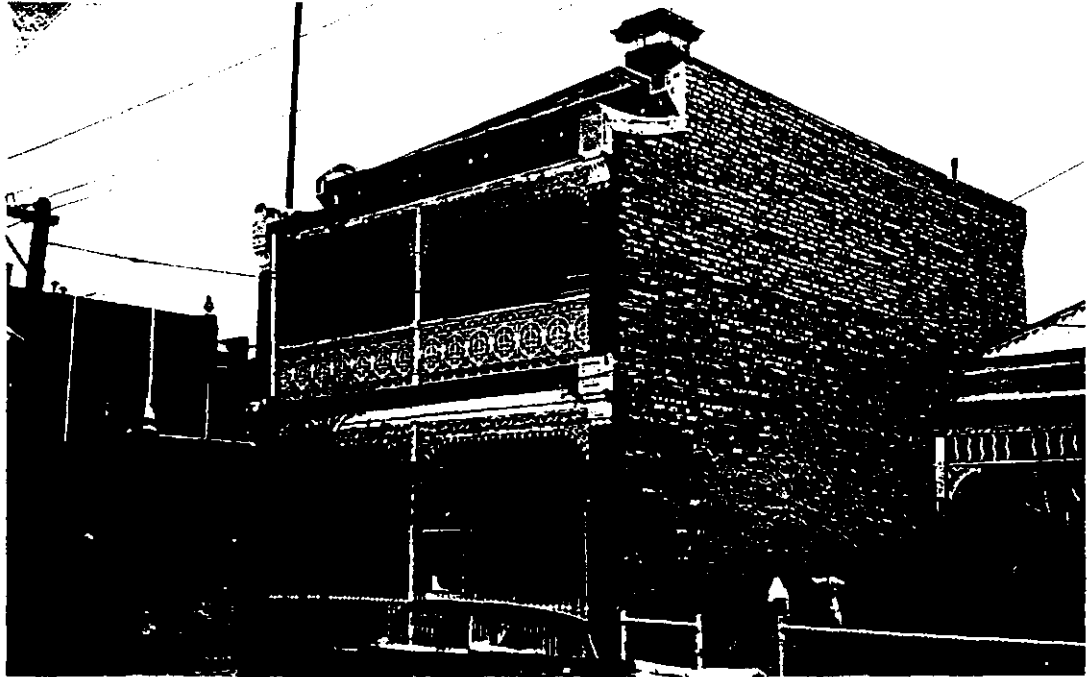
Recommended for planning scheme protection.

**Issue No. 1:**

May, 1995



Building: Residence  
Address: 1 Park Street



Allotment Reference: 56  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat  
Photo Date: November 1989  
Grantee: H.T. Hughes & J. Hosking  
Original Owner: James Phillips  
Present Owner:  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1884  
Architect:  
Builder:

**Description:** A typical two storey brick terrace with two storeyed cast iron verandah on the street frontage. The facade is executed in dark brown brick with tuck pointed joints, cheaper bricks being used on the side and rear walls. There are bracketted eaves at the front to the hipped corrugated iron roof. The verandah has a cast iron frieze brackets, balustrading, posts and ground floor railing, and also has a diamond pattern unglazed tile floor.

**Condition:** Good

**Integrity:** Good

**History:** In 1883 the Bank of Australasia owned vacant land with a 33ft frontage to the west side of Park Street between Victoria and Greenwood Streets. In 1884, a brick house had been built there, owned by James Phillips.

Phillips continued as owner in 1891, with Frederick Jones, a gentleman, as tenant. By 1900, Mary Solomon had purchased the property, leasing it to Patrick Callinan, clerk, (RB 1883, 1884, 1891, 1901).

**Significance:** No. 1 Park Street is a typical two storeyed late Victorian terrace and representative of work of a good standard on the Collingwood Flat.

**Recommendations:** Recommended for planning scheme protection.

**References:** Rate Books

**Issue:** No. 1 December 1989

434



Building: "Glandmire House"

Address: 11 Park Street



Allotment Reference: 56

National Estate Register: -

Historic Buildings Council Register: -

National Trust Register: -

Location within Precinct: Collingwood Flat

Photo Date: November 1989

Grantee: H.T. Hughes & J. Hosking

Original Owner: William Woodlands

Present Owner

Original Use: Residence

Present Use: Residence

Construction Date: 1875

Architect:

Builder:

**Description:** A two storeyed cement rendered brick terrace with two storeyed cast iron verandah. The render to the ground floor facade is coursed, and the parapet is surmounted by a semi-circular pediment with "Glandmire House 1875" in low relief.

**Condition:** Good

**Integrity:** Good

**History:** In 1874, William Woodlands, a laborer, owned vacant land in Park Street, on the west side between Victoria and Greenwood Streets. In 1875, he built a brick house there for his residence. From 1881, Woodlands leased the property to a series of tenants. (RB 1874, 1875, 1881, 1883, 1891, 1901).

**Significance:** "Glandmire House" is a typical late Victorian two storeyed terrace and is representative of work of a good standard on the Collingwood Flat.

**Recommendations:** Reommended for planning scheme protection.

**References:** Rate Books

**Issue:** No. 1 December 1989

Building: Residences  
Address: 87-89 Park Street



Allotment Reference: Lot 56  
National Estate Register: -  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat (Abbotsford)  
Photo Date: November 1988  
Grantee: H.T. Hughes & J. Hosking  
Original Owner: Yorkshire Brewery  
Present Owner:  
Original Use: Residences  
Present Use: Residences

Architect:

Builder:

Description:

A terraced pair in late Victorian style with prominent gambrel gables with oculus vents, tri-partite windows with turned timber mullions and undecorated verandahs extending to the street alignment.

Condition:

Good

Integrity:

Fair, brickwork painted, one chimney stack removed.

History:

In 1887 a wood house was owned by George Jamieson in Port Street west side between Langridge and Gipps Streets in the vicinity of this site. In 1888 the wood house was not listed; instead three brick houses were listed, two unfinished and owned by the Yorkshire Brewery and the third owned and occupied by Lawrence Anderson. The unfinished houses were numbers 87 & 89. (1887, 1889, RB).

In 1889 George Jamieson was again listed as owner. The houses were completed and leased. By 1900, John Buchan who invested in other property in this area, had purchased the houses. The tenants were Benjamin Pack (?selling), a carpenter in No. 87; Robert Wilson, a mason in No. 89.

Significance:

Nos 87-89 Park Street are an unusual terraced pair having central gambrel roof motifs at the parapet.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

November 1988

438

Building: Residence  
Address: 91 Park Street



Allotment Reference: Lot 56  
National Estate Register: Recommended  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat (Abbotsford)  
Photo Date: November 1988  
Grantee: H.J. Hughes and J. Hosking  
Original Owner: Robert Kerr (?)  
Present Owner: -  
Original Use: Residence  
Present Use: Residence  
Construction Date: between 1858 and 1864  
Architect: -

**Builder:**

**Description:**

A double hip roofed (stone) stuccoed cottage in the colonial vernacular form with central door and flanking windows and no verandah.

**Condition:**

Good

**Integrity:**

Good. Windows replaced, porch recent.

**History:**

No. 91 park Street was built prior to 1864. In that year, the property was described as a stone house, owned and occupied by Robert Kerr, a labourer. In 1868 it was listed as stone with three rooms. Kerr continued to reside there in 1876 however by 1881 the property was leased to William McPherson. In 1888, John Bennet, a manufacturer, was tenant, (1864, 1868, 1876, 1881, 188 RB).

**Significance:**

No. 91 Park Street is aesthetically important as a rare and early Colonial vernacular cottage on the Flat, enhanced by its use of stone.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

November, 1988

**Issue No. 2:**

May, 1995

Building: "Gulnare Terrace"  
Address: 138-148 Park Street



Allotment Reference: Lot 75  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat precinct  
Photo Date: June, 1988  
Grantee: J.T. Hughes and J. Hosking, 13-2-1839  
Original Owner: James Miller  
Present Owner:  
138 Antonias Stoupas  
140 Ineke Oudendyk  
142 Peter Edmond Button,  
12 St. Johns Avenue, Camberwell  
144 Diane Levey  
146-148 Robert James Fitzsimmons  
168 Ormond Road, Elwood  
Original Use: Shop and five dwellings  
Present Use: Six dwellings

Construction Date: 1887

Architect: -

Builder: Martindale & Harvey

Description: A late Victorian bichromatic two storeyed terrace built to the street alignment and having three dwellings (one demolished) and a corner shop with residence above. The stuccoed parapet (urns removed) has a central raised section with the name "Gulnare Terrace" in low relief, flanked by volutes. The black body brick are relieved by a black and white string course and window dressings whilst the lower level verandah extends to the footpath with stuccoed head ornamentation (similar to 138-158 Charles Street, q.v.) and an extended party wall and iron lace valance. The corner shop, now a residence, retains original windows and corner splay (door bricked up) and "1887" in low relief on an enriched panel parapet level.

Condition: Fair. Structural movement no. 144.

Integrity: Fair. Shop painted, advertisement: "Persil W Brilliant", No. 146 demolished.

History: In 1886 the Free Church of England was the building on the east side of Park Street between Yarra and Studley Streets. In 1887 James MjV was in the process of building a brick shop and five adjacent brick houses on the land between the Church and Yarra Street. Martindale & Harvey, builders, leased two of the unfinished houses, and in 1888 purchased all six properties (1886-1889 RB).

In 1891 Thomas Gaynor was owner of the properties and remained so in 1900 (1891, 1900 RB).

Significance: "Gulnare Terrace" is one of a small number of residential terraces with a corner shop attached and compares with 20-30 and 36-46 Lurie Street (q.v.) and 50-58 Hotham Street (q.v.).

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988



Building: Residence  
Address: 23 Paterson Street



Allotment Reference: Lot 76  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: -  
Photo Date: June, 1988  
Grantee: C.J. Garrard, 13-2-1839  
Original Owner: Randal Lambert  
Present Owner: R.A. & E.H. Newton  
Original Use: Residence  
Present Use: Residence

Construction Date: 1893

Architect:

Builder:

Description: A richly detailed tuckpointed bi-chromatic assymmetrical Italianate villa with black body bricks and red trim and hipped and patterned slate roof. Bluestone and stucco dressings, cast iron concave verandah floor, chamfered revealed niches and recessed windows enrich the main facade.

Condition: Good

Integrity: Good. Crimped wire fence.

History: In 1892 Randal Lambert, a librarian, owned land on the west side of Patterson Street between Valiant and Abbotsford Streets. In 1893 Lambert built a brick house there for his residence (1893-1894 RB). Lambert continued as owner/occupant in 1900, (1901 RB).

