

Andrew C Ward & Associates
architects - planners



**COLLINGWOOD
CONSERVATION
STUDY**

VOLUME I

APRIL 1989

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1. INTRODUCTION AND SUMMARY OF RECOMMENDATIONS

1.1 Introduction

In April 1986, Andrew C. Ward and Associates, architects, planners, were commissioned to undertake the Collingwood Conservation Study. Gerner Sanderson (Australia), Pty. Ltd. were jointly commissioned to provide a limited assessment of natural items contributing to the municipality's heritage.

The Conservation Study objectives, set down in the Study Brief, were as follows:

"The purpose of the study is to identify, evaluate and document the built and environmental heritage of the City of Collingwood and to place it within the context of the history of Victoria; to assess the importance of the City's heritage as a State and community resource and; to develop a comprehensive programme for the conservation of the City's heritage and its integration into the general planning framework of the City."

The project formed no. 217 of the National Estate Program for 1985/86 and was founded jointly by the Victorian National Estate Committee and the City of Collingwood. Project supervision was the responsibility of a steering committee made up as follows:

- Cr. Tim Ungar (Chairman - City of Collingwood) 1986-1988
- Cr. Roger Eade (Chairman - City of Collingwood) 1988.
- Ms. Marjorie Halls (Town Planner - City of Collingwood)
- Ms. Janet Taylor (Collingwood Historical Society)
- Ms. Karen Cummins (Collingwood Historical Society)
- Ms. Marian Letcher (Caringbush Library) 1986-88
- Mr. Justin Francis (Collingwood Residents Association)
- Dr. David Dunstan (Ministry for Planning and Environment)
- Ms. Wendy Jacobs (Ministry for Planning and Environment) 1986-87.
- Mr John Hancock (Ministry for Planning and Environment) 1988
- Dr. Miles Lewis (National Trust) 1986-87
- Dr Bernard Barrett (State Historian) (1986-7)
- Dr Janet McCalman (National Trust) (1986)

A background history of the City was prepared and co-authored by David Dunstan. Although arranged chronologically, the identification and analysis of various "historic themes" for which the municipality is noted underlay the structure of the history and provided a basis for the assessment of individual items and historic precincts.

1.2 Recommendations

1.2.1 Recommendations for Precincts

The precincts are as follows and are illustrated in Fig. 3.1:

- Collingwood Slope, which recalls themes including:

1. post gold rush settlement,
 2. late nineteenth century residential development,
 3. the brewing and distilling industry,
 4. the clothing industry,
 5. poverty,
 6. retail centres, and the former Foy and Gibsons empire,
 7. transport and road construction .
- Collingwood Flat - Gold Street, recalling themes including:
1. post gold rush settlement,
 2. late nineteenth century development,
 3. clothing industry.
- Clifton Hill Eastern and Western residential precincts, recalling themes including:
1. late nineteenth century residential development and urban planning,
 2. the quarrying industry,
 3. Reilly Street drain and its interface with nineteenth century industrial activity,
 4. transport.
- Victoria Park, recalling themes including:
1. late nineteenth century residential development and urban planning,
 2. recreation,
 3. the Yarra River and its interface with nineteenth century and early twentieth century industrial activity.
- Collingwood Flat - Abbotsford, recalling themes including:
1. post gold rush settlement,
 2. late nineteenth century residential development,
 3. the hatting industry,
 4. the distilling industry,
 5. drainage across the Flat,
 6. transport,
 7. local government.
- Collingwood Flat - Campbell Street, recalling themes including:
1. late nineteenth century speculative development,
 2. poverty.

- Convent of the Good Shepherd, recalling the themes of:
 1. poverty,
 2. social reform and the Church,
 3. the Yarra River and its interface with nineteenth century residential development.

At the precinct level, Council's kerb and channel replacement program, undertaken in conjunction with contemporary landscaping techniques, is threatening the integrity of historic streetscapes. During the course of the study, Nicholson Street was reconstructed and a proposal for the reconstruction of Park Street is under consideration. Both streets are situated within the proposed Collingwood Flat (Abbotsford) historic precinct. A number of surface stormwater drainage channels, although not understood to be under threat, may not be perceived to be significant.

The following recommendations are made concerning the precincts:

1. All of the precincts shall be included in the MMPS in accordance with the provisions of Division 3(C), Clause 25(L) "Urban Conservation Areas".
2. Nomination forms for the following precincts shall be signed by Council and forwarded to the Australian Heritage Commission for inclusion on the Register of the National Estate:
 - The Collingwood Slope
 - The Clifton Hill Eastern and Western Residential Precincts
 - The Collingwood Flat - Abbotsford
 - The Convent of the Good Shepherd
3. The recommendations outlined in Section 3 shall be adopted as policy by Council and used as a basis for making decisions on planning applications and for internal decision making.

1.2.2 Recommendations for Individual Items

The themes discussed in the background history are recalled not only at the precinct level, but also by individual items. The following schedule lists all of the items for which data sheets were prepared and summarises them in terms of recommended conservation actions.

In the table, recommendations have been made for the inclusion of items on the Historic Buildings Council Register (HBR), the Government Buildings Register (GBR) and the National Estate Register (NER). Planning Scheme protection is recommended by means of the provisions in the MMPS.

The following buildings within the municipality are already included on the Historic Buildings Register:

654 Fmr. Grosvenor Common School, 204 Bond St.,
 140 Collingwood town Hall, 140 Hoddle St.,
 142 39 Nicholson St.,
 143 41 Nicholson St.,
 610 136 Sackville St.,
 660 The "Grace Darling" hotel, 114 Smith St.,
 141 Fmr. Church of Christ, Stanton St.,
 497 Fmr. Dr. Singleton's Medical Welfare Centre,
 162 Wellington St.,
 ? Shot Tower, 94-124 Alexandra Pde.,
 ? United Kingdom hotel, Queens Pde.,
 ? "Singapore House", 136 Sackville St.

The following buildings are already included on the Government Building Register:

Clifton Hill Primary School No. 1360
 Gold Street
 Convent of Good Shepherd, Abbotsford Complex (former)
 Victoria Park Primary School No. 2957
 Abbot Street
 Primary School No. 1895
 Cambridge Street
 Abbotsford Primary School. No. 1886
 Lithgow Street
 Primary School No. 2462
 Vere Street
 Railway Station, Down Station, and canopy only of the
 Up platform Clifton Hill
 Dight's Mill Site, Dight's Falls, Abbotsford.

The following buildings are already included on the National Estate Register:

Fmr. Grosvenor Common School, 204 Bond St.,
 39 Nicholson St.,
 41 Nicholson St.,
 Collingwood Town Hall, 140 Hoddle St.,
 Fmr. Church of Christ, Stanton St.,
 St. Philips, Vicarage, 144 Hoddle St.,
 Shot Tower, 94 Alexandra Pde.,

TABLE 1.1 SUMMARY OF RECOMMENDED CONSERVATION ACTIONS FOR INDIVIDUAL ITEMS

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
	4 Abbotsford St.			X
	5-7 " "			X
	6-12 " "			X
	9 " "			X
	16 " "			X
	40 " "	X		
	42 " "			X
	2-4 Abbott Grove			X
Victoria Park SS No. 2957	Abbot Street 17-19 Abbott St.		X	X
"Gasometer" Hotel	Alexandra Pde.			X
Fmr. Box's Hair Curling Works	Alexandra Pde.			X
Shot Tower	94-124 Alexandra Pde.		X	X
"Hawkhurst"	7 Bath St.			X
	8 " "			X
	12 " "			X
	15-17 Bedford St			X
"Purfleet Cottages"	33, 37-43, 54 Bedford Street	X		
	25 Berry St.			X
	28 " "	X		
"Woodlawn Terrace"	56-68 Berry St.	X		
	74-76 Berry St.			X
Cambridge St. SS No. 1895	Cambridge St.	X		
"Tyrone House"	20 Cambridge St.	X		
"Cambridge Terrace"	50-64 Cambridge St.			
	93 " "			X
	137 Charles St.			X

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
"Eastern Terrace"	138-158 Charles St.	x		
"Royal Terrace"	139-143 Charles St.			x
"Linda Terrace"	145-153 Charles St.			x
Fmr. Vauxhall Distillery	Church St.	x		
	Clarke St.			x
	27 Clifton St.	x		
	29 Clifton St.	x		
	15-29 Cooke St.			x
	18-34 " "			x
"Ben Lomond House"	40 Council St. off Cromwell St.		x	x
	1 Derby St.	x		
	2 " "			x
	3,5,7 Derby St.	x		
	8 Derby St.			x
	10-14 Derby St.			
	125 Easey St.	x		
	139 " "			x
	1-7 Fairchild St.			x
	6-24 " "			x
"Tarrangower"	83 Fenwick St.			x
	2 Ford St.	x		
<u>Fmr. Foy and Gibsons Buildings</u> (also refer data sheets)		x		x
	52-58 Gipps St.			x
	169-185 " "			x
Drain railing	Gold & Hodgkinson Streets.	x		
Clifton Hill SS No. 1360	Gold Street 203-207 Gold St.		x	

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
"Elsie Leigh"	231 Gold St. 3 Gordon St. 43 Gordon St. 19-27 Grant St.	x		x x
Fmr. Clifton Hill Saw Mills and Box Factory	19-27 Grant St. 47-55 Grant St.			x x
Fmr. Victoria Ice Co.	Grosvenor St.	x		
Fmr Australian Asbestos Co.	" " 2 Hoddle St.			x x
Town Hall St. Philip's rectory	140 Hoddle St. 144 " "	x	(refer data sheet)	x
Collingwood Sailors and Soldiers Memorial Hall	152A Hoddle St.			x
Fmr. Clifton Shoe Co.	380-406 Hoddle St.	x		
Fmr Llewellyn boot factory	408-420 Hoddle St.			
Clifton Hill Railway Station (2)	69 Hodgkinson St.	x x	(refer data shee	
"Elwood", "Collingwood"	71-73 " " 3 Horne St. 50-58 Hotham St.	x		
Fmr. Smalley and Harkness factory James Hood & Co.	Islington St. " "	x x		
Clifton Hill B. Box	John St.			

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
"Belmont"	8 Johnston St.	x		
Fmr. "Victoria Bakery"	139 Johnston St. 146-148 " "	x		x
"Bendigo" hotel	Johnston St.	x		
"Shamrock Villa"	68 Keele St. 74 " "	x		x
	160-176 Langridge St.			x
Abbotsford SS No. 1886	Lithgow St.	x		
Fmr. cordial factory	35-47 Lithgow St. 23A Little Nicholson	x		x
Wall	Little Oxford St.			x
"Winniefred Terrace"	20-30 Lulie St.	x		
"Dorothy Terrace"	36-46 Lulie St. Mayfield St. 8-16 Mollison St. 12 Napoleon St. 39-41 Nicholson St.	x x x		x
			x	
Fmr. Denton's hat factory	48-60 Nicholson St. 51 " " 99 " "	x		x
			x	
Fmr. "Wellington House"	12 North terrace	x		
Fmr. Victoria distillery	Northumberland St. 12-18 Otter St.	x		x
St. Joseph's church	Otter Street	x		
St. Joseph's presbytery	" "			x

Building	Location	Recommendations		
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	Planning Scheme
Fmr. St. Saviours Church	Oxford St.	x		
	37 " "	x		
	39-41 " "	x		
	50-52 " "	x		
	51-55 " "	x		
	57-61 " "	x		
	58-62 " "	x		
Fmr. Yates boot factory	6-10 Page St.	x		
"Gulnare Terrace"	138-148 Park St.			x
Fmr. Clifton Shoe Co.	Parslow St.	x		
	23 Paterson St.			x
	2-4 Peel St.			x
	6 Peel St.			x
Fmr. "Star" hotel	9-11 Peel St.			x
Fmr. Congregational Church Hall	22 Peel St.			x
"Barnard's buildings"	28-32 Peel St.	x		
Fmr. W. & A. Bennetts & Son hay & corn store	15-33 Queens Pde	x		
	35 " "		x	
Fmr. Luton Hatworks	37 Queens Pde.			
	59 " "			
St. John's Ch. Presby.	61 Queens Pde.			
St. John's Church	61 Queens Pde.	x		
St. John's School	77 Queens Pde.			

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
"Clifton Hall"	85 Queens Pde.			x
"Clifton Hill" hotel	85 Queens Pde.			x
Fmr. Albert Hall	127-9 Queens Pde.			x
"Normanby" hotel	139 Queens Pde.			x
"United Kingdom" Hotel	Queens Pde.			
Clifton Hill "A" Box	Ramsden St. 42 Ramsden St.			x x
"Ormiston"	66 Ramsden St. 91 " "			x x
	17 Raphael St. 35 " "	x		
Fmr. Fosters Brewery	15 Rokeby St. 51-57 Roseneath St. 64-66 " " 68-70 " " 72 "	x		x x x x
Fmr. Methodist Mission Ch.	25-27 Sackville St. 108 " " 110 " " 112 " "	x		x x x
"Belfast Cottage"	130-132 Sackville St. 134 Sackville St.			x x
"Singapore House"	136 Sackville St. 20-26 St. Philips St. 28 " "		x	x x
Fmr. Foresters Hall	Smith St.	x		
Fmr. "Grace Darling" hotel	144 Smith St.		x	

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
Collingwood PO	174 Smith St.		x	
Fmr. Cromarty's Store	284 Smith St. 298-312 " "	x		x
"Albion" Hotel	314 Smith St. 378 " "			x x
	6 South Tce. 13-14 " "	x x		
Fmr. Kodak factory	Southampton Cr. 15-17 Spensley St. 24-30 Spensley St.			x x x
"Royal Hotel"	Cnr. Spensley & Berry Sts. 57-69 Spensley St.	x		x
Fmr. Church of Christ Tabernacle	11 Stanton St.			x
"Elgin"	84 The Esplanade			x
"Merrivue"	88 The Esplanade 97-102 Turner St.			x x
Fmr. Laundry	18 Victoria Cr.			x
Bluestone Walls	off Victoria Cr.			x
"Portia"	15 Victoria Pde.	x		
"Irwell" and "Irwell Terr"	19-23 " "	x		
"Floraston"	39 " " 65-69A " "	x		x
Fmr. "Sir John Franklin" hotel	Victoria Pde.			x
"Prince Patrick" hotel	" "			x

Building	Location	Recommendations	
		HBR (GBR) NER Planning Scheme	NER Planning Scheme
Fmr. Ebenezer Particular Baphit Ch.	Victoria Pde. 459-465 Victoria St.		x
Fmr. "Brickmakers Arms" hotel	Victoria St.		x
Fmr. "Crusader Plate" factory	651-653 Victoria St.		
Skipping Girl Vinegar	651-653 Victoria St.	x	
Fmr. Handley & Tilley's factory	655 Victoria St. 663 " "	x x	
Fmr. "Alma" wool store	Victoria St.	x	
Fmr. "Alma" wool washing shed & wharf	" "	x	
Fmr. "Alma" wool shed	" "		x
"The Vine" hotel	59 Wellington St.		
Fmr. Yorkshire Brewery	88 Wellington St.	x	
"Sir Robert Peel" hotel	" " "	x	
Fmr. Medical Mission Dispensary	162 Wellington St.		x
Fmr. St. Georges Church	215 Wellington St.	x	
"Portsea House"	259 Wellington St.		x

Building	Location	Recommendations		Planning Scheme
		HBR (GBR) NER Planning Scheme	NER Planning Scheme	
Fmr. St. Josephs School	Wellington St.			x
"Linden Villa"	388 Wellington St.			x
"Bohemia Cottage"	2 William St.			x
Fmr. St. David's Church	2A William St.	x		
	4 " "			x
	8 " "			x
	9-11 " "	x		
	13 " "	x		
"Rodboro"	35 William St.			x
	37 " "	x		
	41-47 " "			x

This schedule may also be arranged thematically. Table 1.2 recalls the themes discussed in the Background History, (Section 2).

TABLE 1.2 SCHEDULE OF INDIVIDUAL ITEMS EXPRESSIVE OF HISTORIC THEMES

Item	Location	Construction Date
1.	<u>Post gold rush settlement:</u>	
	27 Clifton Ave	pre 1853
	29 Clifton Ave	" "
	139 Easey St.	1859-1865
	2 Ford St.	pre 1853
	3 Horne St.	" "
"Belmont"	8 Johnston St.	1853-1858
	12 Napoleon St.	pre 1853
	12-18 Otter St.	1853-1858
	39-41 Oxford St.	pre 1858
	50-52 Oxford St.	1858-1864
	51-55 Oxford St.	" "
	58-62 Oxford St.	" "
"Grace Darling" Hotel	144 Smith St.	1854

2. Brewing and Distilling:

Fmr. Vauxhall Distillery	Church St.	1895
James Hood & Co. Fmr. Victoria Distillery	Islington St.	1878
	Northumberland St.	1862
	37 Oxford St.	1869
Fmr. Fosters' Brewery	15 Rokeby St.	1888
Fmr. Yorkshire Brewery	88 Wellington St.	1876

3. Construction Industry:

Brickmaking Fmr. "Brickmakers Arms" hotel	Victoria St.	1866 or 67
Quarrying		
	27 Clifton Ave.	pre 1853
	29 " "	" "
	2 Ford St.	" "
	3 Horne St.	" "
	91 Ramsden st.	1872

4. Boot and Shoe Industry:

Fmr. Smalley & Harkness	Islington St.	1898
Fmr. Clifton Shoe Co.	380-406 Hoddle St.	
Fmr. Lewellyn	408-420 Hoddle St.	
Fmr. Yates	6-10 page St.	1884
Fmr. Clifton Shoe Co.	Parslow St.	
Henry Hyam	108 Sackville St.	1883

5. Hat Industry:

Fmr. Denton Hat Mills	48-60 Nicholson St.	1874
Fmr. Luton Hatworks	37 Queens Pde.	post 1897

6. Animal Processing Industry:

(also refer hat and boot and shoe industries)

Fmr. "Alma" Wool Scouring Works	663 Victoria St.	est. 1861
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7. Food Industry:

Fmr. Victoria Ice Co. (now Phoenix Biscuit Co.)	Grosvenor St.	1889-1890
Fmr. Australian Asbestos Co. (now Phoenix Biscuit Co.)	Grosvenor St.	1888
Fmr. Victoria Bakery	139 Johnston St.	1888
"Shamrock Villa"	68 Keele St.	1892
Fmr. Cordial Factory	35-47 Lithgow St.	1886
Fmr. Hay and Corn Store	15-33 Queens Pde.	1872
Skipping Girl Vinegar sign	651-653 Victoria St.	1936

8. Clothing Industry:

Fmr. Box's hair curling works	Alexandra Pde.	1880
Fmr. Foy & Gibson's complex	Oxford, Cambridge Wellington, Stanley Streets	pre 1889-1923
Fmr. Laundry	18 Victoria Cr.	1888
William R. Ball	110 Sackville St.	1899
Fmr. Beath Schiess & Co.	112 Sackville St.	1888

9. Other Nineteenth Century Industry:

Shot Tower	94-124 Alexandra Pde.	1882
Fmr. Victoria Ice Co.	Grosvenor St	1889-1890
Fmr. Australian Asbestos Co.	" "	1888

10. Flour Milling

Fmr. Dight's Mill	Yarra River
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11. Other Twentieth Century Industry:

Fmr. Clifton Hill Saw Mills and Box factory	19-27 Grant St.	
Fmr. Kodak factory	Southampton Cr.	1928
Fmr. Crusader Plate	651-653 Victoria St.	1937
Fmr. Handley & Tilley's	655 Victoria St.	1929

12. Poverty and Social Reform

	Off Cromwell St.	1873
	23A Little Nicholson Street	1884
Fmr. St.Saviour's Mission Church	Oxford St.	1874-75
Fmr. Methodist Mission Church	25-27 Sackville St.	1885-86
Convent of the Good Shepherd	St.Hellier's Road	
Fmr. Medical Mission Dispensary	162 Wellington St.	1887

13. Local Government, Roads and Drainage

Drain Railing	Gold and Hodgkinson Sts.	early 1880's
Town hall complex	140 Hoddle St.	1885-1887
Crossings	Lulie Street	-
Drain	Mayfield St.	-
Drain	St.Phillips St.	-

14. Retailing:

	6-12 Abbotsford St.	1891-92
	16 Abbotsford St.	1892
"Woodlawn Terrace"	53-63 Berry St.	1888
"Cambrdige Terrace"	50-64 Cambridge St.	1892

<u>Fmr. Foy and Gibsons buildings</u>		pre 1893-1923
	47-55 Grant St.	1886-87
Fmr. "Victoria Bakery"	139 Johnston St.	1888
Fmr. John Wren's tote	146-148 " "	1875-79
"Winniefred Terrace"	20-30 Lulie St.	1888
"Dorothy Terrace"	36-46 " "	1888
	12-18 Otter St.	1853-58
"Gulnare Terrace"	138-148 Park St.	1887
"Barnard's Buildings"	28-32 Peel St.	1869
"Clifton Hall"	85 Queens Pde	1917-18
Fmr. Foresters Hall	Smith St.	1868
Fmr. Cromarty's Store	284 Smith St.	1889-90
	298-312 Smith St.	1897
	378 " "	1885
	15-17 Spensley St.	1889
	24-30 " "	1888-1889
	57-69 " "	1888
	65-69A Victoria Pde	1875
	459-465 " "	1890
"Portsea House"	259 Wellington St.	1876

The examples of street planting, parks, trees and public landscapes which follow have varying levels of significance. Street planting has been evaluated in terms of the relevance of planting pattern, form and general character of trees (as a group) to the overwhelming nature of built form and street dimensions.