Significance: No. 23 Paterson Street is a substantially intact assymmetrical villa with recessed front windows in the projecting wing, black body bricks and other enrichment unusual in Collingwood.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

244

Building:

2-4 Peel Street



Allotment Reference:

52

National Trust Register:

-

National Estate Register:

-

Historic Building Council Register:

-

Location within Precinct:

Collingwood Slope

Photo Date:

9.6.87

Grantee:

S.A. Donaldson

445

Original Owner: John Wood

Present Owner:

Original Use:

Present Use: "Kosta Boda"

Construction Date: 1872

Architect:

Builder:

Description: A two storeyed Victorian pair of s with residence above in polych brickwork with distinctive pedi incorporating two chimney stacks large unpainted cast cement scrolls. dark brown body bricks are gener relieved with creams with more lim use of reds, being confined to such a as the expressed party wall ends, sta frieze panel and window heads.

Condition: Good

Integrity: Fair. The present shop fronts recent. Forms a visual unit with No.

History: The Hodgkinson 1858 map shows this vacant site. In 1868 William Dow r. woodyard here on land owned by A. (RB). In 1871 John Wood owned a ti house on the site and he built two b shops there in 1872. He reta possession in 1898 (RB).

Significance: Nos 2-4 Peel Street are of note in locality for their distinctive ri decorated design, the use of polych brickwork being noteworthy on the S1 There integrity is compromised by recent shop fronts.

Recommendations: Recommended for Planning Sc protection.

References: Rate Books

Issue: No. 1

2/1/9

Building:

6 Peel Street



Allotment Reference:

52

National Trust Register:

-

National Estate Register:

-

Historic Buildings Council Register:

-

Location within Precinct:

Collingwood Slope

Photograph Date:

9.6.87

Grantee:

S.A. Donaldson

Original Owner:

Annie Stone

Present Owner:

Original Use:

residential

Present Use:

residential (?)

Construction Date:

1899-1901

Architect:

Builder:

Description:

A two storeyed Victorian single u terrace with tuckpointed bi-chr brickwork and richly decorated unpair cement treatment including balustrac dentils, bracketted frieze panel curved pediment with swag. The storeyed verandah retains most of cast iron work including palisade i fence, the whole of the verandah i being on the street alignment and cast the Sun Foundry Co., Melbourne. bayed window at street level encaustic tiled verandah floor are interest.

Condition:

Good

Integrity:

Good, forms a visual unit with adjoin Nos 2-4.

History:

This site was occupied by a wood s owned by Annie Stone (RB 1898, '95, '92, '87) who built the present build prior to 1901, with Thomas Jones, b manufacturer, as tenant, (RB 1901, '03)

Significance:

Of significance at the regional level an intact and richly decorated terr house with distinctive parapet. It is house of some quality and is important the Slope in this respect. The use bi-chromatic brickwork, for which Slope is noteworthy, is also important.

Recommendations:

Recommended for planning scl protection.

References:

Rate Books

Issue:

No. 1

Issue No. 2:

May 1995

Building: Former "Star" Hotel  
Address: 9-11 Peel Street



Allotment Reference: Lot 52  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Slope  
Photo Date: June, 1987  
Grantee: S.A. Donaldson, 13.2.1839  
Original Owner: Thomas Veal  
Present Owner:  
Original Use: hotel  
Present Use: "Clichy" restaurant  
Construction Date: 1868-70

**Architect:**

**Builder:**

**Description:**

A two storeyed stuccoed Victorian house formerly "The Star", with corner splay and a curved pediment over with Star motif and house name in low relief. The balustraded parapet and window dressings are the principal decorative elements, whilst a shop window facing Peel Street is substantially intact. Lead lighting incorporates the star motif.

**Condition:**

Good

**Integrity:**

Good, the stuccoed surfaces have been painted and the former verandah to the shop front section removed. Parapet urns have been removed.

**History:**

In 1868 Thomas Veal, butcher, owned and occupied a brick home with a wood shop on this site, (RB 1868). By 1870 he had built a nine roomed hotel on the site of the house. Between 1884 and 1891 (RB) the wood shop was replaced by the present former shop and it was owned by Mary Maher. Mary Maher continued as owner in 1900, (RB).

**Significance:**

The former "Star" hotel is important as a closed hotel within the Collingwood Street adding to the depth of architectural character for which this precinct is noted. It is a typical hotel of its period.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

Issue No. 1

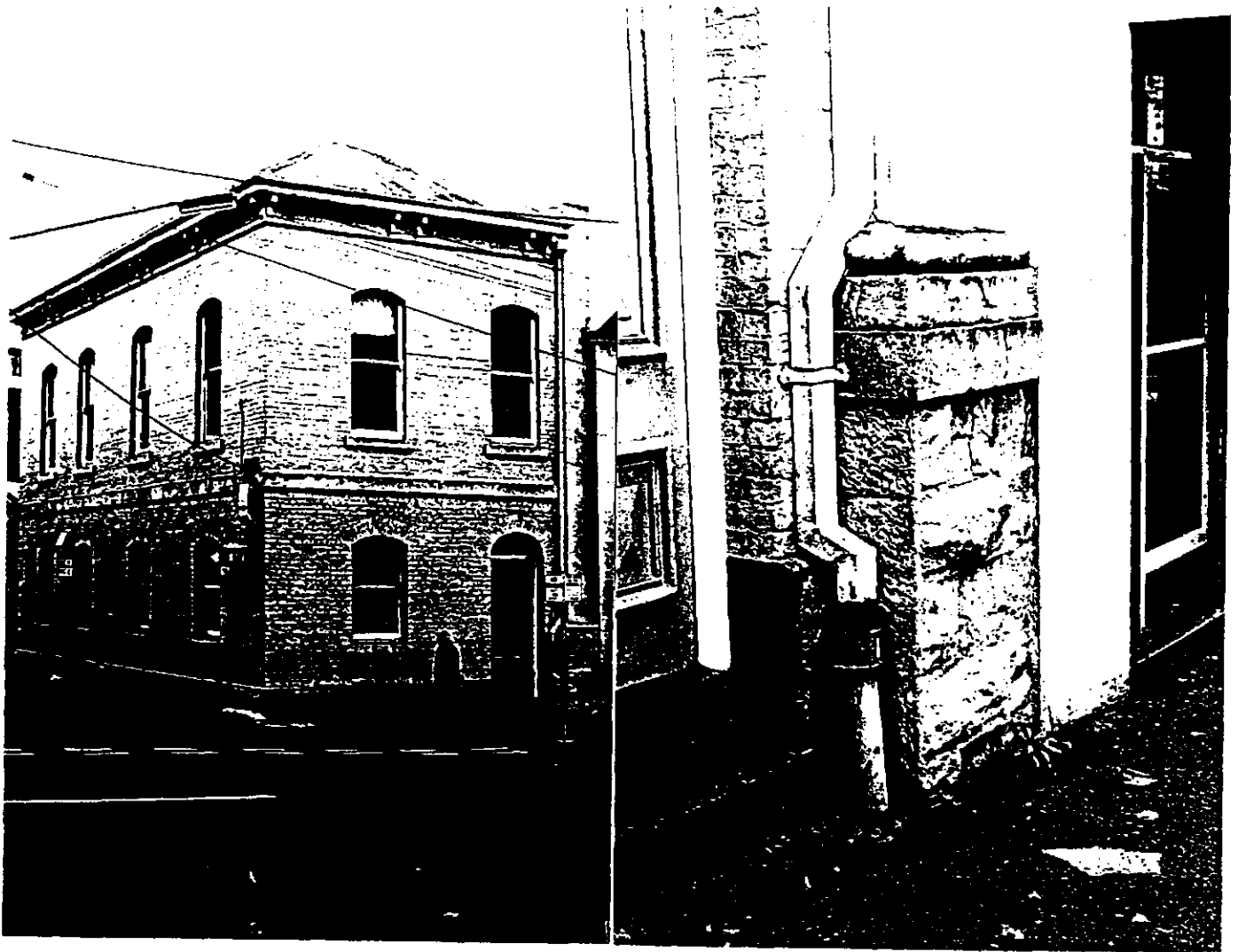
August, 1988

050



Building:

Former Congregational Church  
Hall: 22 Peel Street



Allotment Reference:

52

National Trust Register:

-

National Estate Register:

-

Historic Buildings Council Register:

-

Location within Precinct:

Collingwood Slope

Photograph Date: 12.6.37

Grantee: S.A. Donaldson

Original Owner: Congregational Church

Present Owner:

Original Use:

Present Use: State Electricity Commission:  
Metropolitan Electricity Supply  
- Collingwood Area Centre  
(vacant)

Former Use: lecture hall

Construction Date: 1874 (?) 1883 (?)

Architect:

Builder:

Description: A two storeyed corrugated iron clad hipped roof brick building with eaves brackets, fireze panel and plain stuccoed string course. The openings are generally segmentally arched, the front doors being surmounted by a fan light and elliptical arch. The base of a stuccoed pilaster and quoined bluestone plinth remain on the south east corner

Condition: Good

Integrity: Good

History: The original church on this site was built of logs, in 1852 (The Age, 19.6.33). In 1854, the architect, Alfred Taylor Snow prepared plans for a grandiose, classically inspired chapel on a bluestone plinth (S.T. Gill illust.) which was subsequently built (Hodgkinson map of 1858). By 1863 (S & M dir.) the Independant Chapel shared the site with "national schools", a

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situation which remained unchanged until the lecture hall, in 1874 facing Peel Street was opened ( S & M dir. first entry for lecture hall). The present building may date from this period. In 1883 a new church, classically inspired with four pilasters supporting entablature and pediment was erected. Known as the Congregational church, it was built on the bluestone base of the former chapel. The rear, remaining, section may also date from this period. The church and hall remained unchanged until 1952 when the church was demolished (last entry S & M dir - 1951. La Trobe Picture Collection records August 1949 as the date by which demolition had occurred) the Congregational Hall remaining with Arthur Such as its last caretaker until 1958 when it closed (last entry, S & M dir 1957). In 1959, the SEC took up occupancy.

**Significance:**

The former Congregational church hall is the final remnant of the church's presence on this site and is important in this respect. The remnant bluestone plinth and pilaster base are also of note, having their origins in the 1883 church and possibly the 1854 chapel.