Street trees have been rated as either high, moderate or low value and by definition, high means that the streetscape responds well to the architectural period of the buildings and to the character of the street. They are a specie which can arcade a street and generally carry their branches high enough to avoid obscuring the buildings; they allow winter light and sun into the street; they shade the summer street with a light rather than dark shade and fit with the public's image of historic context.

Street planting of a moderate rating is rare and generally covers those few streets where native trees have grown well and whilst they confound a number of the suitability factors, they are healthy, well shaped and of consistent character. Generally they coincide with streets which have an overwhelming contemporary industrial/commercial character and therefore the trees are not obscuring buildings of cultural significance, rather, they are disguising unattractive buildings.

Low ratings have been given to trees which confound most or all of the desirable features for streets of cultural significance, most of which are streets with residential, single storey buildings of the Victorian and Edwardian period. Much of Clifton Hill is in this category.

Collingwood has an uneven distribution of public parks with Clifton Hill being the favoured area having a higher proportion of accessible open space than many parts of inner Melbourne. The parks and places of historic significance are:

Darling Gardens
 Mayors Park (excluding more recent works)
 Alexandra Parade median
 Victoria Park - Collingwood Football Ground
 Gahan's Reserve

The following other public and private landscapes of probable significance should be further investigated.

- . Yarra River Bank and adjoining industrial sites especially those between Victoria Street Bridge and Collins Foot Bridge
- . Grounds of the Institute of Early Childhood Development and the Children's Farm
- . Private Gardens of A and B group significant buildings
- . Clifton Hill, Victoria Park and Collingwood Station environs
- . School Grounds - Collingwood Primary School
- . Clifton Hill Primary Schools, Victoria Park Primary School

The following streets have plantings of high or moderate value:

TABLE 1.3 STREETS WITH PLANTINGS OF MODERATE AND HIGH LANDSCAPE VALUE

SUBURB: ABBOTSFORD E-W (N S)

(N-S)	Street: Cooke	Type: Native Value: Low-Moderate
	Street: Abbotsford	Type: Predominantly native and few platanus Value: Low - Moderate
	Street: Stanton	Type: Platanus W of Railway Platanus E of Railway Value: Very High - High
	Street: Gipps	Type: Scattered Platanus Value: Moderate - High
	Street: Mollison	Type: Native Value: Moderate
	Street: Lulie	Type: Ulmus and Planes Value: High
	Street: Trenerry Cr.	Type: Platanus Value: High
	Street: Rich	Type: Planes Value: Very High
	Street: Nicholson	Type: Platanus Value: High
	Street: Victoria Cr.	Type: Platanus Value: Very High
	Street: Albert	Type: Platanus Value: Very High
	Street: William	Type: Platanus and Native Value: Moderate (Potential High)
	Street: Charles	Type: Native North of Gipps Street Platanus Gipps Street South Value: Moderate - Low Very High
	Street: Cambridge: Victoria - Derby	Type: Platanus on West side Should be all Planes Prunus on East side Value: Moderate

Street:	Sydney	Type:	Native
		Value:	Moderate
Street:	Francis	Type:	Native
		Value:	Moderate
Street:	Palmer	Type:	Native
		Value:	Moderate
Street:	Charlotte	Type:	Native
		Value:	Moderate
Street:	Ballarat	Type:	Native
		Value:	Low - Moderate
Street:	Alexander	Type:	Native
		Value:	Moderate
Street:	Forrest	Type:	Native
		Value:	Moderate
Street:	Bendigo	Type:	Native
		Value:	Moderate
Street:	Oxford	Type:	Native
		Value:	Moderate
Street:	Cambridge St. Peel-Langridge	Type:	Native
		Value:	Moderate
SUBURB:	<u>COLLINGWOOD N-S</u>		
Street:	Wellington	Type:	Native
		Value:	Moderate
Street:	Campbell	Type:	Native
		Value:	Moderate
Street:	Harmsworth	Type:	Native
		Value:	Moderate
Street:	Gold	Type:	Native
		Value:	Moderate
Street:	Hoddle	Type:	Native
		Value:	Moderate
SUBURB:	<u>COLLINGWOOD E-W</u>		
Street:	Hotham	Type:	Planes, Gold St. - Hoddle St., Natives, Gold St. - Wellington St. Natives, Wellington - Smith St.
		Value:	High No Value Low

Street:	Keele	Type:	Native
		Value:	Low - Moderate
Street:	Easey	Type:	Native
		Value:	Low - Moderate
Street:	Stanley	Type:	(Elms) Ulmus
		Value:	Very High
Street:	Gipps	Type:	Platanus
		Value:	High
Street:	Peel	Type:	Platanus
		Value:	High
Street:	Langridge	Type:	Native W of Hoddle Street, except 4 Planes between Rokeby & Wellington St. on south side.
		Value:	Low - Moderate
Street:	Derby	Type:	Native
		Value:	Low - Moderate

SUBURB: CLIFTON HILL E-W (some N-S)

Elms interspaced with Natives, interrupt the theme.

Street:	The Esplanade:	Type:	Elms on Hall Reserve side Native on other side
		Value:	High Low
Street:	Dwyer	Type:	Native
		Value:	Low - Moderate
Street	Clifton	Type:	Native
		Value:	Low - Moderate
Street:	Abbot Grove	Type:	Native 5 Planes
		Value:	Low - Moderate High
Street:	Caroline	Type:	Native and Prunus
		Value:	Low - Moderate
Street:	Ramsden	Type:	Native and Prunus
		Value:	Moderate
Street:	Dally	Type:	Native and Prunus
		Value:	Low - Moderate
Street:	Roseneath	Type:	Native
		Value:	Low - Moderate
Street:	Anderson	Type:	Arizona Cypress
		Value:	Moderate

SUBURB: CLIFTON HILL N-S

Street:	Peckville	Type:	Cypresses
		Value:	Low - Moderate
Street:	Lang	Type:	Cypresses
		Value:	Low - Moderate
Street:	Turnbull	Type:	East side Planes, Phoenix Canariensis
		Value:	Moderate
Street:	John	Type:	Peppercorns at Station
		Value:	High
Street:	Trenerry Cres. from Maugie St. south	Type:	Predominantly Planes
		Value:	High

Mayors Park compromised by car park and incompatible planting

Street:	Queen's Pde Wellington - Smith St	Type:	Planes
		Value:	High

SUBURB: CLIFTON HILL N - S

Street:	Hodgkinson St.	Type:	Native generally Young Smith - Gold St.
			Gold - Turnbull Planes
		Value:	Low Very High

SUBURB: CLIFTON HILL E - W, N - S

Street:	Ford	Type:	Native
		Value:	Moderate
Street:	Alexandra Pde.	Type:	Native (recent), also Ulmus and Peppercorns (both dominant)
		Value:	Very High
Street:	Turnbull	Type:	E side Planes, Phoenix Canariensis
		Value:	Low - Moderate
Street:	Page	Type:	Native
		Value:	Moderate
Street:	Wellington	Type:	Native
		Value:	Moderate
Street:	Alexander	Type:	Native
		Value:	Moderate

Street:	Fenwick	Type:	N end Planes, Native elsewhere
		Value:	High
Street:	Gordon	Type:	Natives
		Value:	Low - Moderate
Street:	Myrtle	Type:	Native
		Value:	Low - Moderate
Street:	Clifton	Type:	Native
		Value:	Moderate

The following trees and tree groups are significant:

TABLE 1.4 SCHEDULE OF TREES AND TREE GROUPS OF SIGNIFICANCE

CLIFTON HILL

1. English Elm Group - Darling Gardens
2. English Elm Group - Mayors Park
3. Cotton Palms - Darling Gardens
4. Canary Island Palms - Mayors Park
5. Holly Oak - Darling Gardens
6. Holy Oak - Raine Reserve
7. Irish Strawberry Tree - Raine Reserve
8. Elm Group - Alexandra Parade
9. Peppercorn Group - Alexandra Parade
10. Red Gum - north end Anderson Avenue
11. Elm Group - Hall Reserve adjacent The Esplanade
12. Willow - beside Heidelberg Road Bridge
13. Elm Group - beside Council Nursery
14. Elm Group - beside Walker Street right-of-way
15. Canary Island Palm - Merri Creek embankment beside Council Depot
16. Plane Trees (4) - Abbot Grove
17. Elm - private rear garden of Abbot Street
18. Peppercorn Group - Clifton Hill Station
Canary Island Palms - Clifton Hill Station
19. Plane Trees - Hoddle St. adjacent freeway bridge
20. Peppercorns & Plane - Clifton Hill Primary School

COLLINGWOOD

21. Pear tree - private garden 125 Easey Street
22. Peppercorn - private land cnr. Gold & Sts.
23. Canary Island Palm - Roman Catholic School, Otter st.
24. Plane trees - Peel Street, Cambridge Street south
25. Elms - Collingwood Primary School grounds
26. Elms - Victoria Parade

ABBOTSFORD

27. Red Gums (2) - Victoria Park, cnr. Bath & Turner Streets
28. Planes - Gahan Reserve
29. Canary Island Palms - Gahan Reserve
30. Cotton Palm - private land near Nicholson St./Studley St. corner.
31. Elms (2) - Victoria Park, cnr. Bath & Turner Streets
32. English Oak (2) - within original grounds of Convent of the Good Shepherd
33. Lombardy Poplar row - " " " " "
34. Elm Group - " " " " "
35. Planes - Stanton Street
36. Planes - Charles Street
37. Planes - Victoria Street
38. Planes - Albert Street
39. Planes - Trenerry Crescent
40. Planes - Rich Street
41. Planes - Gipps Street
42. Moreton Bay Fig Tree - Yarra bank at end of Shamrock Street
43. Red Gum - Yarra bank, "Alma"
44. Plane, Canary Island Palm, Cypress - Yarra bank between "Alma" & Shamrock St.
45. Robinia tree group - Yarra bank, end of Church Street

The following recommendations are made concerning individual items:

1. All individual items in Table 1.1 shall be protected in accordance with the provisions of the MMPS. In so far as items located in proposed Urban Conservation Areas are concerned, the provisions of Division 3(C) Clause 25(L) "Urban Conservation Areas" shall apply. In so far as items located outside of proposed Urban Conservation Areas are concerned, the provisions of Division 3(E), Clause 25(N) "Conservation of individual buildings, works, objects and sites" shall apply.
2. Nomination forms for all buildings and sites in Table 1.1 for which recommendations have been made concerning inclusion on State registers shall be signed by Council and forwarded to the Ministry for Planning and Environment for inclusion or retention on the appropriate registers.
3. Nomination forms for all buildings and sites in Table 1.1 for which recommendations have been made concerning inclusion on the National Estate Register shall be signed by Council and forwarded to the Australian Heritage Commission for inclusion or retention on the Register of the National Estate.
4. An explanation of all recommendations regarding buildings or sites owned by State or Commonwealth agencies or by institutions shall be forwarded to the relevant bodies for their attention.
5. All items situated outside of the proposed Urban Conservation areas and noted as significant in the field survey sheets but remaining undocumented shall be further studied and their protection encouraged.
6. All street plantings of high landscape value scheduled in Table 1.3 and all trees and tree groups of significance scheduled in Table 1.4 shall be protected in accordance with the provisions of the MMPS.
7. A list of all street plantings, trees and tree groups as noted in item 6 above shall be forwarded to the National Trust with a view to their consideration for inclusion on the Significant Trees Register.

1.2.3 General Recommendations

Whilst undertaking the study, several items of significance were seen to be at risk from both private and public sector activities. The most obvious examples are summarised below:

Item	Location	Comments
Fmr. Box's Hair Curling Works	Alexandra Pde.	recently sold
Fmr. Vauxhall distillery	Church St.	subject to redevelopment
	15-29 and 18-34 Cooke St, off Cromwell St.	inappropriate zoning "sub-standard" house
	6-24 and 1-7 Fairchild St.	inappropriate zoning.
<u>Fmr. Foy and Gibsons buildings</u>		
Clifton Hill railway	Hoddle St.	renovations imminent
Fmr. Smalley and Harkness factory	Islington St.	redevelopment proposal
Clifton Hill B Box	John St.	obsolete technology
"Belmot"	8 Johnston St.	application to demolish
Fmr. "Victoria Bakery"	139 Johnston St.	ornamentation in poor condition
	23A Little Nicholson sst.	"sub-standared" house
Fmr. Hay and Corn store	15-33 Queens Pde	to be sold
St. John's Catholic Church	61 Queens Pde	to be sold
Clifton Hill A Box	Ramsen St.	obsolete technology
Retaining walls	off Victoria Cr.	value not appreciated

Generally speaking conservation within the municipality is characterised by further problems - or challenges - which should be recognised and acted upon.

These are as follows:

- The integrity of Victoria Parade, Smith Street and Queens Parade is only partially the responsibility of the City of Collingwood. Liaison with neighbouring municipalities is required to ensure co-ordinated conservation action.
- The very early buildings of Collingwood, erected during the 1850's and 1860's are essential to the City's heritage yet most threatened on account of their humble origins and resultant poor condition. Although this study has attempted to identify and evaluate these buildings, the number of items examined is almost certainly incomplete. All applications for removal should be considered in the light of their potential to be very early buildings. Such applications can only be reviewed in this way if the building surveyor acts quickly to take appropriate action.
- Many buildings have been significantly altered and have a comparatively diminished heritage value, which is reflected in this study. Their importance, however, is very great when considered at the precinct level for they affect its overall integrity. These buildings are seen in the study to be a valuable resource owing to their inherent potential for the recovery of their significance and therefore of the precinct in which they are located. This latent importance is perceived within the community as is borne out by resident interest in property sales around the Darling Gardens and elsewhere in Clifton Hill.
- Collingwood's nineteenth and early twentieth century multi-storeyed industrial buildings are under threat as a group since it is difficult for owners to attract significant returns, or in fact, any return at all, on the upper levels. Within the former Foy and Gibson's complex, a solution to these problems has been complicated by the nature of the building fabric, which is not conducive to dual occupancy, and by a lack of parking spaces and suitable loading facilities.
- The present land use zoning pattern is not conducive to the effective conservation of houses in a large proportion of the municipality. Where nineteenth century housing stock is located in Industrial Zones, it continues to be at risk, as it has been for many years, from demolition arising from development pressure.
- During the field survey, it was clear that although some owners of buildings have undertaken restoration works in a most sensitive way, this is not always the case. Permanent damage to buildings continues to occur through paint removal by sand blasting.

Having all of these considerations in mind, it is recommended that Council obtain specialist advice on heritage matters to address issues as they arise, to anticipate conflict and seek early solutions where possible, and to generally advise Council through its officers on heritage matters when such advice is sought. This action will be in line with that of other metropolitan and rural Councils having planning responsibility for significant heritage resources. It will serve to give heritage matters the "status" within Council's decision making processes which they deserve and as a consequence work towards effective conservation management within the City.

2. BACKGROUND HISTORY

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Introduction

In Victoria and Its Metropolis, published in 1888, Alexander Sutherland reviewed the character and achievements of the different suburbs of Melbourne. Collingwood he described as a suburban city lying to the north-east of Melbourne on the Yarra River with a frontage to the river of about five miles.¹ He left his reader in no doubt that this was one of "Marvellous Melbourne's" most important districts, although it had been little more than thirty years since the area had been formed into a separate municipality. Collingwood, with an area of only 1,139 acres, now had a large and busy population of 29,000 persons. It was the bustle and enterprise of this manufacturing district, with its population mostly engaged in handicrafts, that Sutherland found attractive. Collingwood factories with their bare-looking brick walls and black muzzled chimneys and Smith Street with its drapers shops, shoemakers, clothiers and great produce stores provided some of the most potent signs of the wealth and progress of the Victorian metropolis².

Writing in celebration of colonial endeavour, Sutherland was duty bound to mention only the most positive aspects. So we find no mention of the fact that Collingwood was also one of the poorest districts of the metropolis - a place where society's casualties congregated in a world of low rents, sweated trades, larrikinism, and poor sanitation and housing. A commercially-oriented publication such as Victoria and Its Metropolis could only mention the most basic of details, and place a positive construction upon them. It is hardly surprising that such a work should draw our attention to the large population and active industry that existed here but the hardships of Collingwood life and the clash of its various interests have also contributed much to our cultural heritage. Collingwood was one of the first places in Victoria where labour achieved representation in the State and Federal Parliaments around the turn of the century. Its industrialists were well represented politically before this, and in the nineteenth century masters and men alike had a vision of local economic growth through policies for the

protection of local industries. In the 1860s and 1870s these same forces strenuously opposed legislative sanctions designed to prevent the pollution of the river on the grounds that they constituted an unacceptable brake on the industrial development of the area.

By the 1880s Collingwood was a suburb characterized by a relative intensity of industrial and manufacturing activity, and a working class population. But the dream of its industrial progress began to fade as many Collingwood industries struggled to keep pace with imports. Tariff barriers erected by sympathetic colonial governments failed to create the workingman's paradise in Collingwood and its citizens continued to experience economic difficulties and limited local job opportunities as wage levels failed to improve in line with expectations. Harsh systems of worker exploitation - "outwork" and "sweating" - were a reflection of outmoded industries failing to keep pace with the dictates of the market. New developments in technology and production proved a mixed blessing, undermining the position of many skilled workers. Fortunately, other forces sustained the prosperity of the colonial metropolis, and it was in these boom years that extensive redevelopment and much new building activity occurred in Collingwood. But metropolitan expansion also sowed the seeds of Collingwood's decay as new industries located themselves elsewhere, notably in the western suburbs in the case of noxious trades. Railway expansion generated new residential suburbs to the north and east, and promoted the fuller development of the suburban lifestyle in altogether more salubrious surroundings.

Economic depression in the 1890s was a disaster for the citizens of poorer districts. By this stage Collingwood's poor reputation was well established. "If any crime is committed anywhere, the offender must be a Collingwood larrikin ... if an epidemic breaks out, it must have had its source in Collingwood ... Melbourne papers persist in holding up Collingwood as a frightful example of everything that is bad",³ one local journalist complained in 1891. Collingwood's reputation as a depressed, low-rent area of the city endured

and this was confirmed in the popular imagination. Collingwood was stigmatized by religious zealots, reformers and social workers, and also later by writers such as Alan Marshall and Frank Hardy in the twentieth century who were concerned to emphasize the harsher side of life under the capitalist system. Collingwood provided the context for their hard-hitting works of fiction.⁴ But Collingwood was also a place where people pulled together through the difficult times. Whilst Collingwood's social tragedies were many, the area also engendered a tradition of self-help and working class respectability, and this has perhaps been neglected in favour of more colorful interpretations of the district's history.

In order to show how these themes are reflected in Collingwood's environmental history it is necessary to look back to the 1830s and to locate Collingwood's origins in Melbourne's early development.

1835-1851: Collingwood in the Foundation Years

Land Sales

Critical dates during Melbourne's founding years include the arrival of John Pascoe Fawkner's settlement party headed by John Lancey at the Yarra river on 30 August 1835.⁵ Settlement followed immediately, with the first auctions being held in 1837.⁶ The first suburban land sales occurred in 1838 and 1839 covering those adjacent areas later to be known as Fitzroy, Collingwood and Richmond, and extending in small pockets to other areas further from the town centre. The whole of that portion of land contained within the present Victoria Street, Smith Street, Alexandra parade and Yarra River limits was alienated on 13 February 1839.⁷

The intention of the land sales was to release property, at least initially, for rural purposes. The auctions were only partially successful in this as only the riverbank lots were developed in this way, and then mainly for their attractive river view qualities. The remaining lots, most of which were not developed in the short term, appealed to investors, some "grantees" acquiring up to three adjoining allotments. Figure 1 shows how present day Collingwood south of Alexandra Parade was sold off, and to whom. S.A. Donaldson and the pastoralist J.D.L Campbell, both acquired three adjoining lots, representing a total land area of just over 72 acres for each grantee. Donaldson owned another separate lot on the Flat bringing his East Collingwood holdings to a little over 95 acres. Hughes and Hosking, a Sydney firm of merchants, acquired nine lots, both individually and as partners, in present day Fitzroy and Collingwood, comprising a total of 230 acres.⁸

John Dight acquired a river bank allotment and established his flour mill at the Merri Creek junction in about 1840. Other holders of rural lots on the bank of the river Yarra at this time are of note. Henry Smith⁹ acquired lots 64, 65 and 77, later occupied by the Sisters of the Good Shepherd Convent. Edward Curr, the chief agent for the Van Diemens Land Co. and

builder of "Highfield" at Circular Head in Tasmania, left for Victoria in 1841, and had built "St Hellier's" on these lots by 1843¹⁰. John Orr occupied "Abbotsford", which adjoined "St Hellier's" at this time. Andrew and Georgiana McCrae built "Mayfield" on lot 59. It was purchased from the Crown by Charles Nicholson,¹¹ and they were in residence there in 1841¹². J.D.L. Campbell built "Campbellfield House" adjoining Dight's allotment, to the south. Captain William Lonsdale resigned from the army in 1837 and purchased lot 61 with a frontage to the river in 1839. It was on this lot that Richard Goldsbrough, pioneer of the Victorian wooltrade and founder of the Melbourne firm of R. Goldsbrough and Co.,¹³ was to build his home "The Rest" with a garden falling to the river (figure 2.2). On the river bank were the wool washing sheds indicated in figure 2.1. In 1852 Peter Nettleton established on William Richardson's lot no. 63 his home and business as fellmonger, woolscourer and wool merchant.¹⁴

During the 1840s, and to a diminishing extent in later decades, the riverbank allotments of Abbotsford accommodated the homes of some of Melbourne's social elite. This early period of occupancy by the well-to-do provides a dramatic contrast with Collingwood's later identity as an industrial working class suburb, and today may only be glimpsed through the most slender of physical evidence.