**Recommendations:**

Recommended for planning scheme protection

**References:**

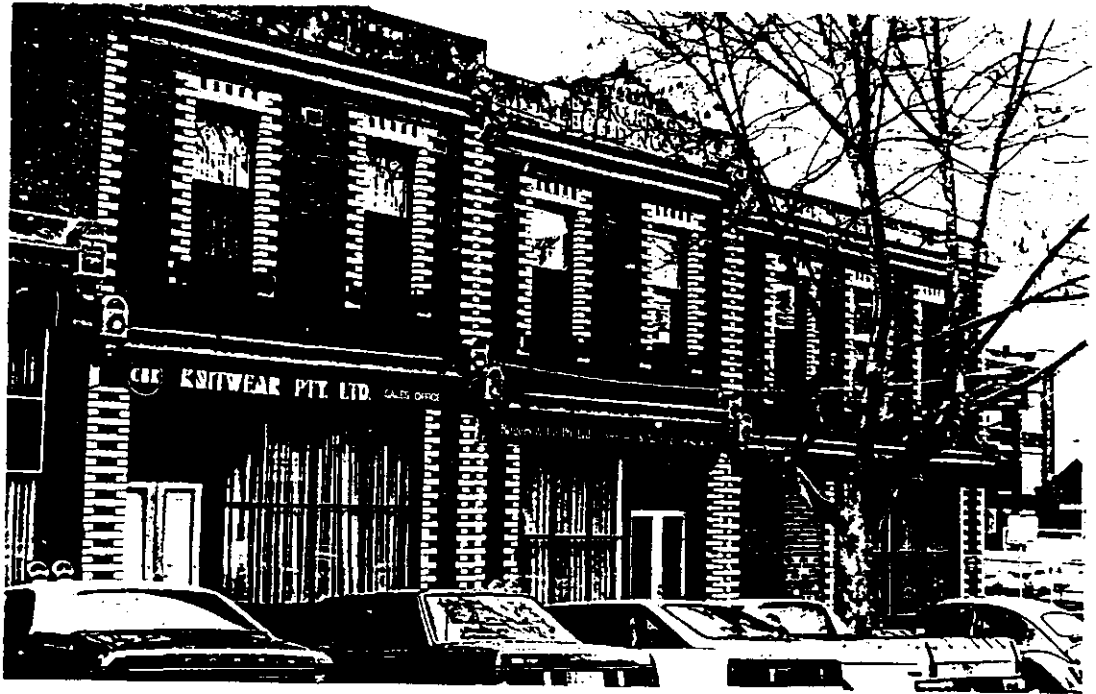
Sands and McDougall Directories  
La Trobe Library spf H 4864,  
H26849  
Caldwell, C. Album of  
Photographs of 19th Century  
Architecture, 2 views.

**Issue:**

No. 1

Building:

"Barnard's Buildings", 28-32 Peel Str.



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	-
<u>Historic Buildings Council Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	9.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	William Barnard
<u>Present Owner:</u>	
<u>Original Use:</u>	Hotel, bakery and shops.
<u>Present Use:</u>	28    CBK Knitwear Pty Ltd 30    Rogers & Co. Pty Ltd, Architects 32    Cattlin Typesetting

454

Construction Date:

1869

Architect:

Builder:

Description:

A Victorian terrace of shops with residences above in red body bricks with cream dressings to openings, expressed party walls and corners. The unpainted stuccoed parapet has a central pedimented section with "1869 Barnard's buildings" in low relief. The plinths are bluestone and the shop windows are intact.

Condition:

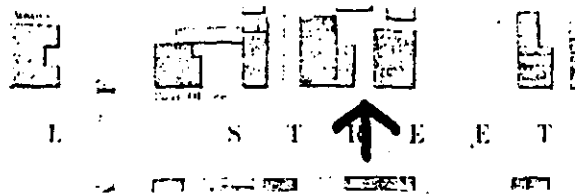
Good

Integrity:

Good, some damage through sandblasting. Forms a visual unit with adjoining nos. 24-26.

History:

The 1858 Hodgkinson map shows buildings on this site:



In 1868, William Barnard, the baker owned a 3 roomed timber shop on this site where he ran his business. (RB). In 1869 he built three brick shops on his land and by 1870 he owned a brick hotel here with two shops, the hotel being situated on the Cambridge Street corner (RB). By 1891, Barnard had a hotel and bakery on the corner and acted as the licensed victualler. (RB)

Significance:

Barnard's Buildings are important at the regional level as a prominent example of bi-chrome brickwork construction for which the Collingwood Slope is noted. They are imported locally as a former hotel and for their dominance within the precinct.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue:

No. 1

Issue No. 2

Vol. 1005

455

Building: Former W. & A. Bennetts and Son,  
and Corn Store

Address: 15-33 Queens Parade  
N.B. DEMOLISHED SINCE SURVEY



Allotment Reference: Section 3, Lot 2

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: -

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date: August, 1988

Grantee: J. McConnell, 1.6.1864

Original Owner: William Bennetts

Present Owner:

Original Use: Hay and corn store

Present Use: Vacant (G.E. Porter Pty Ltd)

Construction Date 1872

956

Architect:

Builder:

Description:

A large single storeyed formerly timber framed double gable roofed warehouse with vertical corrugated iron wall cladding and timber louvred vents. The main doorway has a pitcher crossing and roadway running across the factory to a second opening off the rear r.o.w. Although the original king post trusses are intact, the posts carrying them have been replaced with steel trusses. The floor is pitched, asphalt paved and gravelled. Original (?) offices are in situ.

Condition:

Fair

Integrity:

Fair

History:

In 1871 the south side of Heidelberg Road between Smith and Wellington Streets, was mostly vacant land. In 1872 William Bennetts, a corn merchant, built an iron store there which he continued to own and operate in 1900, (1871, 1872, 1901, RB). By 1910, the store was occupied by G.W. and H.P. Baird, hay and corn merchants.

Significance:

Bennett's hay and corn store is the largest and oldest surviving nineteenth century timber factory in Collingwood and compares with the former Box's Hair Curling Works in Alexandra Pde (q.v.). It is the oldest intact industrial building in Collingwood and recalls a defunct service industry located advantageously on the busy Heidelberg Road.

Recommendations:

Recommended for inclusion on the Historic Buildings Council Register, National Estate Register and for planning scheme protection.

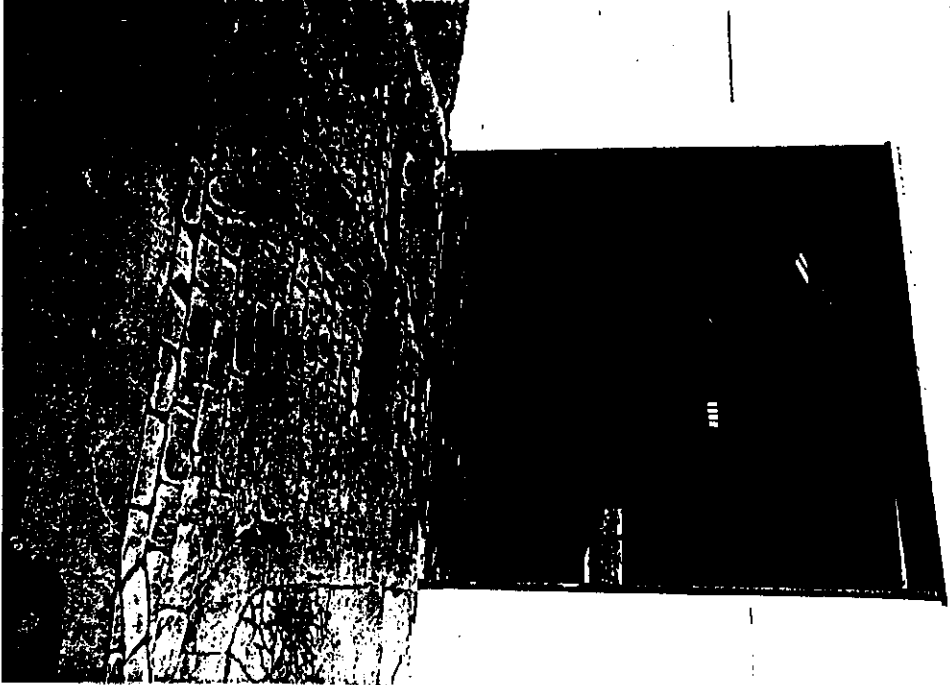
References:

Rate Books

Issue No. 1

August, 1988

458





Building: Residence  
Address: 35 Queens Parade



Allotment Reference: Section 3, Lot 3  
National Estate Register: Recommended  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date: August, 1988  
Grantee: J. McConnell, 1.6.1864  
Original Owner: William Goid  
Present Owner:  
Original Use: Residence  
Present Use: Victorian Authorised Newsagents  
Association Ltd office.  
Construction Date: 1874

Building: Former Luton Hatworks  
Address: 37 Queens Parade



Allotment Reference: Section 3, Lot 4  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date: August, 1988  
Grantee: W. Gledhill  
Original Owner: Edward Merchant  
Present Owner:  
Original Use: Straw hatworks  
Present Use: Bicycle shop  
Construction Date: post 1897

497

Architect:

Builder:

Description:

A single storeyed brick factory with stuccoed and pedimented front elevation with trabeated treatment. A two storeyed brick addition is at the rear.

Condition:

Good

Integrity:

Good

History:

In 1884 Edward Merchant, a straw hat maker owned 40' land on the south side of Heidelberg Road between Smith and Wellington Streets, on which he built a brick workshop in 1885, (1884, 1885, RB). This factory had been demolished by 1897, (MMBW litho), the present building being erected subsequently. Merchant continued to own and operate the present factory in 1900, (1901 RB). It remained in operation in 1920 as the Luton Hat Factory.

Significance:

The former Luton Hatworks building recalls the importance of the hat manufacturing industry to Collingwood throughout the nineteenth and early to mid twentieth century. By 1891 Merchant's hatworks was one of eight hat factories in the city of which only two (Denton Hat Mills q.v.) survive.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books, Directories

Issue No. 1

August, 1988

Building:

Residence

Address:

59 Queens Parade



Allotment Reference:

Section 3, Lot 7

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date: August, 1988

Grantee: W.S. Moffatt

Original Owner: Hugh Marshall (?)

Present Owner:

Original Use: Residence

Present Use: Melbourne centre for Transcendental  
Meditation, Maharishi Ayurveda Health  
Centre.

Construction Date: pre 1897

Architect:

Builder:

Description: A substantial two storeyed  
assymetrical Italianate villa with  
two storeyed cast iron verandah and  
bayed wing with ornamental ceramic  
tiled panels and foliated  
stringcourses. The hipped roof is  
slated and a sympathetic addition  
has been built at the east end.

Condition: Good

Integrity: Good

History: In 1867 a four roomed brick house  
was built by S. Fox on this site.  
Hugh Marshall, a carter, was  
owner/occupant in 1868 and continued  
as such in 1886. In that year he  
was listed as a gentleman; possible  
he had retired. In 1887 his  
property was bought by Charles  
Abbott and rented to George Horne, a  
surgeon, who became owner in 1888,  
(1867, 1868, 1886, 1887, 1889, RB).

N.B. RB's 1880-1890 do not suggest  
a date of construction.