Subdivision

The subdivision process, hearkening back as it does to the government land sales of 1839, is a major contributor to Collingwood's present character. Subdivision of the inland lots into smaller blocks commenced in 1839. Figure 4 plots the approximate boundaries of the original allotments on the 1888 street plan. It shows how these allotments influenced the location of the major east-west and north-south streets. Up to the depression of the 1890s, the location of minor streets was determined more by the whims of individual property owners than by an overall plan, making for a number of discontinuities in the grid which the Collingwood Council has sought to resolve. Figure 4 illustrates how Collingwood

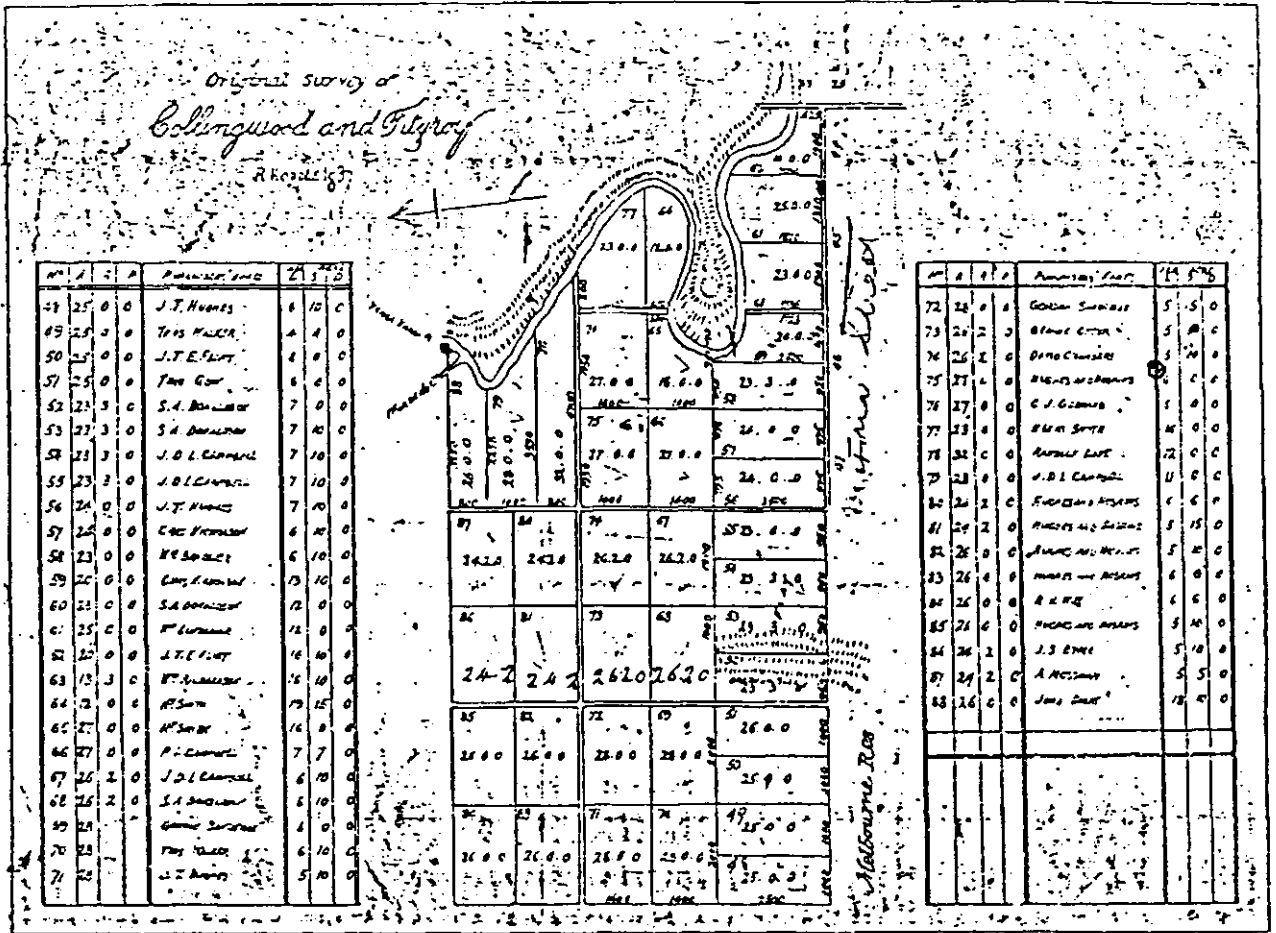


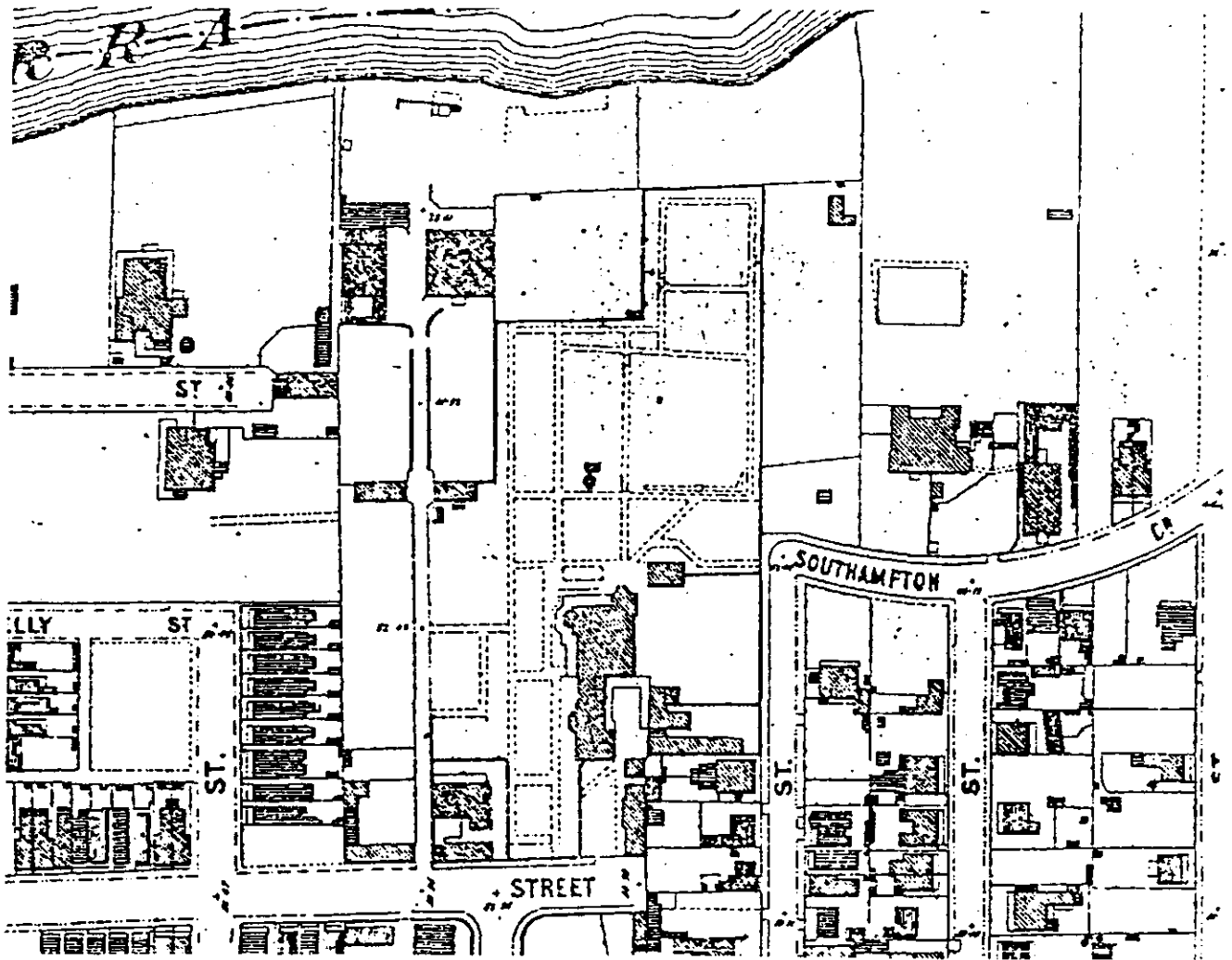
Figure 1. Collingwood and Fitzroy: Copy of original survey plan of 1837.

Source: City of Collingwood, Engineering Department, drwg. no. 00001.

grew by means of a relatively unco-ordinated process of subdivision and re-subdivision. This contrasts with Hoddle's surveys for other suburban areas, including Emerald Hill and Carlton, yet is similar to adjoining Richmond which developed in much the same manner.

Early subdivisions were undertaken in two main phases. Seven portions were subdivided in 1839-42 and another 25 in 1847-53, the hiatus being explained by the economic depression of the early 1840s. Subdivision commenced in present day Fitzroy, which from 1849 formed the Fitz Roy Ward of the City of Melbourne until 1858 when that district was formed into a separate municipality. Subdivision also affected allotments in present day Collingwood, then known as East Collingwood, or "the Flat". But by the end of 1849 most portions in East Collingwood were still unsubdivided, although only seven still had their original owners.¹⁵

Recollections of the flat during the 1840s indicate that it was first cleared of fallen timber, and trees were then felled for firewood and posts and rails. The Victoria Park site remained covered with gum trees and sheoaks. Aborigines still frequented the "park" and the open spaces. Up until 1855 only a few main roads were formed. Below Smith Street and Heidelberg Road were Darlington (Wellington) Street, Richmond (Hoddle) Street, Hodgson's Punt Road and Johnston Street.¹⁶ The "Mayfield" site on the Yarra, called "Carran-Curranulk" by the Aborigines after the Carran or Prickly Myrtle which grew there, consisted of nine and a half acres of land encumbered with boulders which required much labour to remove them. The riverbank was a location for river redgums, examples of which remain today (figure 5). From the dormer windows of "Mayfield" looking south nothing was to be seen but the tops of trees all the way to Richmond Hill. Georgiana McCrae observed in her diary "a raised footpath, about four feet wide" along Simpson's Road (Johnston St) with "sloping sides and a ditch to carry off rainwater." The sides of this path in springtime were "gay with orchids and other strange flowers, while in the ditch next to the roadway, slender frogs



1. Richard Goldborough's property, "The Rest".
Source: MMBW litho plan no.38. (ND)

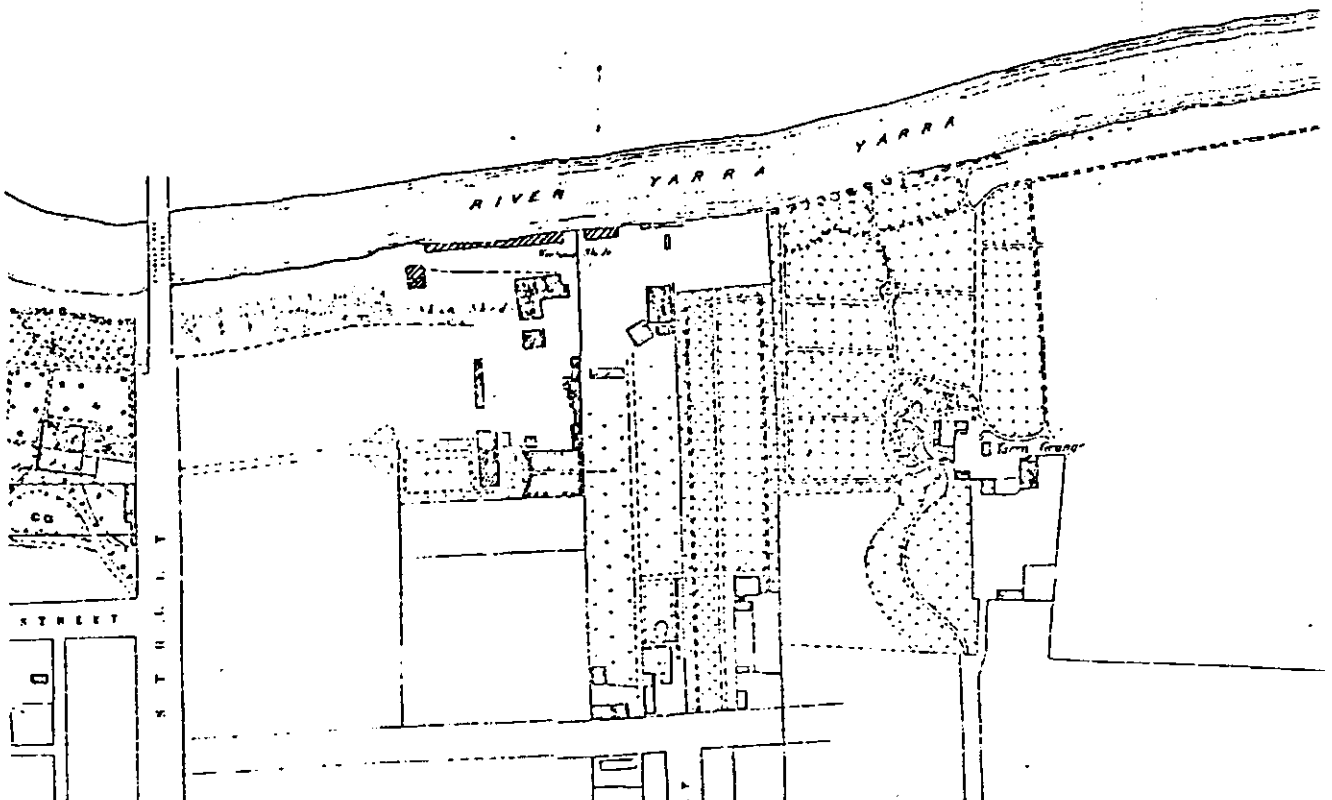
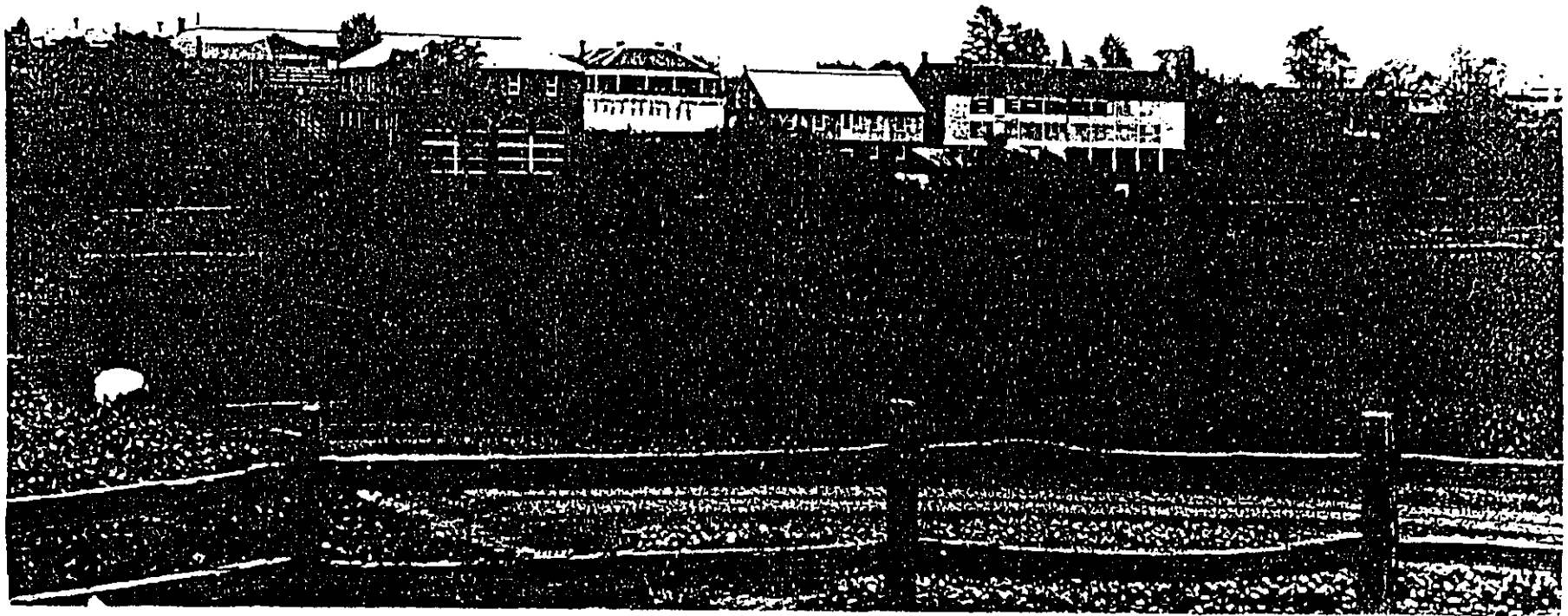


Figure 2

2. Wool washing sheds adjoining "The Rest"
Source: C. Hodgkinson's plan of East Collingwood (1858).



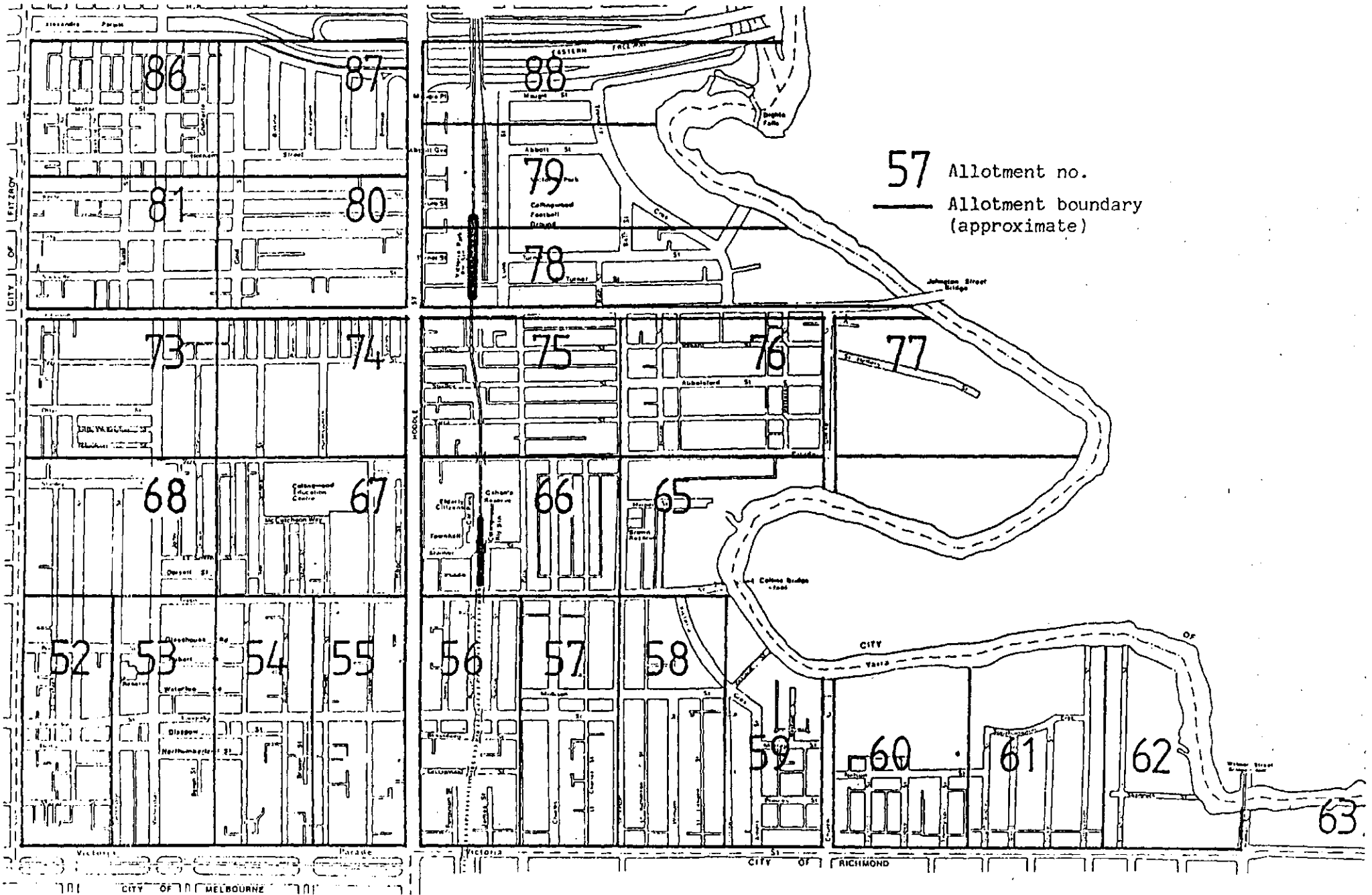


Figure 4. Plan showing Robert Hoddle's survey plan superimposed over present street grid.