Significance:

An unusually substantial villa attracted to the Queens Parade address, but when compared with similar houses outside of Collingwood, is typical of many. Also refer 42 Abbotsford Street.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988

Building: St John's Catholic Church Presbytery  
Address: 61 Queens Parade



Allotment Reference: Section 3, Lot 9  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date: August, 1988  
Grantee: Reserved  
Original Owner: Roman Catholic Properties Trust of Archdiocese of Melbourne  
Present Owner:  
Original Use: Presbytery  
Present Use: Presbytery  
Architect:  
Builder:

**Description:**

A large two storeyed Edwardian building with elements of the Queen Anne style including timbered gable end, terra cotta finish and chimney pots and round archway over veranda at front door and bungalow elements including the upper level verandah posts and shingle balustrade. A red brick dado is surmounted by rough cast walls and the slate roof extends to also form the corner verandah roof in Edwardian manner. The stained glass leadlight work is of interest and includes many instruments in the main lights. Inside the plaster ceilings and cornices are support elements along with dark stained woodwork (some overpainted) and some brass door furniture.

**Condition:**

Good

**Integrity:**

Good, addition at east end. Cast iron palisade fence and gate.

**History:**

Clifton Hill became a separate parish in 1885 temporary residence for the pastor being rented in Delbridge Street. Later a cottage adjoining the church property at the rear was purchased and on 2.8.1914 Dr Mannix opened the present building.

**Significance:**

The St Johns presbytery is of interest as expression of Edwardian architectural styles noted.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Church Records

Issue No. 1

August, 1988

4766

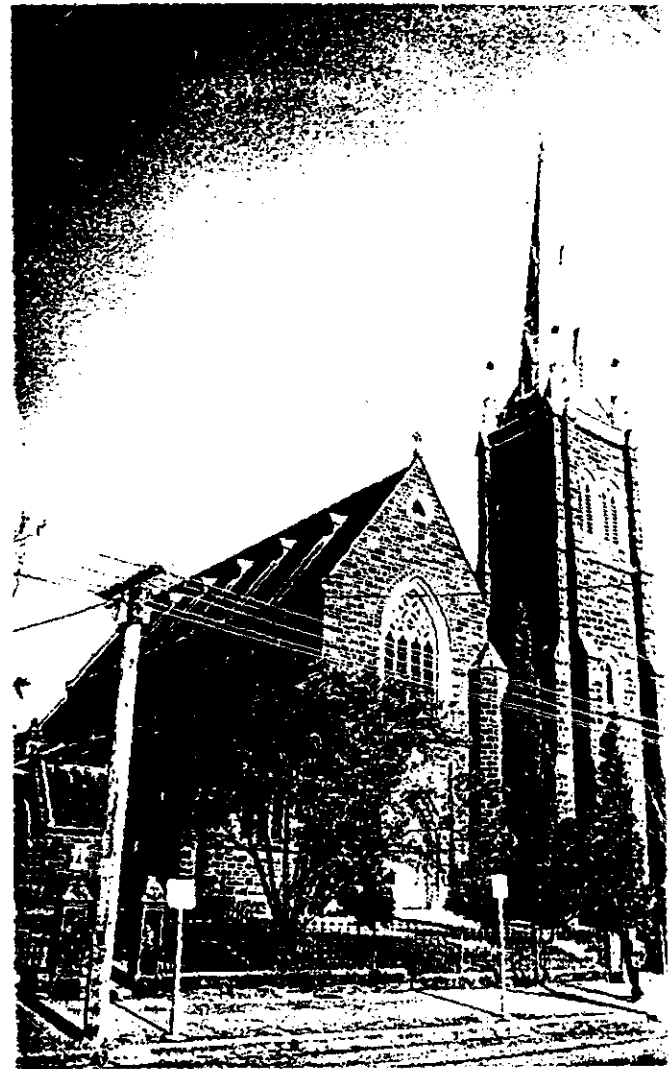


Building:

St. John's Catholic Church

Address:

81 Queens Parade



Allotment Reference:

Section 3, Lots 8-9

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register: -

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date August, 1988

Grantee: Reserved

Original Owner: Roman Catholic Properties Trust  
Archdiocese of Melbourne

Present Owner: -

Original Use: Church

Present Use: Church

Construction Date: 1876-1907

Architect: J.B. Denny

Builder: Sallery

Description: An unusually large bluestone Church in the Decorated Gothic Style with central nave flanked by aisles and with two staged towers and sandstone spire on the north-west corner of the nave. The sanctuary, side chapels and porches are subordinate to the nave and emphasise the massing. The sandstone dressings incorporate elements of the Decorated style, the tracery of the main windows, whilst the "west" door surrounds incorporate ornamentation typical of the late nineteenth century Gothic revival using medieval motifs and the "Lamb" symbol over the lancet arch doorway. The images of human faces forming terminations to the drip moulds are unusual and possibly unique.

Condition: Good. Some stone faces to drip moulds are in poor condition.

Integrity: Good. Cast iron palisade fence and gates.

History:

Land was reserved from sale for the Catholic Church on 28-11-1864. On 27-2-1876 the foundation stone for the church was laid by Archbishop Gould. The work of the foundation was completed by July, 1876, other sections following as noted:

- 1882 first completed portion (eastern aisle and nave),
- 1886 stained glass window of Our Lady, St. Anne and St. Elizabeth,
- 1887 tower base,
- 1893 completion of church,
- 1897 stained glass windows of the Ascension, the Good Shepherd and the Apparition of Our Lord to St. Thomas,
- 1906-1907 addition of spire (Kempson and Conolly, architects).



**Significance:**

St. Johns Church is a fine example of Decorated Gothic Style and unusually large and complex for a parish church. Its connection with Thomas Verga, the principal benefactor and Messrs. Ferguson and Urie (Melbourne) and Hardman (Birmingham), stained glass manufacturers are of note. The faces to drip moulds are of special interest and appear to accurately depict persons connected with the Church prior to 1893.

**Recommendations:**

Recommended for inclusion on the National Estate Register, Historic Buildings Register, and for Planning Scheme protection.

Stabilising of the deterioration process associated with the drip mould faces strongly recommended.

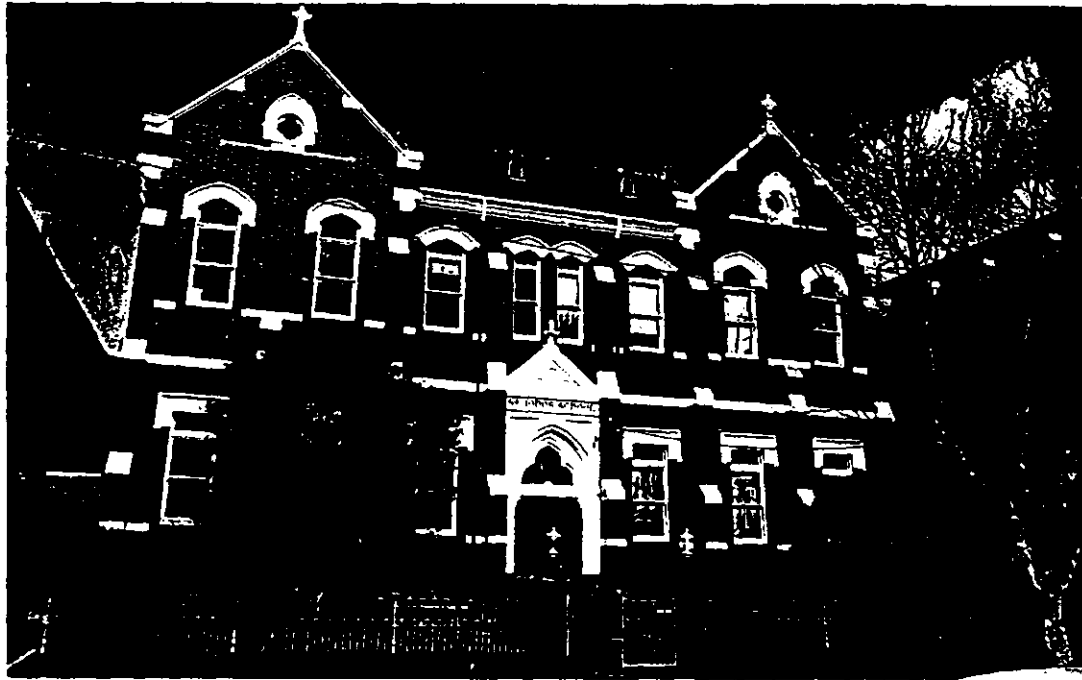
**References:**

Church records

**Issue No. 1:**

August, 1988

Building: St. John's Catholic School  
Address: 77 Queens Parade



Allotment Reference: Section 3, Lot 9  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date August, 1988  
Grantee: Reserved  
Original Owner: Roman Catholic Properties Trust of Archdiocese of Melbourne  
Present Owner: -  
Original Use: School  
Present Use: School

Construction Date: 1906

Architect: Kempson and Conolly

Builder: Swanson Brothers

Description: A substantial two storeyed red brick with stuccoed dressings school in the Gothic style adopting a symmetrical form and detail unlike Education Department Schools of the period (compare other Collingwood Schools).  
  
The recessed porch has an encaustic tiled floor extending into the intact lobby with staircase

Condition: Good

Integrity: Good

History: The present building replaced an earlier time school opened 6-3-1904.

Significance: The St. Johns School enhances the Church complex and compares with contemporary Education Department practice.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

4572

Building: "Clifton Hall"  
Address: 85 Queens Parade



Allotment Reference: Section 3, Lot 10  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date August, 1988  
Grantee: T.G. Atkinson 28-6-1867  
Original Owner: Trustees of St.Johns Catholic Church  
Present Owner: -  
Original Use: Picture Theatre and Shops  
Present Use: Vacant/Clifton Dance Studio

**Construction Date:** 1917-1918

**Architect:**

**Builder:**

**Description:** A large two storeyed red brick building with stuccoed dressings consisting of theatre entrance (vacant), hall entry (Clifton Dance Studio) corner shop (vacant), lobby and large hall. The shop front verandah is cantilevered and the shop fronts substantially altered. The upper level has projecting stuccoed bays alternating with paired windows with stuccoed architraves.

**Condition:** Good

**Integrity:** Fair. Parapet altered, shop fronts altered, evidence of iron verandah posts in bluestone kerb which is marked '15-6-33.

**History:** In 1917 the Trustees of St. John the Baptist R.C. Church on the south side of Heidelberg Road near Wellington Street, demolished four brick shops they owned between the Church and Wellington Street. The 1917-1918 rate book recorded five vacant lots each with 20' frontage, on which in 1917-1918 the Trustees built the Clifton Picture Theatre with two brick shops either side. All the shops were let. The foundation stone was laid by Archbishop Mannix on Sunday 2-9-1917.