Figure 5. River red gum, predating settlement,
at the former "Alma" woolscouring works.

disported themselves, silent by day, but at sunset deafening us with their vespers."¹⁷

Early buildings on the East Collingwood Flat consisted of isolated cottages, probably elevated to avoid the flood waters descending from areas west of Smith Street and lingering in local depressions. There were a few inns and two factories: the glasshouse (shown in Rokeby Street in figure 6) and a coach building and wheelwright works to the east of Hoddle Street.¹⁸ In addition, there were the aforementioned rural estates along the Yarra River in Abbotsford. There are no figures available showing the size of the population on the Flat during the 1840s, but it is likely to have been much less than that of the Fitz Roy Ward of the City of Melbourne which in 1851 was 3,449.¹⁹

1851 - 1890 - The Years of Development

In 1849, the NSW legislature passed the Melbourne Building Act. It prohibited the construction of timber dwellings within the Melbourne City boundaries and by so doing served to encourage building activity in areas further afield.²⁰ East Collingwood was one of these. "We cannot build fast enough with brick or stone," observed the Argus. "The only alternative appears to be the immediate erection of wooden buildings ... just outside the boundaries indicated by the Building Act."²¹ Pressure for the development of suburban lands was prompted by economic recovery during the late 1840s. The discovery of gold in 1851 created a further impetus, both by the influx of migrants en route to the fields and, later, following their return to Melbourne.

In 1852 William Howitt, then a visitor to the Colony, described the view eastwards from the Eastern Hill as "an extraordinary spectacle ... an immense suburb stretching parallel with the town ... all covered over with thousands of little tenements, chiefly of wood ... a wilderness of wooden huts".²² East Collingwood's population explosion was paralleled by a slump in that of the central city (figure 6), and by 1854 its population of 8,738 was approaching Fitz Roy's at 9,172. By 1857, East Collingwood had attained a population of 10,786, compared with Fitz Roy at 10,609.²³ The consulting surveyor Clement Hodgkinson prepared maps of the municipality in 1853, 1856 and 1858, indicating with great precision the nature of building development on the slope east of Smith Street and on the Flat. Hodgkinson's maps show that in 1853, East Collingwood's development had occurred principally on the Smith Street slope. By 1856, the slope was becoming crowded and the Flat, whilst still mostly vacant, was sustaining scattered development. In 1858, there was further development on the Flat, although with the exception of Charles Nicholson's lot 59, west of Church Street, and J.T. Flint's lot 62, west of Walmer Street, all the riverbank lots remained in their pastoral state. Figure 7 depicts the extent of development in 1858.

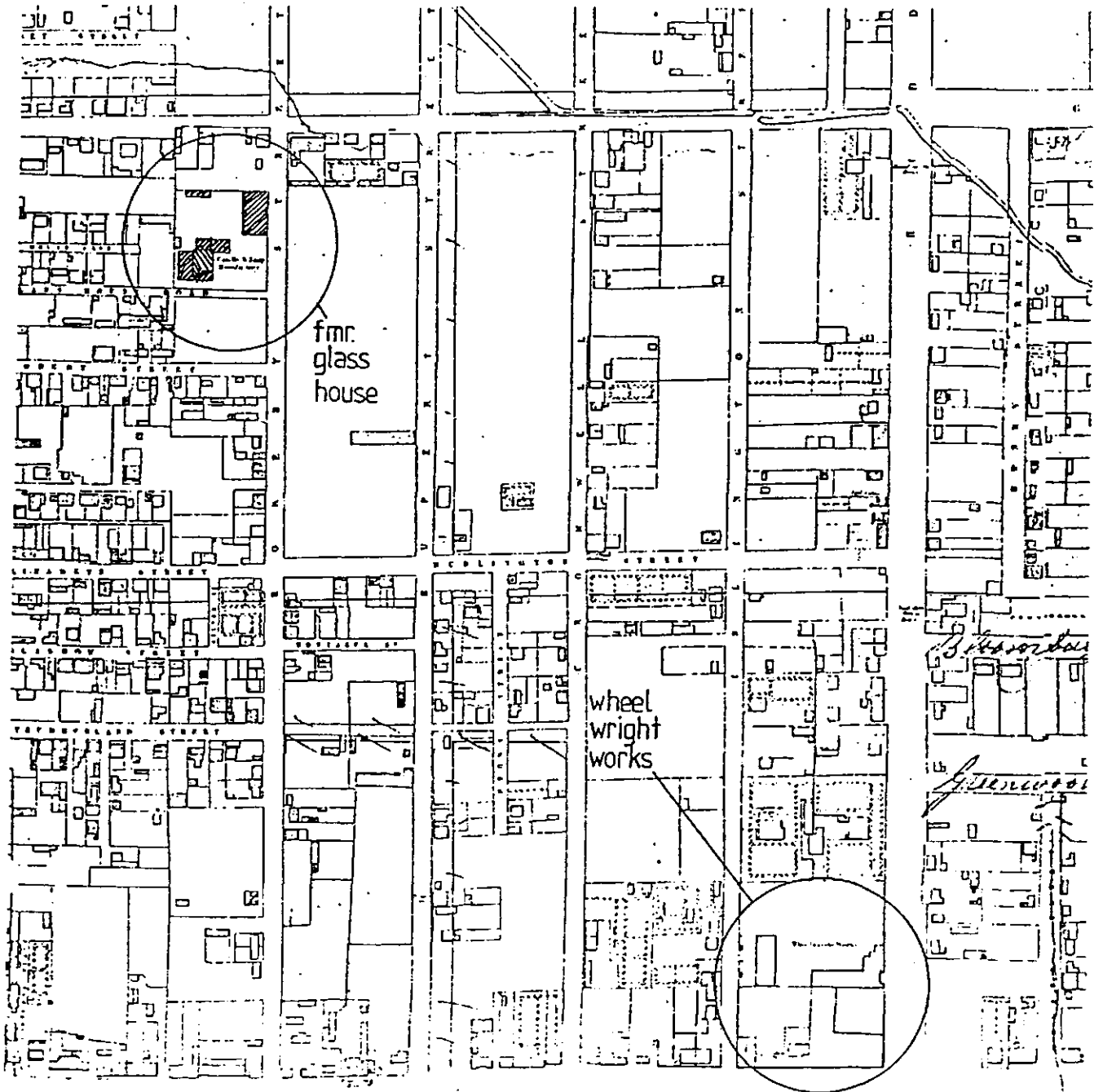
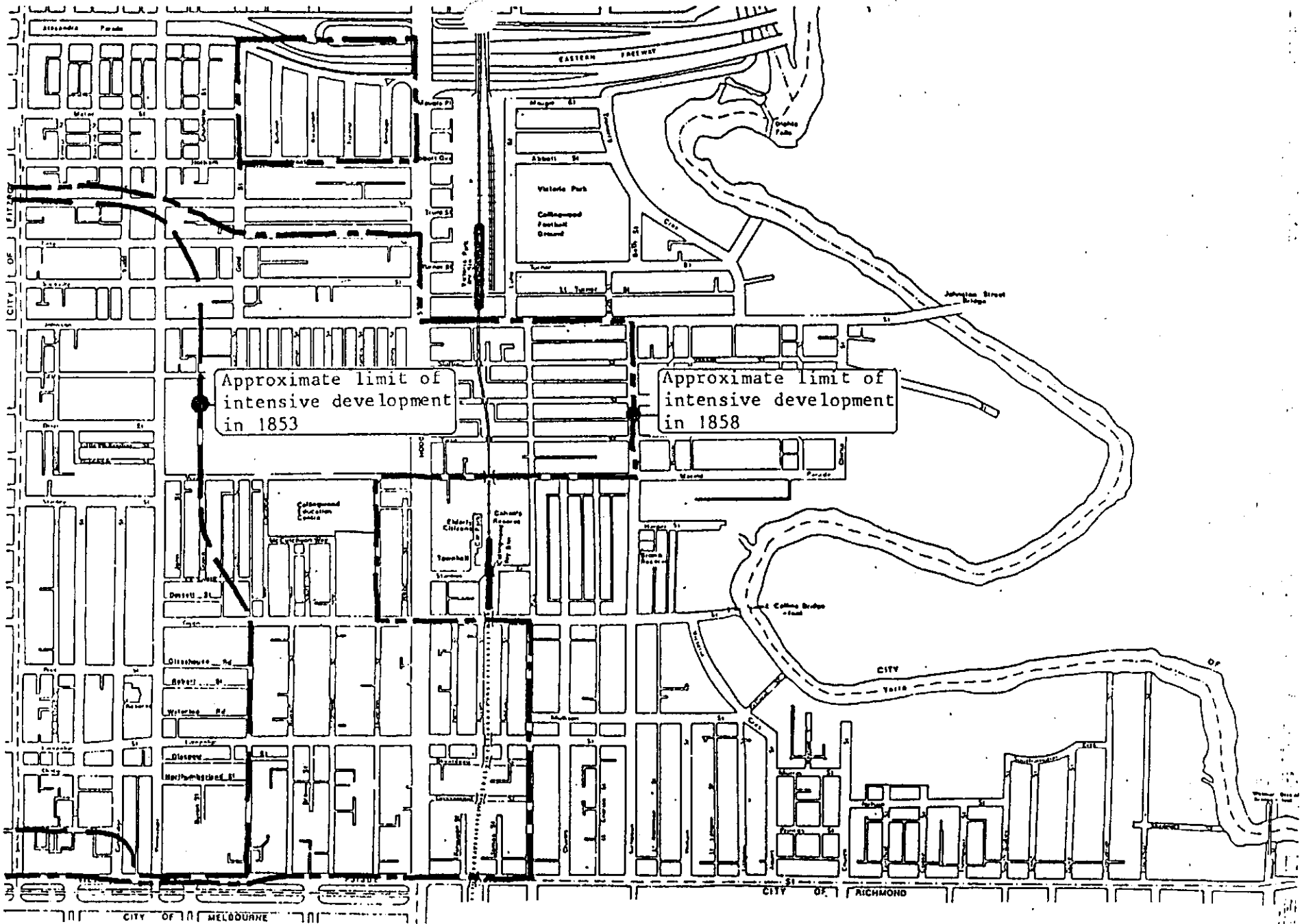


Figure 6. Collingwood's first industrial establishments.

Source: C. Hodgkinson's plan of Est Collingwood (1858).



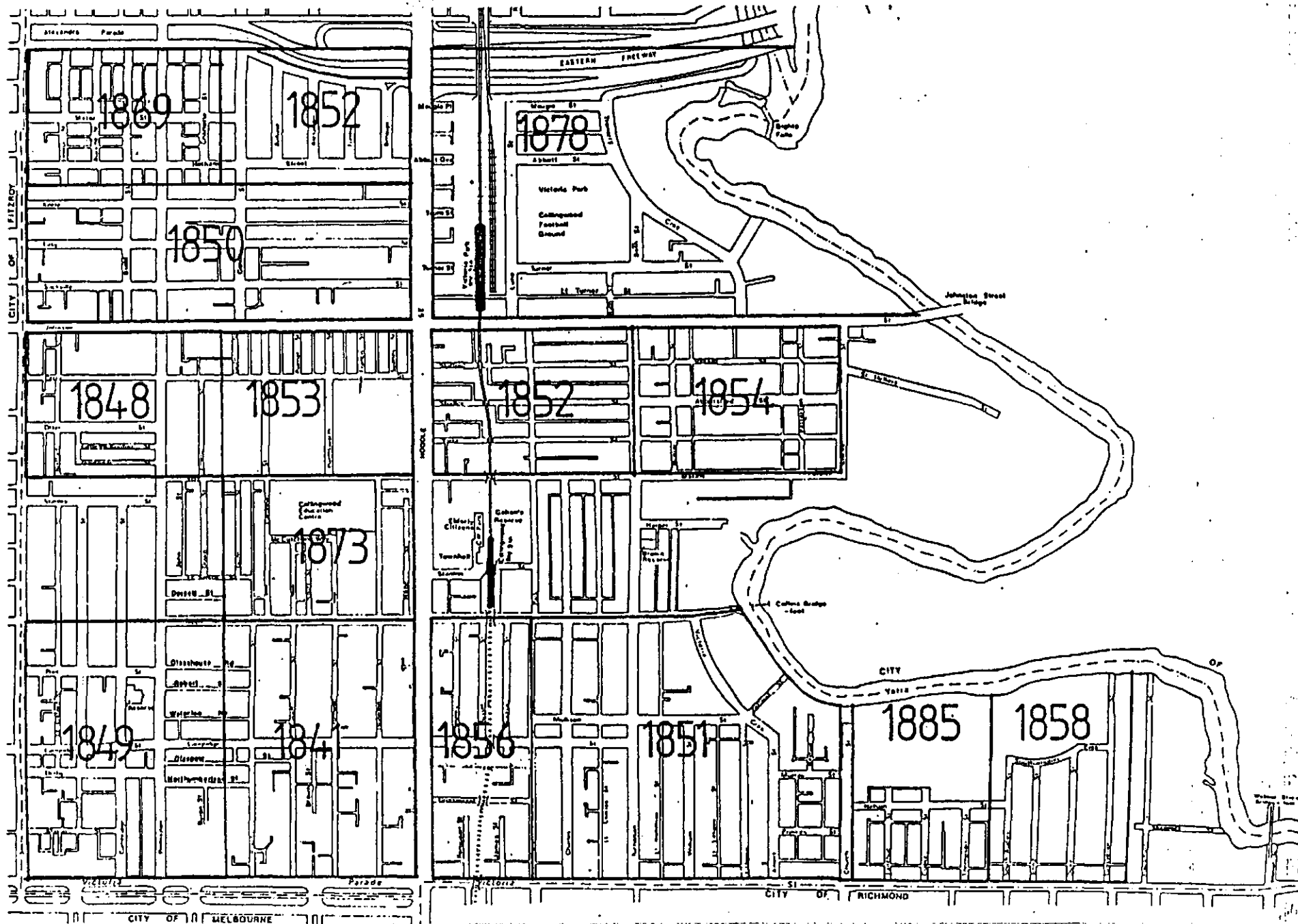


Figure 8. Subdivision of East Collingwood, showing dates upon which portions were first subdivided.
 Source: "The Making of an Industrial Environment", p. 16. City of Collingwood.

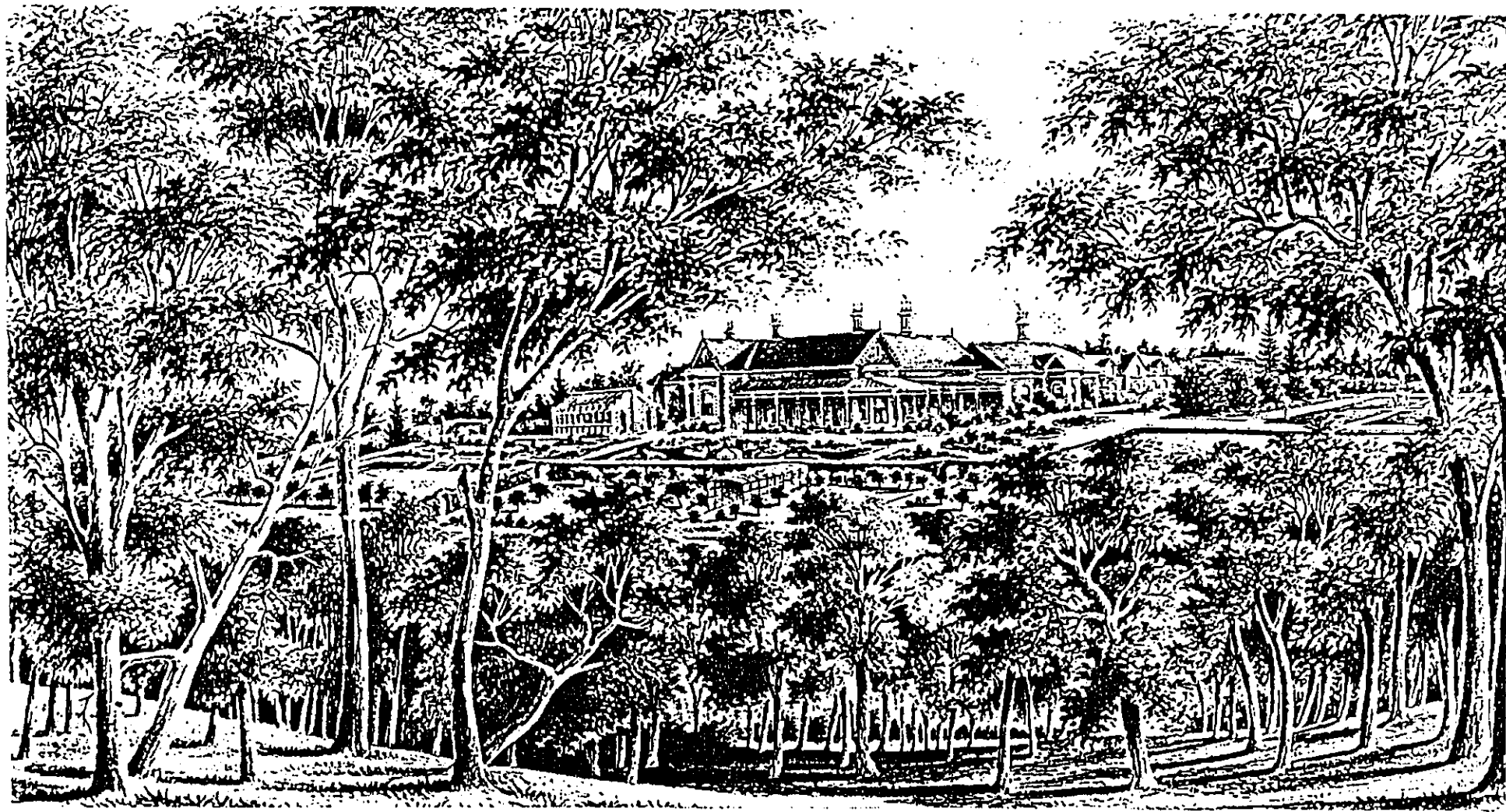


Figure 9. Richard Goldsborough's residence, "The Rest", (William Tibbitts).

Construction of buildings was generally preceded by the further subdivision of the grantees' and subsequent purchasers' holdings. Figure 8 superimposes the original allotments, aggregated into larger parcels according to ownership, and shows when subdivision commenced in each parcel in East Collingwood.²⁴ The aggregated pattern of holdings by ownership rather than the individual allotments of 1839 produced the major discontinuities, and also the major lines of continuity between streets. The curves of Trenerry and Victoria Crescents, for example, were only achieved as a result of common ownership of the allotments through which they passed. Figure 8 presents a simplified view and does not illustrate the further processes of re-subdivision following initial subdivision. Nevertheless, it shows how settlement proceeded, from the south west corner of the municipality in 1848-49 to most portions during the 1850s. Those holdings subdivided later are also marked, and had been fully developed by the 1892 depression. In the light of the subsequent obliteration of nearly all traces of the residential occupation of the riverbank, the names of the allotments north of Southampton Crescent in lot 61 are especially poignant. They were formed from the old "Yarra Grange" estate and ran from the crescent to the river bank. The plan of subdivision²⁵ entitled "Grosvenor Estate" shows that the crescent alignment was taken to avoid removal of "Grosvenor Lodge", formerly "Yarra Grange", and the large allotments proceeding from west to east were called: "Peach Garden", "Almond", "Grosvenor Lodge", "Southampton Garden", "The Vineyard" and "Brook Street Garden". Richard Goldsbrough, living at "The Rest" extended his estate by acquiring "Peach Garden", which is illustrated in William Tibbitt's painting (figure 9).

The subdivision of Clifton Hill did not proceed at this time, although one large parcel between Ramsden and Roseneath Streets had been settled as early as 1851, and the Melbourne City Corporation Quarries had become a second early activity. Following formation of the municipality of East Collingwood in 1855, a local committee pursued the inclusion of the Clifton

Hill crown lands within its municipal boundaries. Its intention was to extend the north south street grid, especially Smith, Wellington and Hoddle streets north to tap traffic from the northern areas of the district. Also, it expected to gain access to the quarry lands for street construction purposes, and to reserve land for public purposes, including gardens, baths and a market place. By 1856 the Council had applied for 7 acres as a quarry reserve adjoining the Melbourne Corporation quarry with a frontage to the Merri Creek.

In spite of resistance from landowners and builder-developers, including Samuel Ramsden, Charles and Henry Brown, and Henry Groom (who was also a Melbourne city councillor), the area south of the Heidelberg Road was included within the East Collingwood municipality late in 1855. The sale of Clifton Hill lands recommenced in 1864 and most of the land west of Hoddle Street was alienated by 1870. The remaining land east of this street was sold off during the early 1870s, the last sales occurring in 1874. Closer subdivision followed, drawing to a conclusion during the 1880s.

Local Government

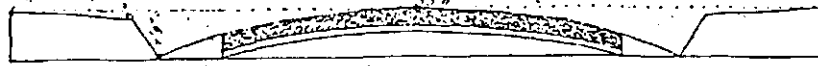
The rapid growth of East Collingwood as a new suburban settlement was a dramatic physical expression of the contribution made by the gold generation of immigrants to the Colony of Victoria, which was itself no more than a few years old. Communities such as East Collingwood began to make their presence felt in political terms, and the armed insurrection that occurred at Eureka on the goldfields late in 1854 alarmed all those in positions of power and influence. The Municipal Institutions Act of 1854, which was passed against the backdrop of the Eureka rebellion, was a major concession to the new immigrants. It provided for the formation of local governments and offered members of the gold generation constitutional and financial means of managing their own affairs at a local level.²⁶

East Collingwood was among the first of the new municipalities to be gazetted on 24 April 1855, and its citizens quickly availed themselves of their right to elect a council and set up the apparatus of local government. In the years to come the municipal council was to play a major role in shaping Collingwood's physical environment, with many of its services involved in the construction and maintenance of the urban infrastructure. The Council also gave local magnates a public platform on which to express themselves and to speak on behalf of the district. Although localities throughout the metropolis were defined by their local governments this was profoundly the case with Collingwood, where natural boundaries supported a strong sense of area. These, in turn, became social boundaries as well - the low-lying Flat with the river Yarra on one side and the Collingwood slope on the other providing the essential topographical features. These social divisions were expressed also in the quality of housing stock and in standards of construction. On the slope, housing was often of masonry construction, whilst on the Flat, the incidence of timber construction was much greater. This is still the case today.

Local government also provided a focus for community and political sentiment that assisted the first generation of Collingwood residents in particular. If one ever doubted the significance of local government in Collingwood then it asserted itself anew in 1885-87 when a grand and ornate new town hall was built to the design of George Johnson. This was a symbol of civic pride, proclaiming the dominance of local authority over the Flat. It remains a distinguishing feature in the landscape.

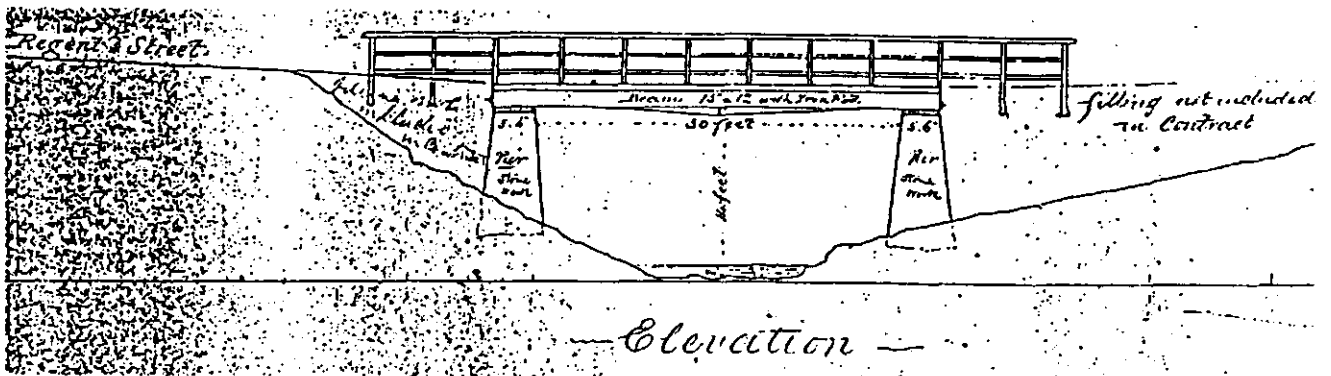
Roads

The pressure of subdivision placed great burdens upon the Council's scarce resources. Roads were gradually paved with funds from municipal loans, and by means of contributory schemes involving affected land owners. Effluent drains were also built and upgraded by means of loan funds. The construction of formed, paved and drained streets and rights-

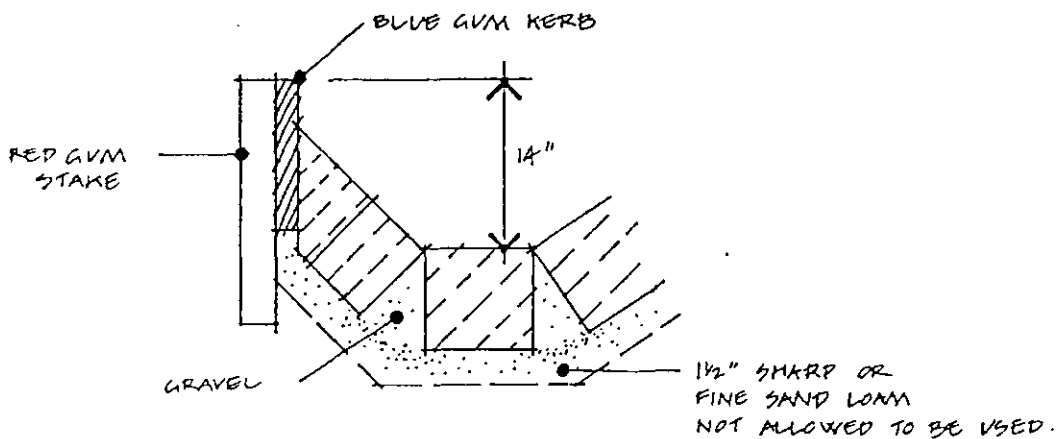


Cross Section of Rupert Street - Scale 5ft. to an In.

1. Rupert Street cross section (1857), drwg. no. 00019C.



2. Bridge over Blind Creek, Nicholson Street (1859), drawing no. 00059.



3. Red gum culvert (nd), from drwg. no. 00033B.

Figure 10. Road and drainage details.

Source: City of Collingwood, Engineering Department.

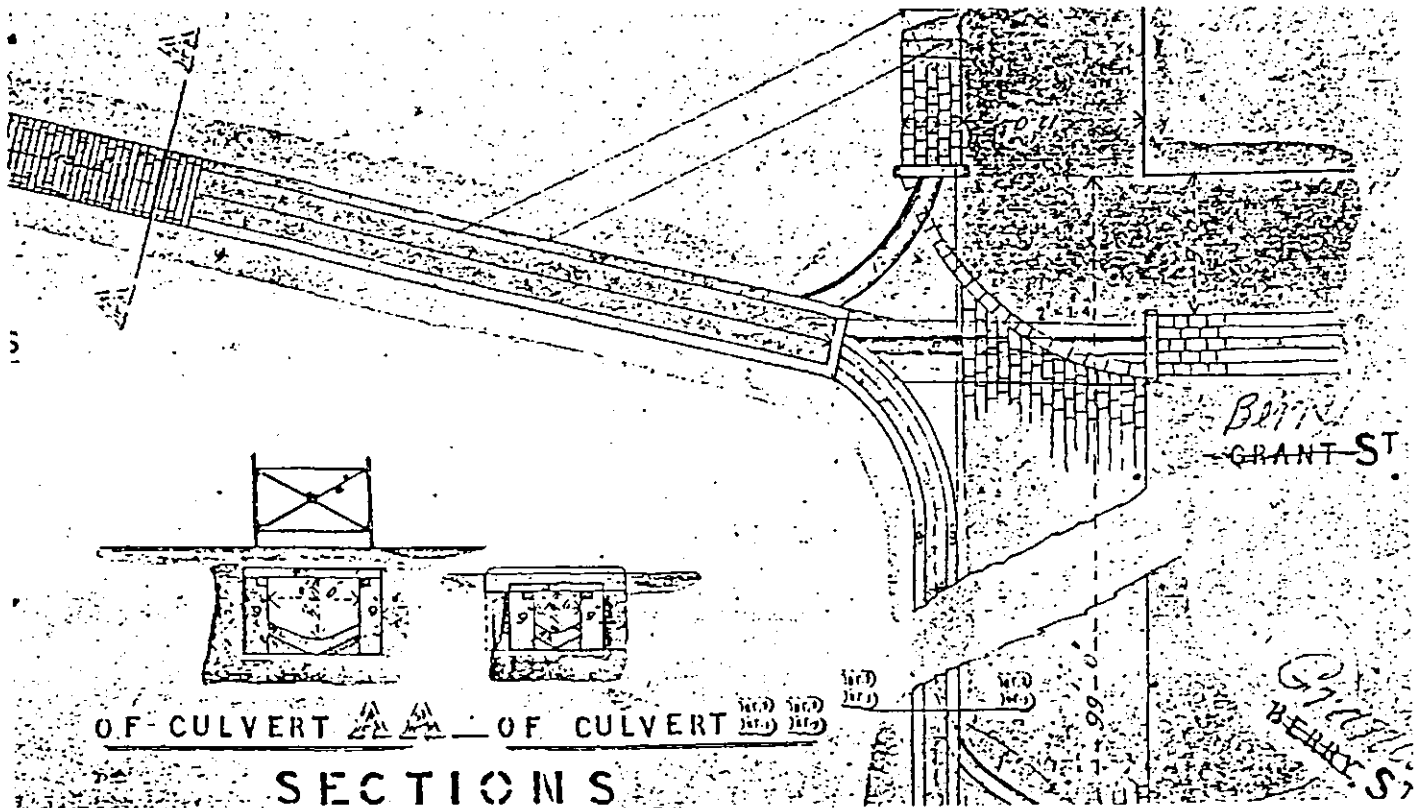
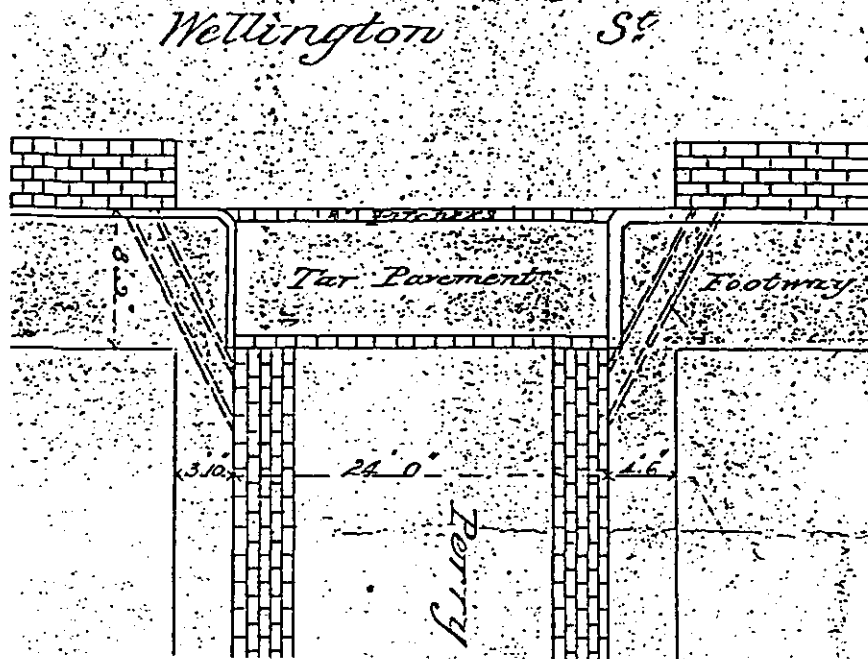
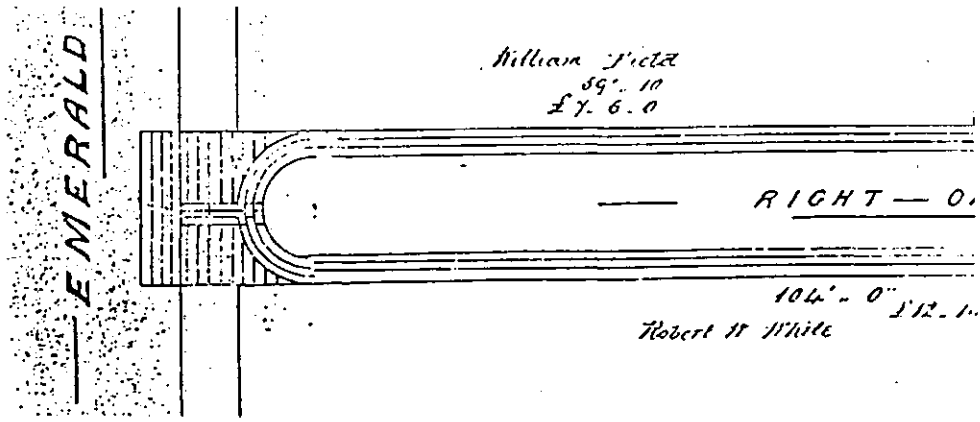


Figure 11. Pavement details.

Source: City of Collingwood, Engineering Department.

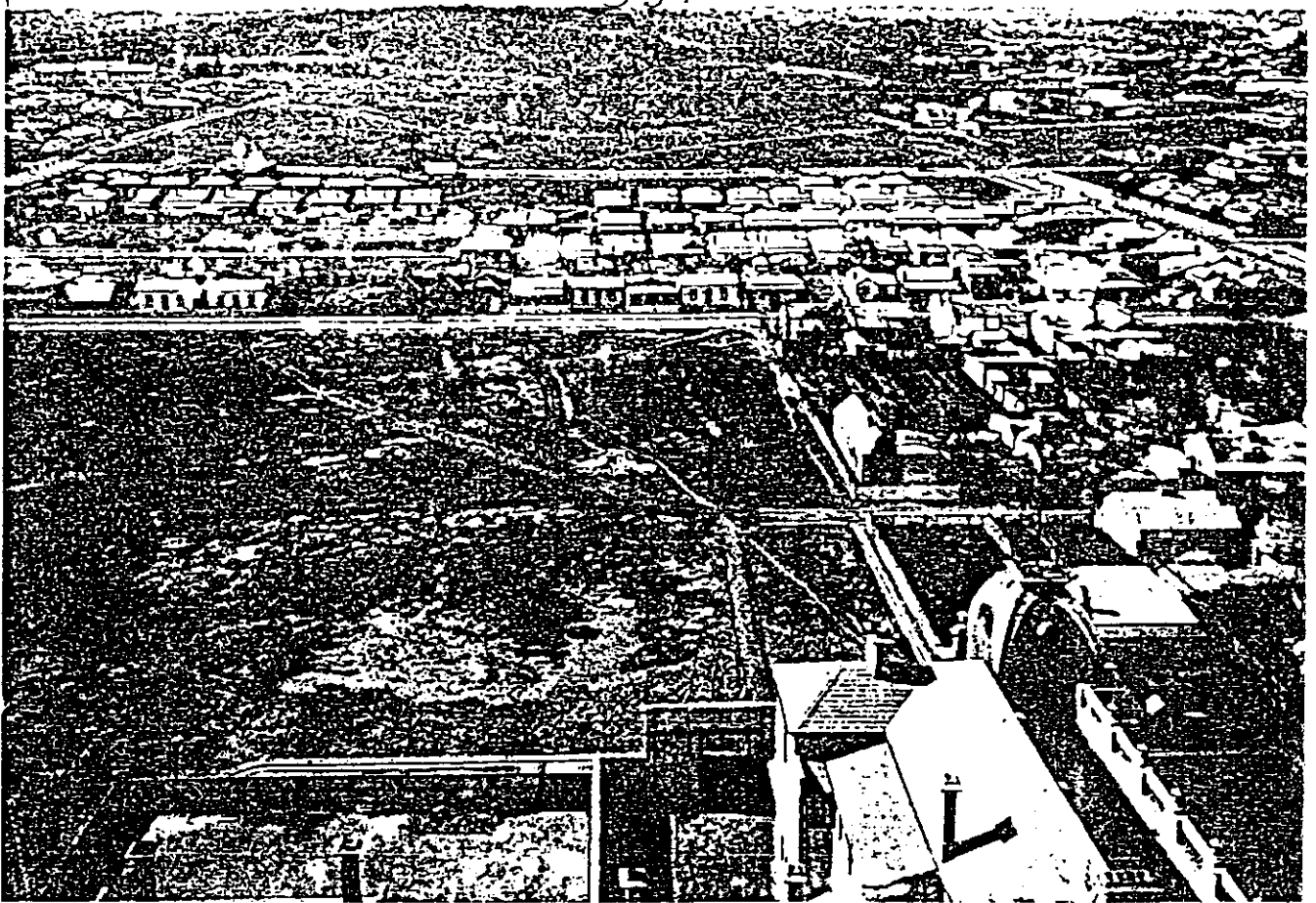


Figure 12. Looking east from the town hall tower across the future Gahan's reserve, (c.1886). Note the vacant land east of Nicholson Street, Blind Creek, Gipps Street, which virtually terminates at Nicholson Street, and Victoria Crescent to the far right.

Source: Collingwood History Collection.

of-way proceeded continually from the fifties until the late 1890s. Initially, the streets were merely formed, the crown of the road being often paved with 150mm crushed rock with the street drains unlined (as shown in figure 10.1). Later, crossings and culverts were provided on roads previously formed but the shoulders were often left unpaved. This was the case when James Bishop contracted to construct a portion of Wellington Street in 1871. Work of this nature often involved reconfiguration of the vertical alignments. Many natural and man-made water courses were crossed by means of timber bridges on stone piers of reduced carriageway width. Bridge construction drawings held at the Collingwood Council offices covering the period from the 1850s to 1870s detail locations, including crossing points over the Reilly Street drain and the crossing over Blind Creek at Regent (Nicholson) Street. Petherick refers to unchannelled red gum culverts.²⁷ There were probably a number of design variations, one being as shown on figure 10.3.

Generally, streets were paved with bluestone kerbs and channels with bluestone pitcher crossings at the intersections, falling to inlet drains, with the footways often "tar paved". The carriageways were finished with "tarred metal" or "redgum cubes". The pattern of bluestone pitcher or "cube" paving was varied to suit falls and drainage lines, and many streets and lanes survive to remind citizens of the artistry and quality of workmanship of their forbears. Figure 11 illustrates a number of pavement patterns. A remarkable example, complete with gratings, inlets and a wrought iron railing over the entry pit remains in Gold Street. It is similar to the Grant Street, Clifton Hill, example which was built in 1884. Rights-of-way were invariably paved with bluestone pitchers, although in many instances it was only the drainage lines themselves that were paved, the balance being graded but otherwise left in a natural state.

Drainage and Sewerage

A high incidence of contagious disease was an unfortunate feature of the life experience of nineteenth century Melburnians. Dramatic outbreaks of typhoid fever in the final years of the boom decade of the 1880s highlighted the fact that Melbourne was one of the worst cities of its type in the world for the incidence of what was, even then, regarded as a preventable disease. The varied means of transmission, and the inadequacy of statistics concerning the incidence of disease make it difficult to ascertain which communities were most susceptible but it seems that low-lying places adjoining watercourses, such as Collingwood, may have suffered to a greater extent than others. Certainly this was the public's perception, with this contributing an added - "unspoken" - stigma to Collingwood's already poor environmental reputation, a reputation which had deteriorated following extensive settlement of the flat in the 1850s.