By 1919-1920, the properties were owned by the Trustees of the Clifton Theatre, (1916-1917 to 1919-1920 RB).

**Significance:** "Clifton Hall" is of interest as a closed suburban theatre owned and built by the adjoining Catholic Church. Its picturesque and somewhat faded street facade forms a prominent element in the Queens Parade streetscape.

**Recommendations:** Recommended for Planning Scheme protection. Re-instate posted verandah.

**References:** Rate Books

**Issue No. 1:** August, 1988

474



Building: Clifton Hill Hotel  
Address: 89 Queens Parade



Allotment Reference: Section 4, Lot 1  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date August, 1988  
Grantee: T.R. Newing 1-6-1864  
Original Owner: Frederick Warming  
Present Owner: -  
Original Use: Hotel  
Present Use: Hotel

Construction Date: 1884

Architect:

Builder:

Description: A large two storeyed Italianate stuccoed brick hotel with corner splay surmounted by a pediment with "F.H Warming AD 1884" in low relief. The parapet is balustraded and conceals a tiled roof. Other ornamentation includes a foliated cast cement string course, pediment motifs and window dressings.

Condition: Good

Integrity: Good. Ground level windows and tiled facade recent.

History: In 1875 George Langridge owned land on the south-east corner of Heidelberg Road and Wellington Street, which James Natron, builder had purchased by 1878, (1875, 1884 RB).

By 1884, Frederick Warming was building "house" on this site (RB 1884- incorrect description for hotel), whilst two blocks to the east Warming was the licensed victualler for the Clifton Hill hotel owned by Eliza Cox.

In 1885 the Clifton Hill Hotel, owned by Eliza Cox, became the Clifton Hill Police Barracks. Warming, in the same year, opened and operated his hotel on the corner of Heidelberg Road and Wellington Street which he named the Clifton Hill Hotel, (1885 RB). Warming was owner/operator of the hotel in 1896 however by 1900 he had leased the property to Elizabeth Hammond, (1896, 1901 RB).

Significance: The Clifton Hill Hotel is a prominent and substantially intact late Victorian hotel.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

Building: Former State Savings Bank

Address: 99 Queens Parade



Allotment Reference:

National Estate Register: Recommended

Historic Building Council Register: -

National Trust Register: -

Location Within Precinct: Clifton Hill Western Residential Precinct

Photo Date: August, 1988

Grantee:

Original Owner: State Savings Bank

Present Owner:

Original Use: Bank

Present Use: Restaurant

Construction Date: 1888-89

Architect:

Builder:

Description: A richly decorated stuccoed former bank building in the Italianate style and symmetrical about a central slightly recessed bay. Flanking double doors are surmounted by "oculus" windows and flanked by rusticated pilasters supporting entablature with tryglyph decoration. curved pediments form the upper level window heads and a central shield motif has had detail removed.

Condition: Good

Integrity: Good

History: The plans for this building were submitted and approved at the Bank commissioner's meeting of 30-7-1888. The present Clifton Hill branch was opened on 29-4-1968 and the sub-branch at Queens Parade closed in the 1968/69 financial year.

Significance: This former bank is an important public building in Collingwood for its prominence and free expression and rich detailing in the late Victorian Italianate mode.

Recommendations: Recommended for Planning scheme protection and for inclusion on the National Estate Register.

References: State Bank Archives.

Issue No. 1 March, 1990

Building: Former Albert Hall  
Address: 127-129 Queens Parade



Allotment Reference: Section 4, Lot 5  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western Residential Precinct  
Photo Date August, 1988  
Grantee: G. Dainton, 1-11-1865  
Original Owner: William Holgate  
Present Owner: -  
Original Use: Public Hall  
Present Use: Offices for John Gurry, Robert Pierce and Graham Bolton, architects.

**Construction Date:** 1886, altered 1927

**Architect:**

**Builder:**

**Description:** A large hall with neo-classical stuccoed facade consisting of main pediment with entablature and supporting pilasters to the upper level only. A plain lower facade is relieved by flanking double doors with fluted pilasters supporting pediments above.

Inside, the staircase and domed plaster ceiling to the former hall are intact.

**Condition:** Good

**Integrity:** Good

**History:** In 1885 William Holgate, an auctioneer, and William Hall, a builder, owned land and foundations on the south side of Heidelberg Road between Gold and Wellington Streets. In 1886, the building was completed and known as the "Albert Hall". The entrance to the hall was flanked by a shop each side, (1885, 1886 RB).

By 1891, the property was leased to George Kirk, a printer. In 1900 Holgate continued as owner with Kirk tenant. One shop was leased to Ernest William, a solicitor who used it as an office. The other shop was vacant, (1891-1901 RB).

In 1927 the building was rebuilt, the foundation stone being laid in January by William Kitchens, W.M., to commemorate the 40th year of Albert Victor (Lodge No. 117).

**Significance:** The former "Albert Hall" was an important social venue in the locality throughout the late nineteenth and early-mid twentieth century, its architectural form in the Queens Parade streetscape being expressive of this role.

**Recommendations:** Recommended for Planning Scheme protection.

**References:** Rate Books

**Issue No. 1:** August, 1988

Building: Former Dainton's Family hotel,  
Normanby hotel, now Normandy hotel

Address: 139 Queens Parade



Allotment Reference: Section 4, Lot 5

National Estate Register: -

Historic Buildings Council Register: -

National Trust Register: -

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date August, 1988

Grantee: G. Dainton, 1-11-1865

Original Owner: George Dainton

Present Owner: -

Original Use: Hotel

Present Use: Hotel

Construction Date: 1875

Architect:

Builder:

Description: A two storeyed Italianate hotel now called "The Normandy Hotel" with corner splay and dentilated cornice line punctuated by pediments carried on half fluted Ionic order pilasters linking with stringcourse and frieze panel at first floor level. Quoining and pedimented window heads add enrichment. A semi detached two storeyed block is situated along the Gold Street elevation.

Condition: Good

Integrity: Fair. Lower level defaced, parapet ornamentation removed.

History: George Dainton purchased lot 5 from the Crown in 1865. By 1874, Dainton, a mason, owned a house on this site. In 1875 he became a publican and opened Dainton's Family Hotel on the site, (1874, 1875 RB). By 1884 Dainton had leased the property, known by that time as the Normanby Hotel, to William Cutler, a licensed victualler. Dainton continued ownership in 1891, with Edward Carter tenant (1884, 1891 RB). By 1896 the Normanby Hotel was owned by Alfred Levi and continued to be in 1900 at which time George Edwards was the licensee, (1896, 1901 RB).

Significance: A prominent and comparatively early hotel forming part of the Queens Parade Streetscape. Ornamentation is typical of the period.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988



Building: Former Post and Telegraph Office  
Address: 141 Queens Parade



Allotment Reference: Section 5 Lot 1  
National Estate Register: -  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Western residential precinct  
Photo Date: October 1988  
Grantee: T.R. Newing, 7-11-65  
Original Owner: -  
Present Owner: -  
Original Use: Post and Telegraph Office  
Present Use: "Cliftons Warehouse"  
The Abbeyfield Society (Australia)  
Limited (141A)  
Construction Date: 1883  
Architect: -

**Builder:**

**Description:**

A two storeyed stuccoed Italianate shop with residence above. The facade is trabeated, with giant order rusticated pilasters, plain (altered) parapet, bracketted cornice and round arched upper level windows.

**Condition:**

Good

**Integrity:**

Fair. Cornice (stringcourse) part removed, shop windows altered.

**History:**

In 1882 Abbondio Campi owned 195' land on the south-east corner of Queens Parade and Gold Street. 45' of land from the corner was sold in 1883 and a Post and Telegraph Office was built there the same year. It continued to operate as such in 1900 and was known as the Clifton Hill Post and Telegraph Office. (1892, 1883, 1901 RB).

**Significance:**

The former Clifton Hill post office is of local importance on account of the buildings' initial use as well as for its prominence and late Victorian architecture.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

November 1988

Building:

United Kingdom Hotel, Queens Parade,  
Clifton Hill

Address:

Queens Parade



Allotment Reference: Section 16

National Trust Register: Classified

National Estate Register: Recommended

Historic Buildings Council Register: Registered

Location within Precinct:

Photograph Date: 7.8.87

Grantee:

Original Owner: Carlton and United Breweries Limited

Present Owner:

Original Use: Hotel

Present Use: Hotel

Construction Date: 1938

Architect: J.H. Wardrop

Builder: Hansen and Yuncken Pty Ltd

Description: A large and prominent two storeyed brick hotel in the moderne manner being interpreted by Melbourne architects during the 1930's and incorporating, here, bold horizontal and vertical elements adding emphasis to the basically triangular on plan building form. Striking elements also include brick banding, stepped parapet, and glazed terra cotta tiled tower, the moderne front portion being terminated by more conventional massing with terra cotta hipped roof, eaves overhangs and rectangular on plan as opposed to curved forms at the rear.

Condition: Good

Integrity: Good, internal alterations to bar areas.

History:

The prominent United Kingdom hotel site was occupied by a hotel of that name as early as 1880, the licensee being Susan Donavon (Cole).

By 1906 the building had been demolished, a replacement being operational with Thomas Wildman as licensee in 1910 (Sands and McDougall Dir., MMBW House Connection File).

In 1937-38 the present hotel was built for the owner, Carlton and United Breweries to architect J.H. Wardrop's design in a manner similar to the contemporary Alkira House by the same architect.

In 1957-58 additions were provided by the CUB facing Queens Parade and in 1966 facing Heidelberg Road.

Significance:

The United Kingdom hotel is an important example of the work of J.H. Wardrop, noted for his role in the development of the European based moderne architectural style in Melbourne. In this respect, it is a key building permitting contemporary interpretation of the formative years of the modern movement in Australia. This role is enhanced by its prominent triangular site overlooking council gardens, now diminished in area at the Heidelberg Road/Queens Parade intersection.

Recommendations:

Recommended for inclusion on the National Estate Register, and for Planning Scheme protection.

References:

MMBW House Connections File applic. No. 533503.