Such environmental hazards were due to the defective sanitary engineering of the metropolis in general. Although special efforts were made to confront Collingwood's problems, nineteenth century Victorians found themselves unable to successfully resolve the overall problem on a metropolitan-wide basis for more than four decades. This only occurred following the introduction of deep sewerage by the Melbourne and Metropolitan Board of Works which was formed in 1891 after many decades of municipal deliberation.²⁸

Nevertheless, improved surface drainage of the East Collingwood Flat became necessary long before this as development extended. In December 1853, an East Collingwood local committee was formed to secure not only road improvements but also better drainage.²⁹ All household and industrial waste then entered the street channels, both in Collingwood and other areas of the Yarra catchment, finding its way to local depressions on the Flat and eventually to the river. Gahan's Reserve remained a poorly drained swamp until construction of the town hall, which was commenced in 1885 (figure 12 illustrates the view from the tower soon

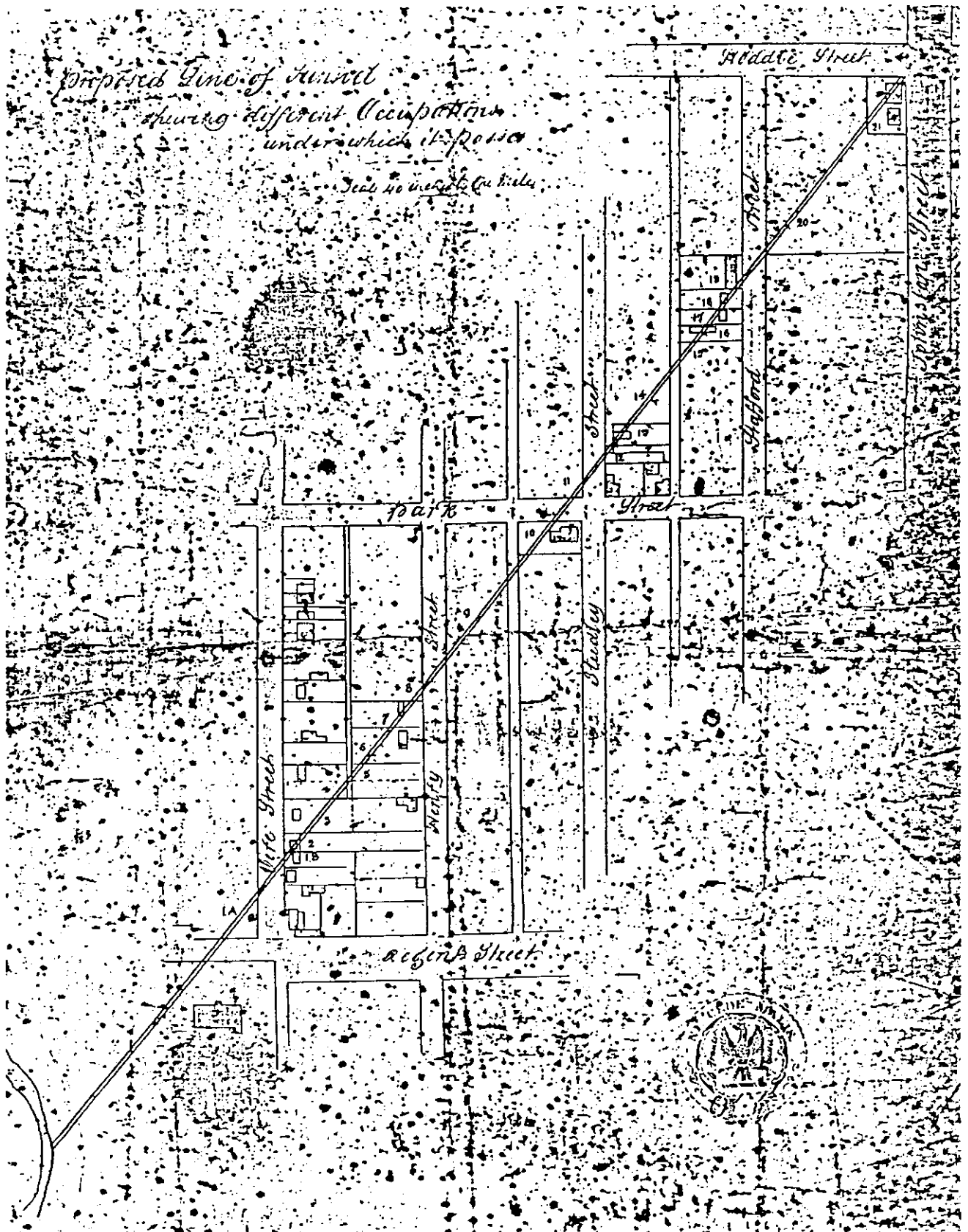
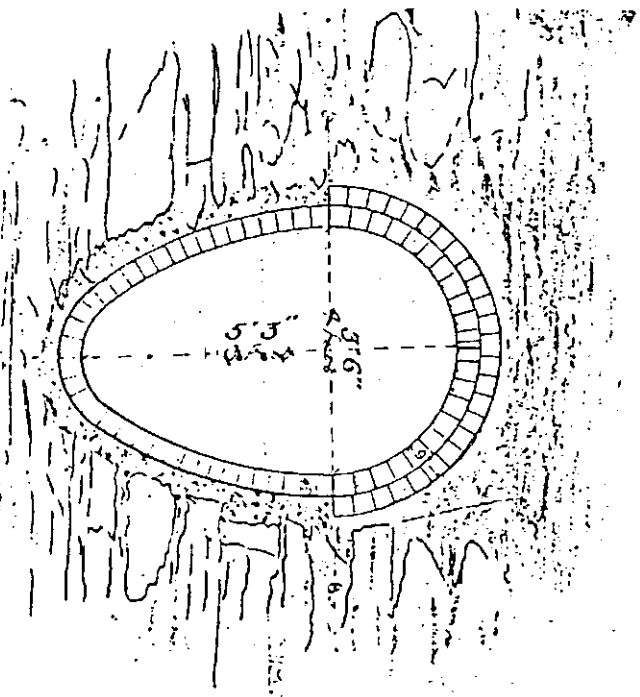


Figure 13. Proposed north drain, Collingwood Flat, (1866),
drwg. no. 00091A.

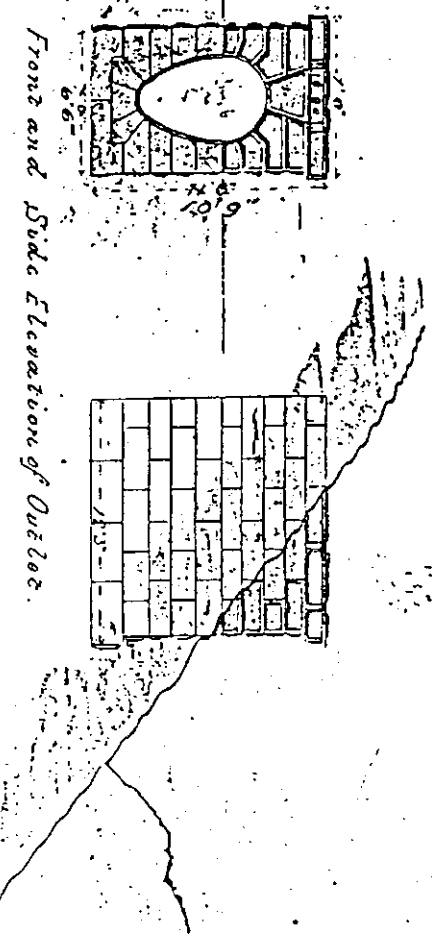
Source: City of Collingwood, Engineering Department.



Section of Main Sewer

Scale 8 1/2 to the Inch

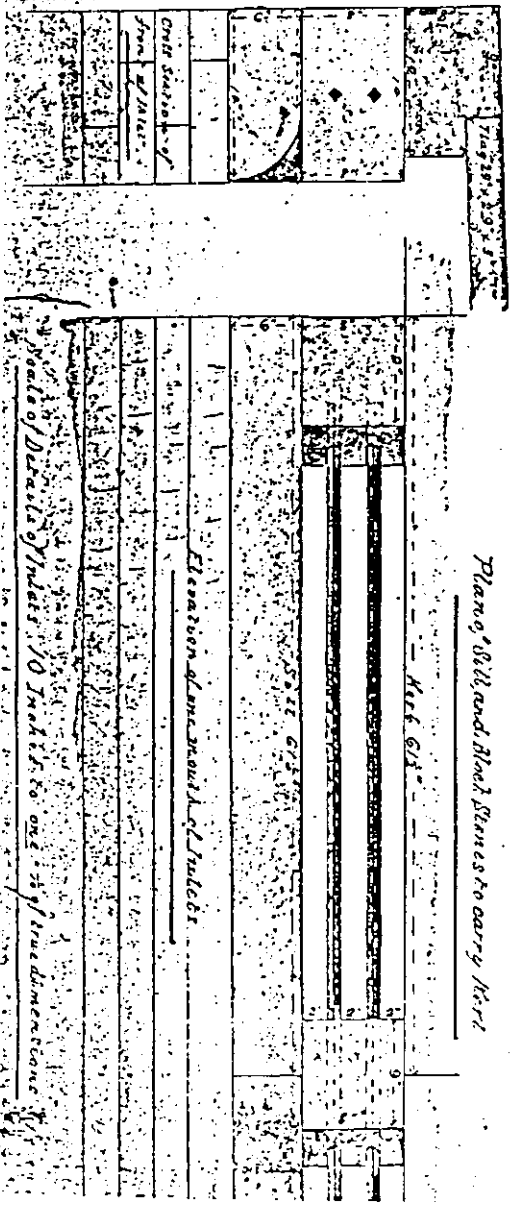
Wm. H. ...
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Front and Side Elevation of Outlet



Plan of Brick and Block Sema to carry Water

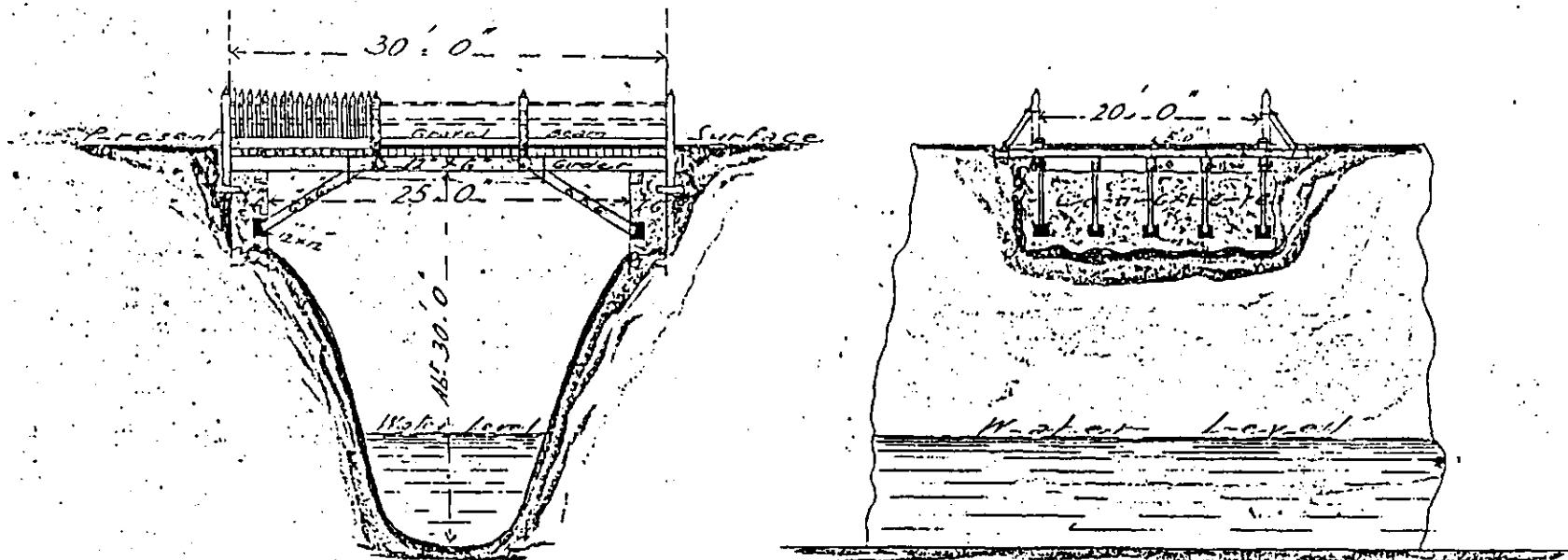


CITY OF COLLINGWOOD

PROPOSED BRIDGE OVER REILLY ST. DRAIN

At The Intersection of Groom St.

Scale 8 feet to an Inch



Longitudinal Section

Cross Section

Figure 15. Bridge over Reilly Street drain, (nd), drwg. no. 00251.

Source: Engineering Department. City of Collingwood.

afterwards). As well as inconveniencing citizens, the standing effluent left by local floods endangered the public health.

The notorious Reilly Street open drain was built during the 1850s to deal with water and sewerage originating on the high ground to the west and north across the north portion of the Flat, and to render that part of Collingwood flood free. It failed to do this. Not only did it receive effluent from these areas, but also from a number of north-south roads on the Flat itself, including Wellington and Gold Streets. The Blind Creek meandered across the Flat towards Gold and Wellington Streets entering the Yarra a little to the north of Gipps Street. It had been channelled, in part, by 1858.³⁰ The north drain, originating to the north west of Johnston and Hoddle Streets and running south east to the Blind Creek, was the third major drainage line at that time. They were all unsuccessful in keeping the Flat flood free.

It was during the 1860s that the Council sought to attract further industrial development to Abbotsford, and embarked upon a program of replacing surface channels with underground drains. In 1866 James Mackenzie signed a contract to underground the north drain from Hoddle Street to the Blind Creek (covering the area illustrated on figure 13). The Gipps Street or central drain was relocated underground and extended, in 1881, to the Blind Creek near the Regent Street bridge. These "sewers" were egg shaped and brick lined (as shown in figure 14), the central drain having a rusticated bluestone portal with an incised date of construction on the embankment face of the Blind Creek (part of it collapsed and was relocated with an outlet at the Collins bridge, where it remains in use). These underground, purely local, sewers were typical of those laid elsewhere by other inner city authorities. These, as Dan Gresswell noted in his 1890 report to the newly established Board of Public Health, were "wholly unadapted for carrying off sewage matters, owing to the mode of their construction or to inadequacy of their fall."³¹

The Reilly Street drain was placed underground in stages, but not before passing effluent had gouged out a channel some thirty feet deep (figure 15). In 1877 a scheme was prepared to face the "shallow" end in bluestone from Hoddle Street west, and to enclose the eastern portion in a brick lined sewer ten feet wide by twelve feet high.³² Later, it was to be fully enclosed, but enclosure offered little comfort to those who received stench direct from the river.

Collingwood's natural disadvantages of drainage, if anything, made sanitary matters worse than for other inner city localities where they were already bad enough. Dan Gresswell described these, and his 1890 list of "large sewer-water-courses" included the Merri Creek and the infamous Reilly Street drain. It was also at Collingwood that the pollution of the largest of them all, the Yarra river, began in earnest. It "extends through the heart of the metropolitan area, [and] receives sewage from almost every quarter", according to Gresswell.³³

As well as being a source of stench the Yarra continued to flood. As late as 1891 the City Surveyor recommended the partial closure of Turner Street and the permanent evacuation of houses there.³⁴ It was not until the completion of critical works of metropolitan scope that Collingwood could be said to have been successfully engineered in either general drainage or sanitary terms. These works included removal of impediments to the flow of the Yarra further downstream, and the construction of main sewers. The removal of human faeces (or "night soil" as it was euphemistically known) and urine remained one of Collingwood's unsolved problems until its buildings were connected to the underground sewerage system constructed by the Melbourne and Metropolitan Board of Works in the last years of the nineteenth century. Prior to this Collingwood's night soil accumulated in cesspits, which either leaked or overflowed and saturated the soil, or was removed by a growing army of nightmen whose indiscretions included dumping filth directly into the river. Cesspits were progressively abolished in the inner area from the 1880s to be replaced by a pan system, with removal by nightmen operating with carts. What to do with the city's filth became more and

more of a pressing local problem for the inner metropolitan area as it grew more crowded.³⁵

The Central Board of Health (formed in 1855) was anxious to avoid the duplication of night soil repositories, and it advocated a general depot serving the inner northern municipalities of Melbourne, East Collingwood, Fitzroy and Hotham (North Melbourne). In 1861, however, East Collingwood established its own manure depot in Clifton Hill on the Merri Creek immediately to the north of its Ramsden Street quarry site. It was linked by a tramway running parallel with the Esplanade, but on the actual cliff face at this point with Hess and Rummel's Collingwood Poudrette, Guano and Ammonia Works at its northern limit. From this point carts conveyed the dry manure produce to the Heidelberg Road and beyond. This operation failed. It lacked the capacity to deal with Collingwood's night soil and failed as an economic concern, and so the practice of dumping directly into the Yarra at the Johnston Street bridge was illegally pursued. In 1880, the Department of Lands and Survey forced the closure of the Collingwood depot, the only alternative being laborious transfer by nightcarts to farms beyond Preston.³⁶

Traffic Routes

Running parallel with the task of funding and building roads and drainage works was the debate concerning the resolution of discontinuities in the street grid and the formation of major traffic routes. It was hoped that these would encourage the residents from the northern and eastern areas of the metropolis to travel to and through the municipality rather than around it. Three options for an east-west route were vigorously debated at the time the Collingwood municipality was proclaimed. These included Johnston Street, with a bridge at the Yarra River and running west to the Melbourne University. The second option included Gipps Street, with a bridge at the Yarra River and running west along Gertrude Street to Queensberry Street, North Melbourne; and, finally, Victoria Street, with a bridge over the Yarra at Church Street. Bernard Barrett has identified the factional

groupings in the Collingwood Council which supported these options.³⁷

Thomas Rae was a principal of Rae, Dickson and Company, merchants and soap and candle manufacturers who had purchased the old glasshouse in Rokeby Road, near Gipps Street. A Legislative Councillor and prominent businessman (but not a Collingwood councillor), he spoke out strongly in favour of the Gipps Street route. Francis Murphy MLC, chairman of the Central Roads Board, favoured Victoria Parade. Barrett states that it was the Johnston Street route faction which gained control of the East Collingwood Council at its first election in 1855 and took steps to have the Johnston Street bridge opened in 1857, in the same year as the Church Street bridge was opened. The Gipps Street route was not completed, the Collins bridge being built over the Yarra for pedestrian traffic only in 1918. In 1860-61 Langridge Street was proposed as a suitable east-west route, mid way between Gipps and Victoria Streets and linking with the Church Street bridge. It, too, failed; a link with Wellington street being established in 1867, and with Gertrude Street, Fitzroy during the 1880s. The eastern connection was not built.

By 1885, those favouring the Victoria Parade option had formed the Studley Park Bridge Company and called for tenders for the construction of a timber bridge and approaches (figure 16) at the north end of Church Street. It was, however, relatively short lived, the Collingwood Observer declaring, with the support of the City Surveyor in 1889, that it was unsafe and was impeding the flow of floodwaters. Councillor Keele recommended its removal and, as a consequence, abolition of "the only toll in Victoria."³⁸ It was removed in 1899, William Martin being the last tollkeeper.³⁹

The present Victoria Bridge was first mooted in 1879 and the idea taken up by the Victoria Street Bridge conference shortly afterwards. Funds were contributed by the colonial government, local councils and by affected workers of the community. A competition for its design was held in 1879-80. The winners were two students of the Melbourne University

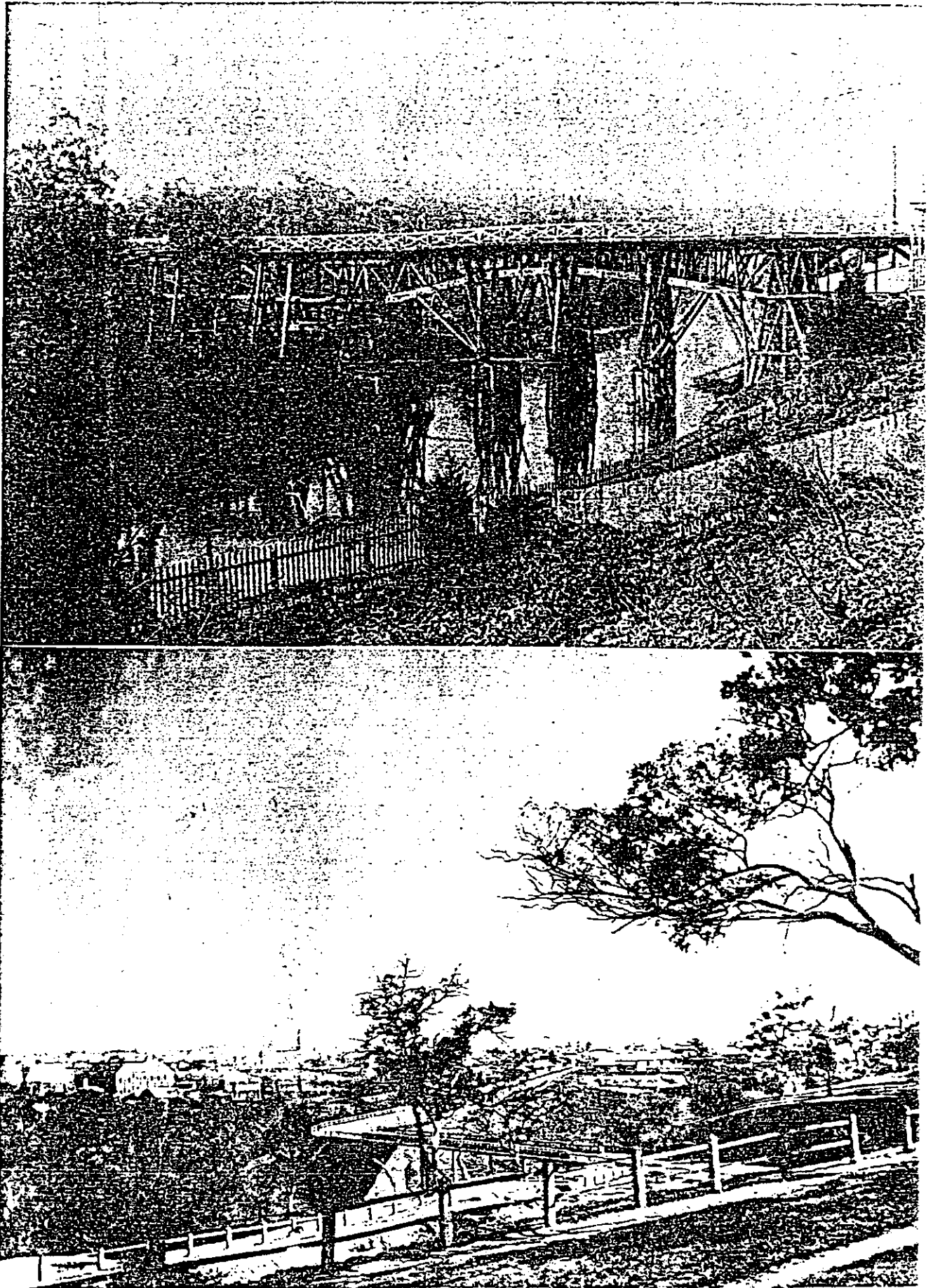


Figure 16.
The Studley Park Bridge Company's bridge at the north end of Church Street,
(upper) built 1857, photographed 1899.
The Johnston Street bridge, built 1857.

Source: Collingwood History Collection.

Professor of Engineering, W C Kernot, L M Chase (who became an assistant engineer with the Railways Engineer for Existing Lines Branch) and J M Fraser (who took up a position with the Public Works Department). It was a controversial design in that the winning entry was the contribution of "theorists" as opposed to "practical engineers"; the firm of Temperly, Edwards and Badger, architects and surveyors, refusing second prize on the grounds that the first prize was given to "people only with an acquaintance with engineering". The Railways department, which represented the greatest available expertise at the time, was called upon to adjudicate. Thomas Higinbotham, former engineer-in-chief, was invited to comment on the design, and W H Greene prepared reports on construction faults. Kernot used the project to demonstrate his disdain for "practical engineers", as opposed to those with appropriate design skills who were gradually overturning the traditional dominance of the former group. In spite of difficulties, the bridge was opened to traffic on 31 March 1884 amidst celebrations amongst the participating council members who believed that it would "prove greatly advantageous to the people of Collingwood and Richmond, specially to the owners and occupiers of property in the neighbourhood of the bridge by increasing business in that locality."⁴⁰

Retailing

Major traffic routes also had a bearing on retail trade, and it was during the late 1850s and 1860s that the Wellington Street extension north of Johnston Street to Heidelberg Road was strongly pursued by business interests in that street. Figure 17 provides an indication of the intensity of retail development, both in Smith Street and Wellington Street, at that time. Proeschell's Collingwood Directory of 1855⁴¹ suggests that Smith Street was then the dominant centre, having fourteen entries as opposed to five in Wellington Street. In 1862, the Sands and McDougall directory lists of non-residential occupations confirm the supremacy of Smith Street over Wellington street but also show that the latter commercial strip was a major activity centre within the

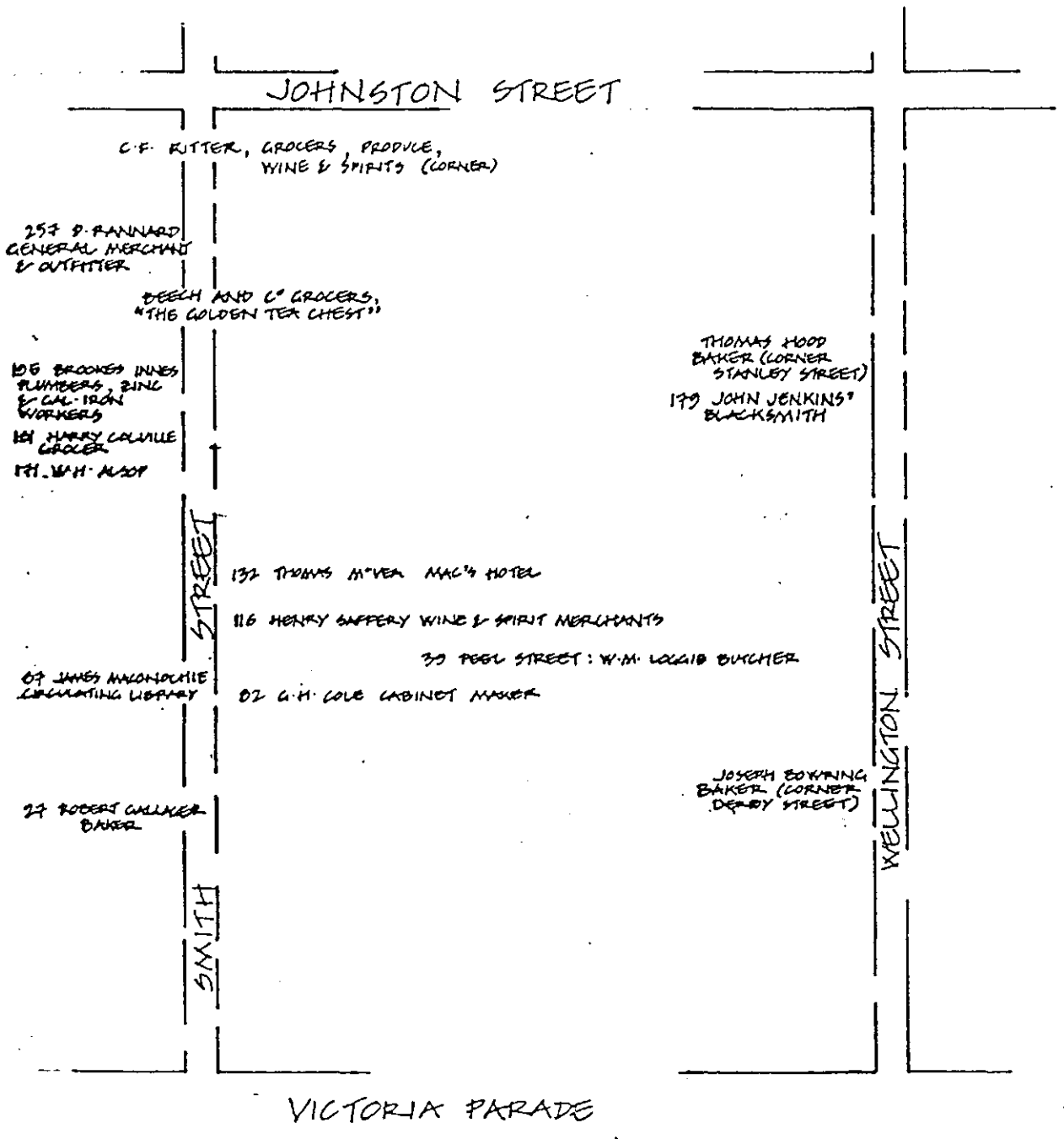


Figure 17. Service and Retail uses, Smith and Wellington Streets, (1855).

Source: Proeschell's Directory.

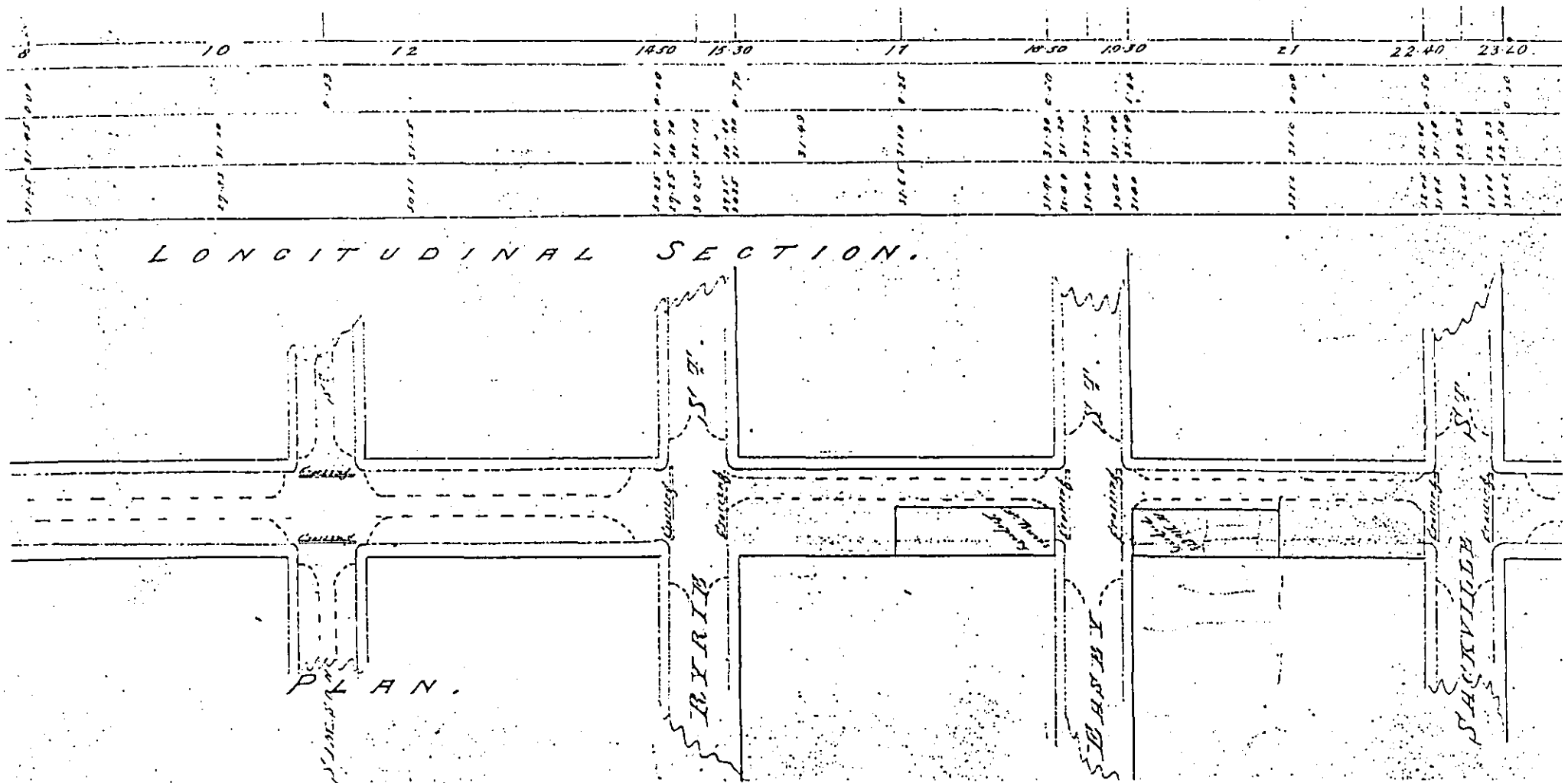


Figure 18. Plan of Wellington Street reconstruction works (1871), drwg no. 00137.

Source: City of Collingwood, Engineering Department.

<u>Occupation</u>	<u>Smith Street</u>	<u>Wellington Street</u> (Victoria Parade to <u>Johnston Street</u>)
Building Trades	20	8
Grocers	13	15
Hotels	10	7
Butchers	6	6
Bootmakers, etc.	11	5
Bakers	4	5
Drapers	10	5
Tailors, dressmakers, etc.	6	5
Tobacconist, hairdressers	5	-
Ironmongers, smiths	9	4
General dealers	7	3
Hatters, etc.	4	2
Booksellers	3	-
Others	<u>35</u>	<u>18</u>
	<u>146</u>	<u>85</u>

Table 1: Non Residential Occupations: Smith and Wellington Streets, 1862

Source: Sands and McDougall Directories

municipality. Table 1 provides a summary of non-residential occupations.

Smith Street was a stronger and more diverse commercial centre, although Wellington Street was at least its equal as far as local food stores were concerned. However its future hinged upon the extension of Wellington Street north to the Heidelberg Road from which it could attract the residents of Heidelberg, Northcote and Preston. In the Council, the Wellington Street traders put their point of view. Wellington Street would also tap the unsubdivided area of Clifton Hill and attract its future residents to the shops further south. However, funds were being simultaneously sought to continue drainage works on the flat to benefit other interests in the municipality, notably industrialists and residents. In 1867, the Council agreed to extend Wellington Street,⁴² but it was not until 1877 that the last remaining obstruction (a building at the Easey Street intersection) was removed. Figure 18 shows how the carriage way had been realigned to avoid this and one other property as early as 1871. By 1878, there was a total of 119 non-residential occupations listed in Wellington Street between Victoria and Johnston Streets, with a pattern of distribution not unlike that of 1862. By 1912, however, the number of retailing activities had diminished at the expense of manufacturers, although 122 of these enterprises still remained.

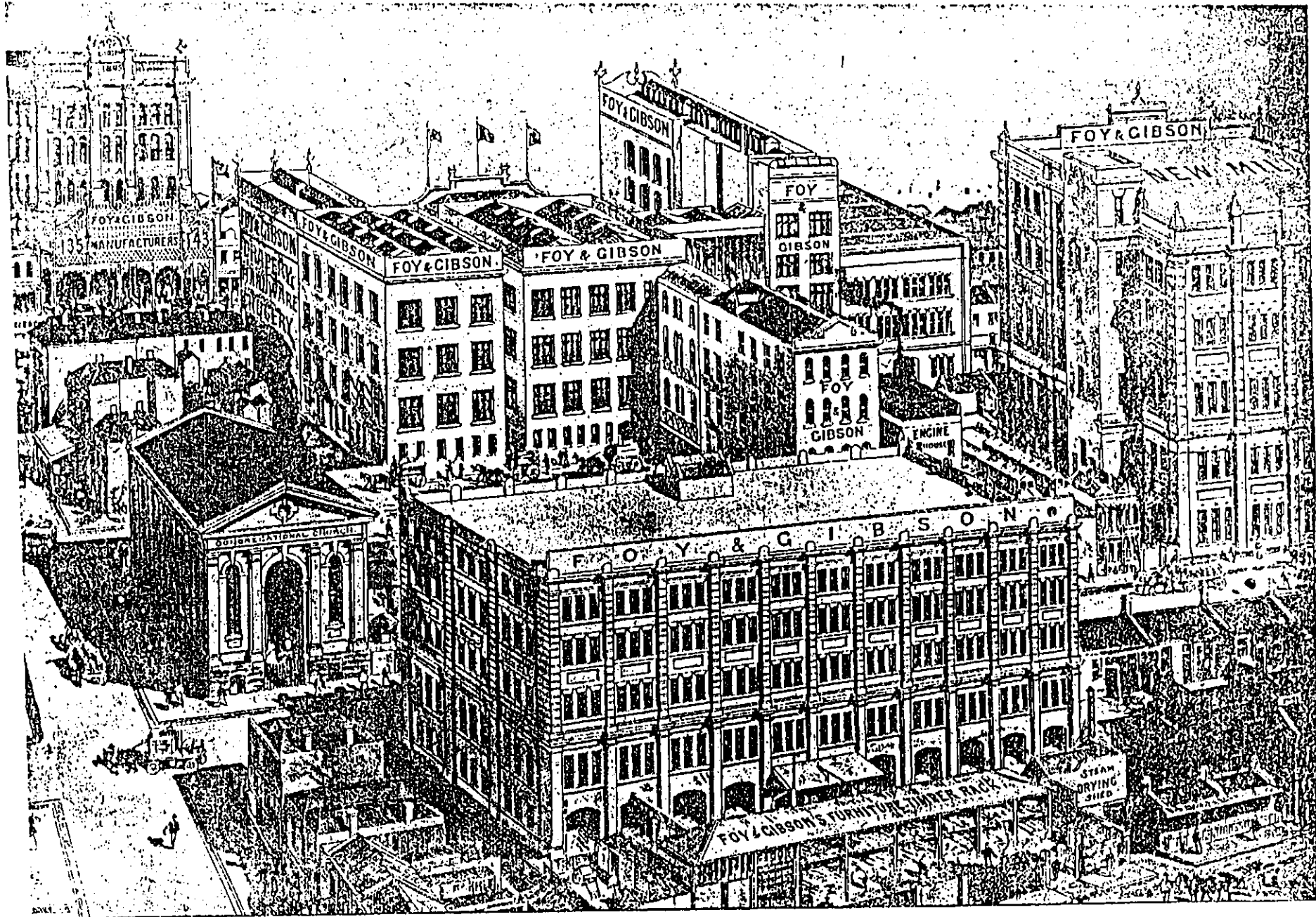
In Smith Street greater diversification had taken place. Foy & Gibson's store relocated there from the goldfields in 1883. Mark Foy moved out of the partnership to establish a department store in Sydney, but by 1897 William Gibson was stocking his Melbourne and Perth stores with his own brands of men and women's clothing, furniture, bedding and household wares. The huge Smith Street retail store was backed up by a vast industrial complex extending east across Little Oxford, Oxford and Cambridge Streets to Wellington Street. Here were located woollen mills, a hosiery mill, machine shops and the clothing factory. In 1903, Foy and Gibson were described in the following terms.

This firm have always been to the front as manufacturers, and are now undoubtedly the largest in the Southern Hemisphere, the space occupied by their various factories covering between four and five acres, and give employment to 2000 persons. Visitors to Collingwood cannot form any idea of the magnitude of these buildings unless they go into Oxford and Little Oxford Streets, where the abovementioned places cover nearly the whole of the block from one street to the other.⁴³

No other firm in Australia, it was claimed, manufactures so many different articles. "Each factory is fitted with the latest labour-saving machinery, and buying the raw materials at the lowest prices, the firm are enabled to give their customers goods equal to the best imported at much lower prices."⁴⁴

An indication of the physical impact of this enterprise is given in figure 19. In the 1880s when the very use of electricity was a novelty ten 1,200 candle power electric lamps powered by steam engine, and with a dynamo below ground level, illuminated the front of the Smith Street store, with an additional forty Edison bulbs for internal use. All this was symbolic of Foy and Gibson's commercial pre-eminence.

Smith Street offered a venue also for G.J. Coles' first Melbourne variety store, which opened in 1914. They then opened a city store in Bourke Street, following the example set by Foy and Gibson. Myer, however, established its Melbourne branch from its Bendigo base directly in Bourke Street in June 1911.⁴⁵ Between the wars retail capital investment concentrated not upon Collingwood but upon the central business area of Melbourne. Coles extended its premises there in 1930, and in 1932 Woolworths announced plans to build. The formerly important principal eastern suburban centres in Smith Street and Chapel Street, Prahran, were then diminished in importance, progressively assuming more of a sub-regional and local role.



70.

VIEW OF FOY & GIBSON'S WAREHOUSES AND FACTORIES.

Figure 19. Source: The Advance Australia, Oct. 15th., 1906, p. 279.

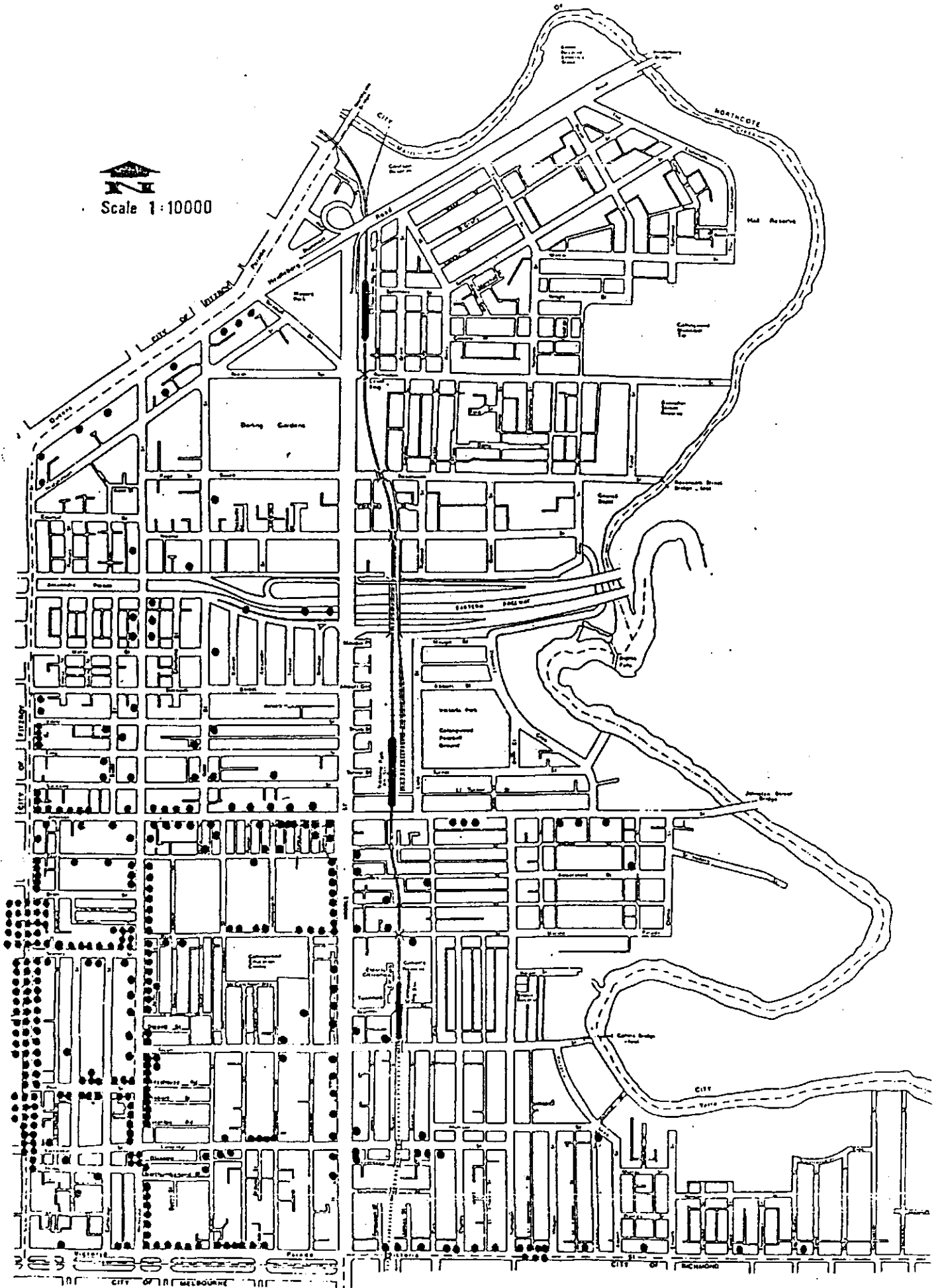


Figure 20. Collingwood, 1878: Service and Retail occupations.