Issue No. 2:

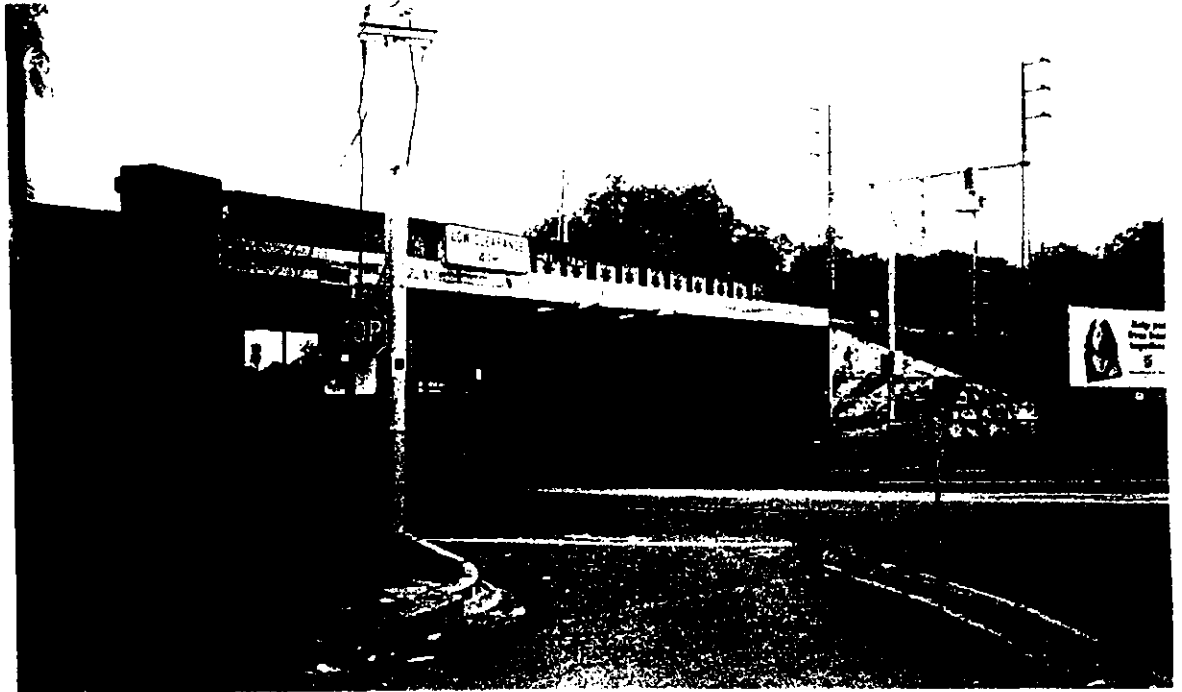
May, 1995

Building:

Rail bridge over Queens Parade

Address:

Situated between Clifton Hill and Rushall on the Princes Bridge to Eltham line



National Estate Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date:

May, 1995

Grantee:

Original Owner:

Minister for Railways

Present Owner:

Minister for Transport

Original Use:

Rail overbridge

Present Use:

Rail overbridge

Construction Date:

Architect:

Chief Engineers Office, Victorian Railways  
Department

Builder:

**Description:** A double track rivetted metal girder rail bridge with red brick abutments. The bridge spans consist of four built-up girders with timber decks and the abutments are distinguished by quoin motifs in brickwork and ornamentation characteristic of the inter war period.

**Condition:** Good

**Integrity:** Good, recent crash rails and concrete piers.

**History:** The Royal Park junction to Clifton Hill line was opened on 8.5.1888 following authorisation under Act No. 821 of 1884 ("The Octopus Act"). Queen's Parade was passed through a grade crossing, the present bridge having been erected at a later date.

**Significance:** Although representative of its period, this intact bridge is a prominent element in the Queens Parade streetscape recalling the construction of this railway last century.

**References:**

**Recommendations:** Recommended for planning scheme protection.

**Issue No. 1:** May, 1995

Building: Clifton Hill "A" Box  
Address: Ramsden Street level crossing



Allotment Reference: -  
National Estate Register: -  
Government Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern Residential Precinct  
Photo Date: June, 1988  
Grantee: -  
Original Owner: Victorian Railways Department  
Present Owner: State Transport Authority (Metrail)  
Original Use: Signal Box  
Present Use: Signal Box





Building: "Voltaire"  
Address: 33 Ramsden Street



Allotment Reference: -

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct: Clifton Hill Eastern residential precinct

Photo Date: October 1988

Grantee: Mrs. C.A. Cohen

Original Owner: -

Present Owner: -

Original Use: Residence

Present Use: Residence

Construction Date: 1901

Architect: -

442

**Builder:**

**Description:**

An assymmetrical tuckpointed polychrome brick Italianate villa with hipped and patterned slate roof, bracketted eaves, faceted bay with round arched windows and bullnosed cast iron verandah with encaustic tiled floor.

**Condition:**

Good

**Integrity:**

Good. Double palisade iron fence with iron and matching timber pillars, (founder's name not vis.)

**History:**

In 1900 Mrs.C.A. Cohen owned lot 5, 45' vacant land on the south-east corner of Ramsden and Gordon Streets. According to the Rate Books, Mrs. Cohen built a brick house there in 1902, however the house appeared on the MMBW map in 1901, named "Voltaire". Samuel Cohen, a manufacturer was occupant.

**Significance:**

"Voltaire" is of local importance as a prominently situated and unusually opulent villa within the municipality

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

November 1988

Building: Residence  
Address: 42 Ramsden Street



Allotment Reference: Section 14, Lot 11  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern Residential Precinct  
Photo Date: June, 1983

Grantee: D. Boyd, 21-3-1873

Original Owner: Nicholas Dawkins

Present Owner: P.J. Cresswell & R.C. Knox

Original Use: Residence

Present Use: Residence

Construction Date: 1905-1906

Architect:

Builder:

Description: A richly decorated symmetrical Italianate timber timber villa, almost identical in form and detail with nearby no. 66 (q.v.), and No. 3 Gordon Street (q.v.).

Condition: Good

Integrity: Good

History: In 1900, Joseph Waxman owned land, Lots 37 to 43 with 250' frontage onto Ramsden Street east from Berry Street, (1901 RB).  
  
Nicholas Dawkins had purchased Lot 43 (42' frontage) on the corner of Ramsden and Berry Streets by 1904, (1904-5 RB). In 1905, Dawkins a traveller, commenced building a weatherboard dwelling as his residence. The house was completed in 1906, (1905-06, 1906-07 RB). Dawkins continued as owner/occupant in 1914. (1914-1915 RB).

Significance: No. 42 Ramsden Street is a distinctively decorated timber villa, of local importance in that it is identical with nearby No. 66 (q.v.) and 3 Gordon Street (q.v.).

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: "Ormiston"  
Address: 66 Ramsden Street



Allotment Reference: Section 14, Lot 14  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern Residential Precinct  
Photo Date: June, 1988  
Grantee: A. Waxman, 21-3-1973  
Original Owner: Henry Vinall  
Present Owner: J. & L.I. Zeevaarder  
Original Use: Residence  
Present Use: Residence

Construction Date: 1907

Architect:

Builder:

Description: A single storeyed symmetrical timber Italianate villa with distinctive enrichment consisting of fluted pilasters to central recessed entry and to paired flanking windows. Other decoration includes bracketted frieze, turned timber verandah posts and cast iron work, colonetes to doorway and ashlar boarding, compare with nearby No. 42, and no. 3 Gordon Street.

Condition: Good

Integrity: Good. Verandah floor concrete, remnant encaustic tiled garden path.

History: In 1873, A. Waxman acquired adjoining lots 12-15 Ramsden Street from the Crown, the land apparently remaining in the family with Joseph Waxman owning lots 43 to 51 with a 250 foot frontage in 1900 (RB). Waxman continued to own the land on which Number 66 is built until 1907 when Henry Vinall purchased it. A weatherboard dwelling was built in 1907 with Vinall as owner/occupant (1907-1908 RB).

Significance: "Ormiston" is a distinctively decorated timber villa, of local importance in that it is identical with nearby No. 42 (q.v.) and 3 Gordon Street (q.v.)

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988





Building: Residence  
Address: 91 Ramsden Street



Allotment Reference: Quarry Allotments  
National Trust Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern Residential Precinct  
Photo Date: June, 1988  
Grantee: -  
Original Owner: Henry Brown  
Present Owner:  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1872

**Architect:**

**Builder:**

Henry Brown

**Description:**

An early undecorated gable roofed brick cottage on bluestone plinth with later built nosed verandah. The front elevation is symmetrical, with stuccoed finish and ashlar markings. Timber extension at rear.

**Condition:**

Good

**Integrity:**

Good

**History:**

From the Rate Books it is unclear as to which is 91 Ramsden Street. However, the property listed as No. 99 in 1900 corresponds with the number given to the house on the south-west corner of Ramsden and Horne Streets shown on the 1901 MMBW map. It is believed the house is 91 Ramsden Street, (1901 RB, 1901 MMBW Map).

In 1871 Henry Brown, a builder owned a stone house in Ramsden Street adjacent to Horne Street, west side. On the land north of the house, on the south-west corner of Ramsden and Horne Streets, Brown built a brick house in 1872. William Brown, an engraver, was occupant, (1871, 1872, RB). By 1895 Mr W. Brown was owner/occupant and in 1900 Charles and Luke Brown were owners with William Drayton, a carrier, tenant, (1896, 1901 RB).

**Significance:**

No. 91 Ramsden Street compares with 27, Clifton Avenue, (q.v.), 3 Horne Street (q.v.) and 2 Ford Street, (q.v.), all being early cottages erected in the City's "Quarries Division". No. 91 is later, but important also for its links with Henry Brown (refer Horne Street) and his family.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

Issue No. 1

August, 1988

Andrew C. Ward & Associates

Building:

Residence

Address:

1 Raphael Street



Allotment Reference:

56

National Estate Register:

-

Historic Building Register:

-

National Trust Register: -

Location within Precinct: Collingwood Flat (Abbotsford)

Photo Date: November 1988

Grantee: H.T. Hughes & J. Hosking 13.2.1839

Original Owner: Shadrack Lambert

Present Owner:

Original Use: Residence

Present Use: Residence

Construction Date: 1874

Architect:

Builder:

Description: A two storeyed stuccoed Italianate residence with ashlar markings, architraves, decorated sills and brackets to street level windows, stringcourse, later quad gutter without eaves and terra cotta tiled hip roof. A tessellated tile pavement is bordered by a timber picket fence with original (?) elements.

Condition: Good

Integrity: Good

History: In 1874 Shadrack Lambert, a bricklayer, built and occupied a brick house in Langridge Street on the south-west corner of Raphael Street. By 1887 the property had passed to Martha Lambert. (1874, 1887, RB). In 1892 James Steff, a builder, was tenant and by 1898 was owner/occupant of the property. By 1900 the property had passed to Charlotte Steff who resided there. (1893, 1899, 1901, RB).

Significance:

No 1 Raphael Street is an unusual Italianate villa in Collingwood, enhanced by other early buildings at the Langridge Street/Raphael Street intersection.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

December 1988

Building: Residence  
Address: 17 Raphael Street



Allotment Reference: 56  
National Estate Register: Recommended  
Historic Buildings Council Register: Recommended  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date August, 1988  
Grantee: H.T. Hughes & J. Hosking, 13-2-1839  
Original Owner: John Delaney(?)  
Present Owner: -

504

Original Use: Residence

Present Use: Residence

Construction Date: 1858-1864

Architect:

Builder: John Delaney (?)

Description: An unusual two storeyed tuckpointed axe finished bluestone house with brick and bluestone side walls and later rough cast gable end to Raphael Street. The openings and corners are quoined.

Condition: Good

Integrity: Good

History: This building does not appear on the 1858 Clement Hodgkinson map.

In 1864 John Delaney, a contractor was owner/occupant. By 1881 William Riddell owned the property leasing it to Joshua Narcombe, a laborer. In 1900 Charles Hill was owner with Mary Smith tenant, (1864, 1881, 1901 RB).

The upper level was added later than construction of the ground floor bluestone portion.

Significance: No. 17 Raphael Street has a unique architectural form within the municipality and a standard of bluestone construction not exceeded elsewhere in domestic work. It relates to the first development phase on the Flat following the gold rush and together with other houses in Raphael Street provides an indication of development in the area prior to construction of the railway opened in 1901.

Recommendations: Recommended for inclusion on the National Estate Register, Historic Buildings Council Register and for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building: "Milrig Cottage"  
Address: 35 Raphael Street



Allotment Reference: 56  
National Estate Register: Recommended  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Collingwood Flat Precinct  
Photo Date August, 1988  
Grantee: H.T. Hughes & J. Hosking, 13-2-1839  
Original Owner: Robert Johnston(?)  
Present Owner: -



**Original Use:** Residence

**Present Use:** Residence

**Construction Date:** pre 1858

**Architect:**

**Builder:** Robert Johnston (?)

**Description:** A simple single storeyed gable roofed bluestone cottage with white brick quoining to openings and freestone lintels to doorway with "Milrig Cottage" in low relief.

**Condition:** Good

**Integrity:** Good. a.c. shingle roof linings, addition at n-w corner.

**History:** This cottage appears on Clement Hodgkinson's map of 1858.

In 1864 the stone house was owned and occupied by Robert Johnston, a mason. By 1881, William Johnston a nurse, owned and occupied the property, and in 1900 Louisa Johnston was owner and James Johnston, a laborer, tenant, (1864, 1881, 1901 RB).

**Significance:** "Milrig Cottage" is one of a small group of bluestone houses erected on the Flat and relates to its earliest post gold rush development phase. Together with other buildings in Raphael Street, it recalls development, prior to the construction of the railway opened in 1901. Its link with the mason, R. Johnston, is of interest.

**Recommendations:** Recommended for inclusion on the National Estate Register and for planning scheme protection.

**References:** Rate Books

**Issue No. 1:** September, 1988

Building:

Former Foster Lager Beer Brewing  
Co., 15 Rokeby Street



Allotment Reference:

54

National Trust Register:

Recorded

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

Location within Precinct:

Collingwood Slope and Brewing and  
Distilling precinct.

Photograph Date:

12.6.87

Grantee:

J.D.L. Campbell

Original Owner:

William M. & R. Foster

Present Owner:

Original Use:

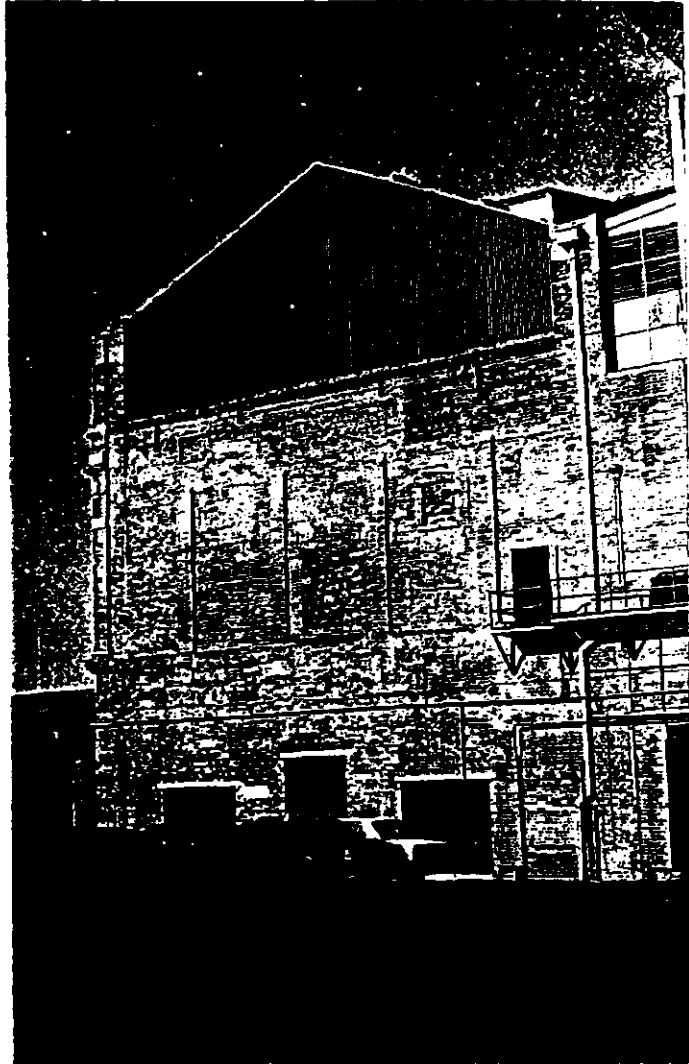
Brewery

Present Use:

Joe White Maltings Limited

Construction Date:

1888



Architect:

Builder:

Description:

A four storeyed building consisting of two floors of an early date and a third floor level of recent date with a small fourth floor building. The east, main facade is mostly concealed from view at street level by recent work including an SEC substation. The first floor level has a lower string course with panel and upper level cornice with frieze panel, all in unpainted render. The first floor facade is broken into bays by brick pilasters, linked by rendered segmental arches, and decorated keystones. Further decoration consists of rosettes. The former parapet above the cornice line is clearly visible.

Condition:

Good

Integrity:

Fair, although the principal facade elements are intact, additions to the west and south have also been made. Some windows on the main facade have been bricked up.

Description:

A detached single storeyed brick building of uncertain purpose is situated at the north limit of the plant and is of red brick construction with cream brick banding and dark brown brick plinths and keystones to the segmental window and doorway heads. The north west corner is rounded to facilitate vehicular movement and is corbelled out above on bluestone. Upper level banding is dark brown and cream.

Condition:

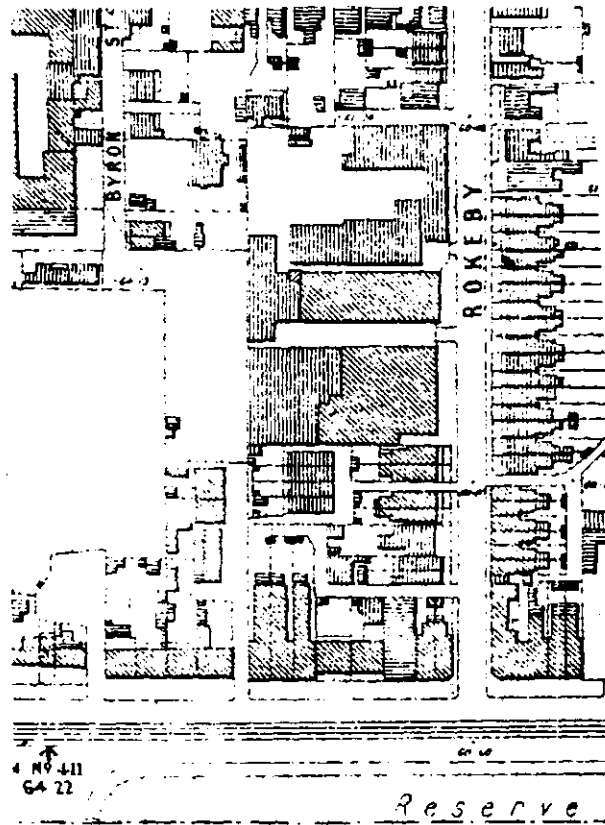
Structurally sound. Maintenance fair.

Integrity:

Good. Minor wire fence enclosures detract from visual appreciation of this building.

History:

Messrs W. & R. Foster, of New York, U.S.A., brought with them some American plant for use in their Rokeby Street brewery, built in 1888. It was described in ABJ Vol VII, 20.10.88 as the first brewery of its kind to be erected in Australia having "special appliances as could not be procured elsewhere". It consisted of two buildings:



MMBW litho 1897

the northern one having been demolished save for the small isolated section noted above. Described as a great advantage on the old tower system, the first building embraced the "dirt creating processes" of brewing and malt crushing and the second then the fermenting, storing and racking function. The head brewer, a Mr Seiber, was a German - American who presided over the production of mostly bottled beer, being succeeded by Joseph Peska of Copenhagen in 1890. In 1889 the brewery was formed into a private company with Messrs Hart, Thomson and Turner as directors, and by 1895 it was successfully pioneering the manufacture of lager beer. As such, it became a market leader and was later joined by the eminent Augustus de Bavay, former head brewer of the Victoria Brewery, as head brewer and director.

In 1907 the company was taken over by the Carlton and United Breweries Ltd.

Significance:

The Foster Brewery Co Premises are significant at the State level for their revolutionary, at the time, design, and for their introduction to Australia of the German type of lager beer (c.1888) in contrast to the locally brewed strong ales.

At the local level, the buildings are important contributors to the historic presence of the long established brewing industry in contemporary Collingwood. The architecture of the main Rokeby Street facade makes an important contribution to the municipality's stock of 19th century industrial buildings.

Recommendations:

Recommended for inclusion on the National Estate Register, the HBC register, and for planning scheme protection.

References:

"History of the C.U.B., unpublished manuscript.  
Australian Brewers Journal, Vol. X, 20.2.92, Vol. VII, 20.10.88, National Trust File.

Issue No. 1

Building: Residences, Roseville (53)

Address: 51-57 Roseneath Street



Allotment Reference: Quarry Allotments

National Estate Register: -

Historic Buildings Council Register: -

National Trust Register: -

Location within Precinct: Clifton Hill Eastern Residential Precinct

Photo Date: June, 1988

Grantee:

Original Owner: Peter & William Kellam (51-53)  
Kellam (55-57)

Present Owner:

51	M. Naismith
53	P.C. Edwards & E.W. Miller
55	E.J. & S. Gillford
	50 Guildford Road, Surrey Hills
57	P.G. & D.M. Roy

Original Use: Four Residences

Present Use: Four Residences

Construction Date: 1890 (51-53), 1892 (55-57)

Architect:

Builder: William Kellam

Description: A two storeyed polychromatic tuckpointed brick Italiniate terrace of 4 dwellings, with red body bricks and black and white dressings, two storeyed cast iron verandahs, fluted colonettes on main windows, encaustic tiled verandah floors on Nos. 51, 53 and 57 (unusual).

Condition: Good

Integrity: Good. Patterned slate roofs partially replaced, verandah posts replaced on No. 53.

History: In 1889 lots 22-25 Roseneath Street were vacant. Nos. 23-24 (33' and 32') being owned by George Langridge and Son, and No. 25 (33') by William Kellam, transferring to Peter Kellam in the year. In 1890, Peter and William Kellam built two brick houses (Nos. 51-53). By this time lot 24 had passed to William Kellam, a carpenter, lot 22-23 remaining in the ownership of George Langridge and Son. In 1891, William Kellam built two more houses on lot 24. William Kellam "builder" (1892 RB), lived in No. 51 and Peter Kellam, "gentleman", in No. 53, Nos. 55-57 being rented to an engine driver and draper.

In 1900 William Kellam continued to reside at Number 51, owning it and Number 57. Lou Kellam owned numbers 53 & 55 both of which were rented (1901 RB).

Significance: A substantially intact two storeyed terraced row forming a visual unit with Nos. 50-62 opposite (q.v.) and representative of the comparative substantial villas attracted to Clifton Hill during the late nineteenth century.

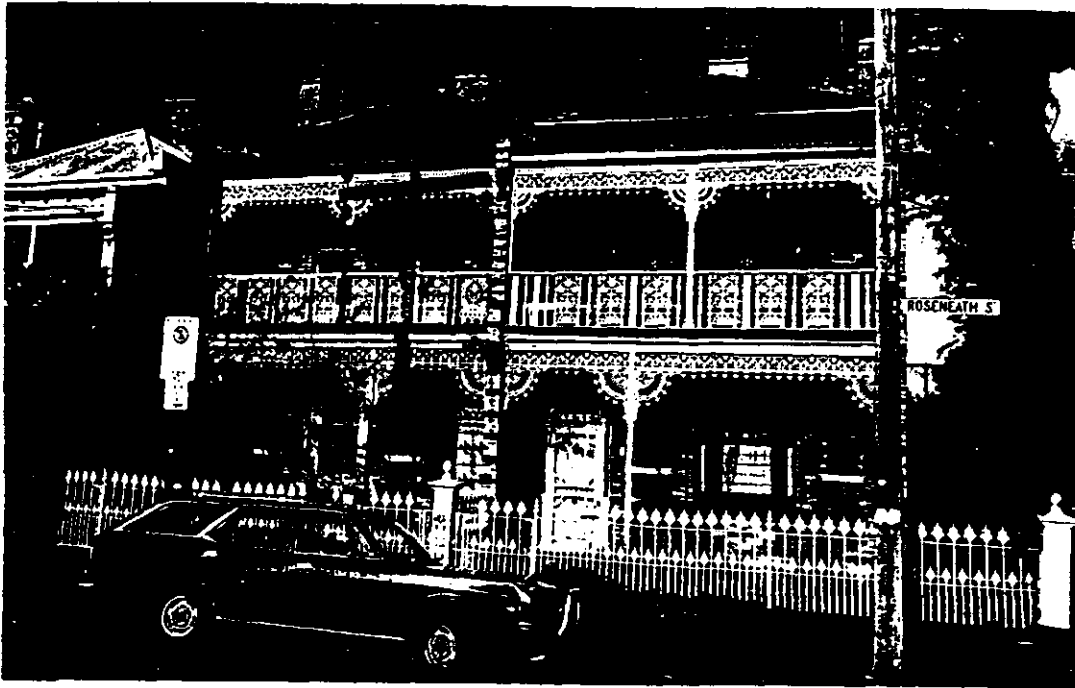
Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988



Building: Residences  
Address: 64-66 Roseneath Street



Allotment Reference: -  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern Residential Precinct.  
Photo Date June, 1988  
Grantee: -  
Original Owner: William Attenborough  
Present Owner:  
Original Use: Residences  
Present Use: Residences  
Construction Date: 1889-1890

Architect:

Bulder:

Description:

A two storeyed tuckpointed polychrome Italianate terrace pair with black body brick and white dressings and red faced niches. The two storeyed cast iron verandah has staggered columns, encaustic tiled floor and double palisade iron fence with cast iron pillars (also refer Nos. 68-70 and 72 Roseneath). The main windows and doors have barley sugar colonettes.

Condition:

Good

Integrity:

Good. No. 64 cement roof tiles.

History:

In 1888 Augustus Attenborough owned the land on the south-east corner of Roseneath and Rutland Streets, - lots 1 to 3, 105.5', (1891 RB). In 1889 the land passed to William Attenborough, who commenced building two brick houses, numbers 64 and 66, in 1889. Vacant land 60' x 88' remained. The houses were completed in 1890 and in the same year were purchased by John Fenton (No. 64) and Eva Trenchard (No. 66), (1890, 1891 RB). By 1896 both properties were owned by the Australian Widows Fund Life Association, ownership remaining the same in 1900, (1896, 1901 RB).

Significance:

Nos. 64-66 Roseneath Street are of local importance as an intact boom style terrace representative of the type of accommodation provided in Clifton Hill during the late 1880's. They form a visual unit with adjoining Nos. 68-70 (q.v.) and 72 (q.v.).

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988

Building:

Residences

Address:

68-70 Roseneath Street



Allotment Reference:

-

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Clifton Hill Eastern Residential Precinct

Photo Date

June, 1988

Grantee:

-

Original Owner:

Walter Attenborough

Present Owner:

Original Use:

Residential

Present Use:

Residential

Construction Date:

1890-1891

Architect:

Builder:

Description:

A two storeyed tuckpointed bi-chromatic (?-no painted) brick terraced Italianate pair with two storeyed cast iron verandah, double palisade iron fence (refer Nos. 64-66, 72 Roseneath) barley sugar colonettes to main windows, and patterned slate hipped roofs.

Condition:

Good

Integrity:

Fair. Brickwork painted (No. 70) and stuccoed (No. 68), verandah pavement replaced, No. 68 corrugated iron roof.

History:

In 1889 William Attenborough owned 60' x 80' land on the south side of Roseneath Street near Rutland Street. In 1890 the property passed to Walter Attenborough who commenced building two brick houses on the site. The houses were completed in 1891 and were sold in the same year, (1890-1892 RB).

By 1895 John Drew, a gentleman was owner/occupant of number 68 and the Australian Widows Fund Life Association owned number 70, leasing it to William Fairclough, salesman. Ownership remained the same until 1900 (1896, 1901 RB).

Significance:

Nos. 68-70 Roseneath Street are of local importance as an intact boom style terrace representative of the type of housing produced in Clifton Hill during the early 1890's. They form a visual unit with adjoining Nos. 64-66 (q.v.) and 72 (q.v.).

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988

Building: Residence  
Address: 72 Roseneath Street



Allotment Reference: -  
National Estate Register: -  
Historic Buildings Council Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern Residential Precinct  
Photo Date June, 1988  
Grantee: -  
Original Owner: Walter Attenborough  
Present Owner:  
Original Use: Residence  
Present Use: Residence  
Construction Date: 1890-1891

Architect:

Builder:

Description:

A single storeyed cottage with polychromatic brickwork and fence similar to adjoining numbers 64-70. The main window has colonettes, similar to Nos. 68-70, and the verandah floor and garden path has encaustic tiles.

Condition:

Good

Integrity:

Fair. Brickwork sandblasted.

History:

In 1889 William Attenborough owned 60' x 88' land on the south side of Roseneath Street near Rutland Street. The property passed to Walter Attenborough in 1890 who commenced building a brick house on the eastern most site. The house was completed in 1891 and sold to Joseph Dale, (1890, 1892 RB).

By 1895 Miss Noble was owner/occupant and by 1900 Louisa Gardner was owner. Francis Cutt, a mail driver was tenant, (1896, 1901 RB).

Significance:

No. 72 Roseneath Street forms a visual unit with adjoining Nos. 68-70 (q.v.) and 64-66 (q.v.) and is of local importance in this respect.

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988



5210

Building: Residences  
Address: 2-14 Rutland Street



Allotment Reference: -  
National Estate Register: -  
Historic Building Register: -  
National Trust Register: -  
Location within Precinct: Clifton Hill Eastern residential precinct  
Photo Date: October 1988  
Grantee: -  
Original Owner: Samuel Spry  
Present Owner: -  
Original Use: Residences  
Present Use: Residences  
Construction Date: 1910  
Architect: -

**Builder:**

**Description:**

A 7 unit terrace of attached pairs (No. 14 is attached) in the Edwardian style with red bricks, rough cast gable ends with half timbering, bull nosed verandahs, palisade iron fences (Nos. 2, 4, 6, 8 and 14 only) and encaustic tiled verandah floors.

**Condition:**

Good

**Integrity:**

Good

**History:**

Between 1905 and 1909 the land between Reilly and Noone Streets was vacant and not listed in the Rate Books under Rutland Street. In 1910 seven brick houses were built at the Reilly Street end. Samuel Spry, an agent was listed as owner, however it is possible that he was the agent for the owner. All properties were leased, (1905-1911 RB).

**Significance:**

Nos. 2-14 Rutland Street are of local importance for their contribution to the Rutland Street streetscape (eastside) which constitutes the longest terraced row in the municipality.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

November 1988

512



Building: Residences: "Pentzlyn", (18),  
"Yoothapina" (26)

Address: 16-28 Rutland Road



Allotment Reference: Section 50

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct: Clifton Hill Eastern Residential Precinct

Photo Date: October 1988

Grantee: -

Original Owner: Mrs. Brokenshire (16),  
H. Broome (18,20),  
Misses C. & E. Christopher (22, 24),  
Mrs. E. Dally (26, 28)

Present Owner: -

Original Use: Residences

Present Use: Residences

Construction Date: 1912

Architect: -

**Builder:**

**Description:**

An 8 unit red brick Edwardian terrace, built to the street alignment with each identical unit having half timbered ornamentation in the gable end, bull nosed iron verandah and iron palisade fence. No. 16 is detached. Verandah floors are encaustic tiled.

**Condition:**

Good

**Integrity:**

Good

**History:**

In 1911 the land on the south-east corner of Rutland and Noone Streets was vacant land, subdivided into seven house blocks, the two nearer the corner being owned by Mrs. Ethel Dally and the other five being owned by John Halifax. In 1912, seven brick houses were built. All were leased. The owners were:

Mrs. Brokenshire - No. 16

Henry Broone - No. 18 & 20

Misses C. & E. Christopher - No. 22 & 24

Mrs. Ethel Dally - Nos. 26 & 28.

**Significance:**

Nos. 16-28 Rutland Road are locally important in conjunction with Nos. 2-14 (q.v.) in that they form the longest terraced row in the municipality.

**Recommendations:**

Recommended for planning scheme protection.

**References:**

Rate Books

**Issue No. 1:**

November 1988

524