Source: Sands and McDougall Directory.

Commercial strips also existed along Johnston Street, Victoria Parade and Victoria Street. Figure 20 depicts the scatter of service and retail establishments (excluding hotels) in 1878, the east side of Smith Street only being recorded. Clifton Hill was substantially undeveloped at this time. Heidelberg Road, the northern limit of the municipality, was marked by shops and factories along the south side of the roadway from Smith Street to the railway. Figure 20 illustrates the scatter of "corner stores" and local shopping groups and the tendency of east-west streets linking Smith and Wellington Streets to accommodate shops as well, Stanley and Peel Streets (later obliterated by the Foy and Gibson development) being prime examples.

Noxious Trades

The beginnings of industrial development on the Flat during the 1840s have been noted above. The glass factory in Rokeby Street was Victoria's first, being subsequently converted to candle and soap manufacturing, and later again to a boot factory. The coach building and wheelwright works at the intersection of Hoddle Street and Victoria Parade was a pioneer of the industry, being established there in 1847 by Messrs. Roberts and Ferguson. It undertook the supply of iron work for the Studley Park Bridge in 1857 and was involved in construction of the Geelong to Ballarat railway in 1862. Neither enterprise was related to the pattern of industrial development which followed at an increased pace in the 1850s when the growth in colonial population prompted an increase in the demand for goods and services of all kinds. This was met in part by merchants importing additional manufactured products from overseas, and in part by local production linked with established primary industries in the economically important process of import substitution.

Industries processing a range of animal products were attracted to the Yarra River as a source of free water for washing skins and wool, and as a sewer for the disposal of waste products. Abattoirs had been established in Richmond prior to 1856, and in Collingwood, the Council resolved to

erect its abattoirs near the Merri Creek to the north of Ramsden Street in 1861.⁴⁶ Figure 21 depicts this establishment. It was leased to Charles Alexander in 1875, who ran his own "boiling down works" in Ramsden Street. By 1891 the abattoirs had been removed, although Moses Cherrill's Ramsden Street boiling down works remained. He, too, had gone by the turn of the century, by which time Clifton Hill had been fully built out as a middle class suburb. Figure 21 also shows the outlet drain linking the establishment with the Merri Creek.

The abattoirs facilitated the animal products processing activities which characterised the first major stage of industrial development along the river bank. Figure 22 shows the location of these industries prior to and after 1865. It demonstrates the attraction of the river, and later on of the Reilly Street drain. The industries included fellmongers and dealers in hides, woolscouring works and wool washers, tanneries (where hides were converted into leather by tanning), and soap and candle works where products were manufactured from fat from butchers and abattoirs. Collingwood and Richmond provided important early locations for Melbourne's noxious trades, and controversy concerning their location upriver from the metropolis continued into the 1880s. The trend, however, was to the west of the city to the Footscray, Flemington and Kensington area, and by 1888 almost one half of Melbourne's noxious trades were located here.⁴⁷

The most enduring fellmongery and woolscouring operation in Collingwood was that of Peter Nettleton, who arrived in Australia in 1849 and established his business in Victoria Street in 1852.⁴⁸ He also acted as a wool merchant, the business eventually closing about 1904 and re-emerging soon afterwards as Schoelfields Pty Ltd. This site has been refurbished as the "Alma" office complex. During the 1860s other fellmongers and woolscourers were situated a little to the west on the site of the present Abbotsford Brewery complex. They included Frederick Row, whose wool washing activities on the river bank appear from Hodgkinson's survey plan of 1858 to have been situated at the front of Richard

Goldsbrough's property "The Rest" (figure 2.2). Both Goldsbrough and his neighbour to the east, Jesse Fairchild, were wool merchants. At the Studley park Bridge, in 1868, James Turner, wool merchant, owned land and a nine roomed stone house.⁴⁹ By 1870 he was engaged in woolscouring, and it is possible that the bluestone walls supporting the brewery car park, where Church Street meets the Yarra, date from his occupancy. Continuing along the riverfront towards Gipps Street, there were three fellmongeries, the first situated immediately to the west of Sir Francis Murphy's "Mayfield", noted earlier as the McCrae home.⁵⁰ George Gill's works were at Zetland Street, being noted in the earliest surviving rate book of 1864 as Gill, Fowler and Co. Extensive bluestone ruins survive in this location.

The plant was still being used by Gill's as late as 1891, and by J. Smith until 1904. Daniel Hunter's fellmongery was to the north of Gill's, where he occupied a stone house in 1864. A view of this section of the riverbank forms figure 23.

The Melbourne City Council promoted the introduction of legislation to prevent pollution of the river Yarra in the Legislative Council, and this was passed in 1855. The Melbourne Corporation's sensitivity derived from its position downriver from such works. John Pascoe Fawkner MLC and Sir Francis Murphy MLC, both Collingwood residents and councillors, presented opposing views on this matter in the parliament. Fawkner, who lived in Smith Street, supported the factories, whilst Murphy, who was hemmed in by fellmongeries at "Mayfield", spoke up for the measure. It was passed, but existing enterprises were allowed to continue. By the late 1860s, after much controversy, the laws against the pollution of the Yarra were still on the statute book but regarded as a dead letter.⁵¹ As late as 1891, Smith, Gill and Nettleton were still in business as woolscourers, and H. Grieben, woolwasher, was operating towards the eastern end of Alexandra Parade. J.F. Bland & Co continued operations in Nelson Street in 1906, and Smith and Short ran the "Como Wool Works" in Victoria Crescent. In 1920, Dodd & Co had taken over from Bland's, the Como Works continued in operation, and

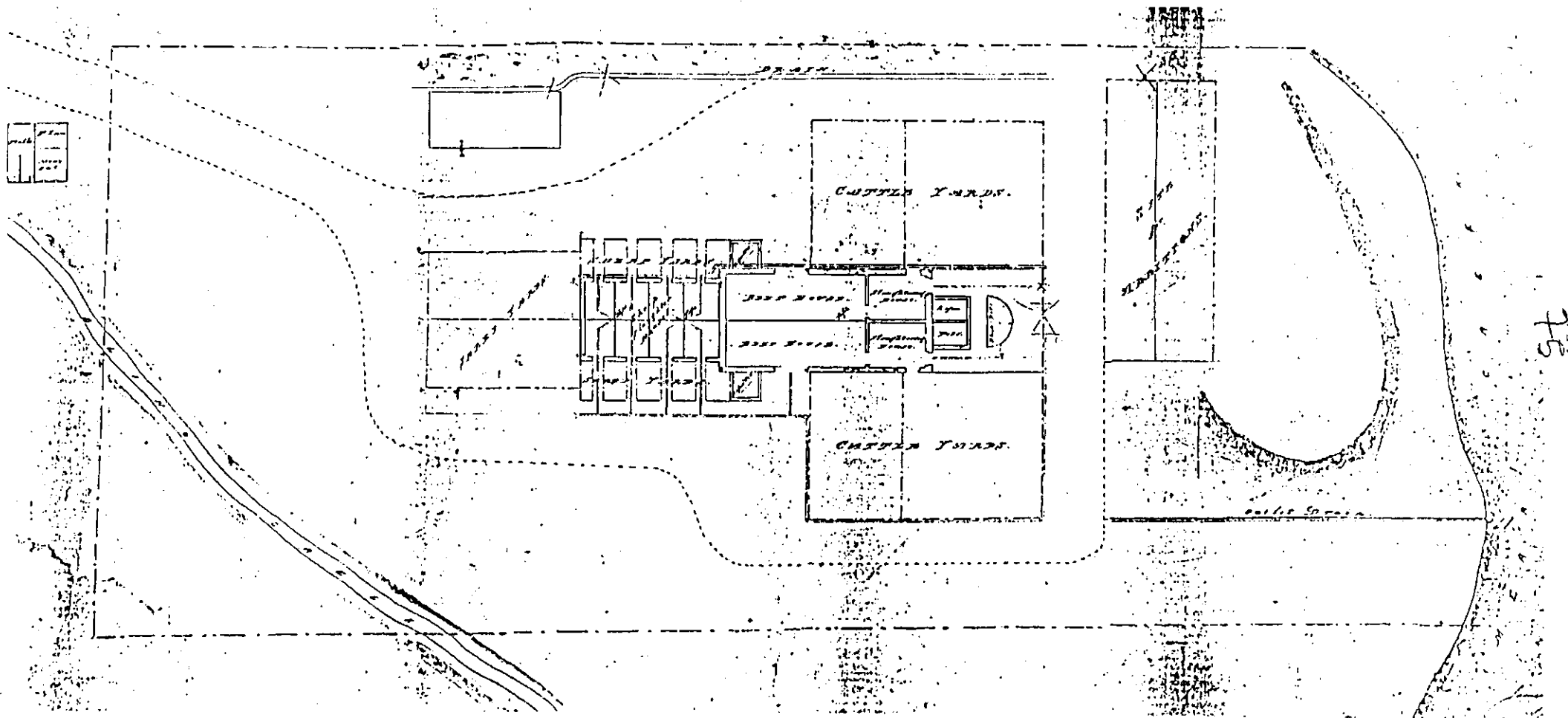


Figure 21. Council Abattoirs, Ramsden Street, Clifton Hill, (c.1872), drwg. no. 00119.

Source: City of Collingwood Engineering Department.

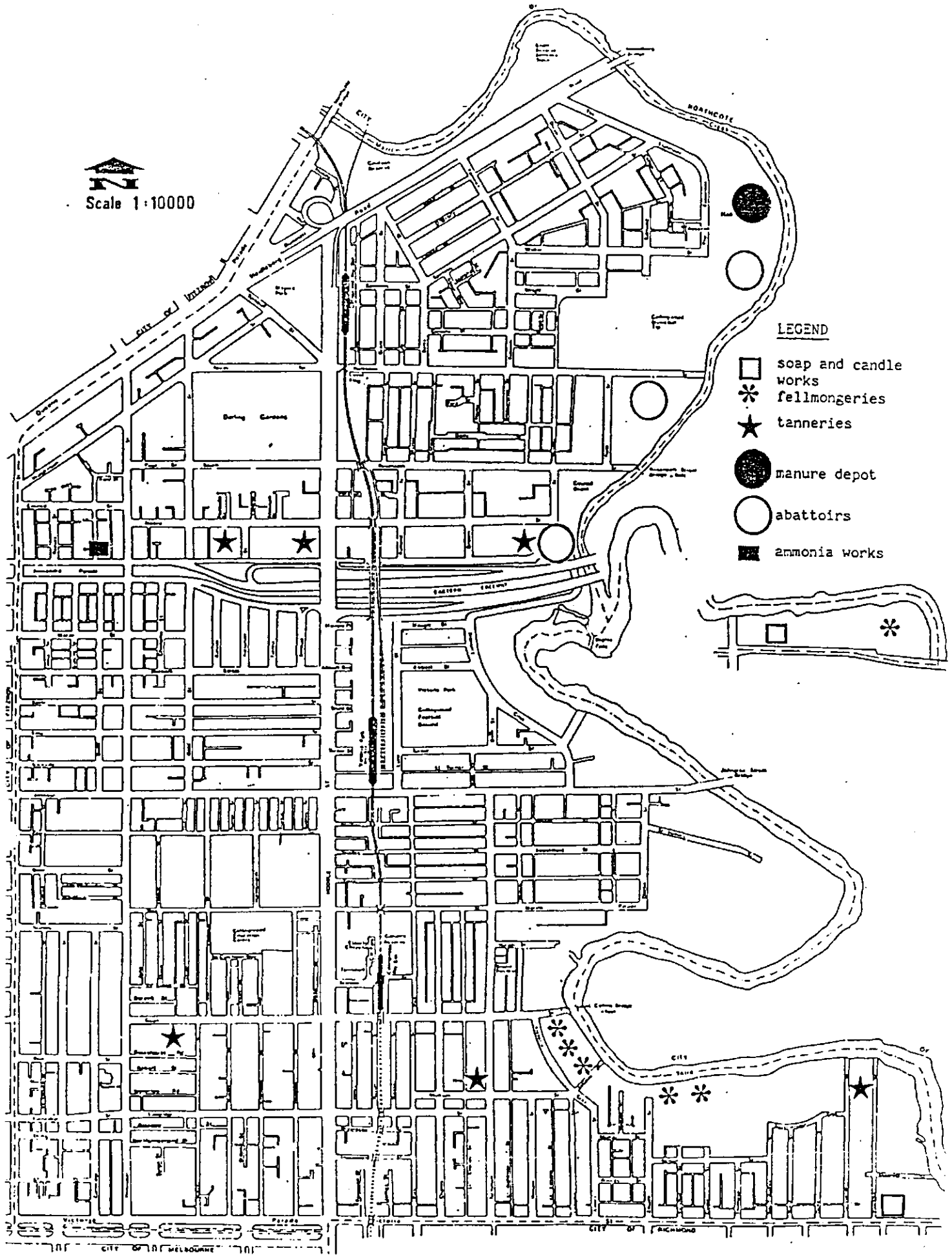


Figure 22. Collingwood's noxious trades: 1860's.

Source: Barrett, B., The Making of an Industrial Environment.

Schoefields Pty Ltd had resumed operations at Nettleton's works.

Despite the general development of noxious trades to the north-west and west of the metropolis, in 1875 Hayman's tannery was operating in Grosvenor Street, and the Victoria Tannery and Boot Company had premises in Rokeby Street. The Sands and McDougall Directories suggest that the numbers of Collingwood tanneries had increased by 1891 when Hayman's (later McLeans and Woods, and later again, in 1919, Charles Trescowthick's tannery) continued to operate. There were an additional five tanneries, in 1891: T. Stephenson (Brooke Street), T. Collingwood (Mollison Street), Fahey, Richardson & Abson (Alexandra Parade), E. Rich (Alexandra Parade), and J.J. Smith (Alexandra Parade). Hugh Thomson's Victoria Tannery operated into the twentieth century, being recorded in the 1919 Sands and McDougall directory.

Not only did the tanneries process hides from fellmongers and woolscourers they sold some of their finished products to another important local industry, the boot trade, which is still represented in Collingwood today. These linkages were not always so simple as imported skins were used, and tanners also exported their product. Nevertheless, Charles Trescowthick and Hugh Thomson facilitated the relationship by owning their own tanneries and boot factories in Collingwood. Thomson's had a tannery, with 36 tan pits, attached to his factory as early as 1864.⁵² Trescowthick's tannery was purchased from Samuel McLean, in Grosvenor Street, whilst his boot factory was at 324-326 Hoddle Street. By 1920 there were still five tanneries in the municipality, with the operations of J. Carew and Co, Lawrence Morton and Co. and R W Thomson and Co., all together in Alexandra Parade.

Soap and candle works were established in the old glass factory by Rae in 1855. A Mr Boheme had a tallow works adjoining Nettleton's fellmongery in Victoria Street as early as 1862. Henry Walker acquired the business in 1863, and by 1875 was employing 15 men, and producing 55 tons of soap and 6 tons of candles monthly. By 1891, his Hobson's Bay candle

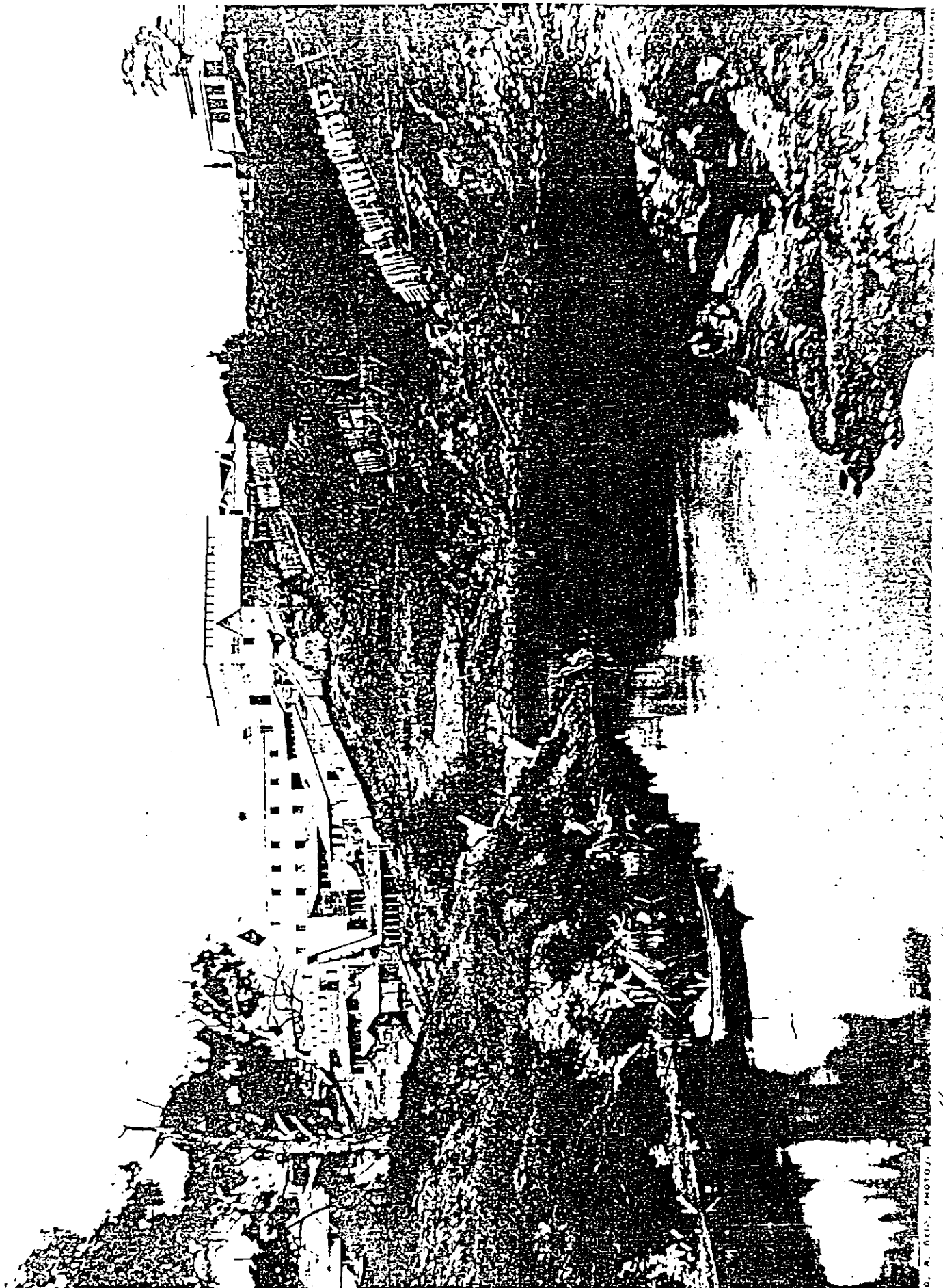


Figure 23. "Woolwashing on the Yarra between the old Church Street bridge and the Convent Willows 1870". Some of the stone walls in this view remain today. Source: State Library of Victoria.

stearine works, operated in partnership with a Mr Nation, were also situated in West Melbourne. He was a councillor in Collingwood and defended his operations in Victoria Street, claiming that the use of carbolic acid as a deodorant rendered his activities less offensive. The residue of the boiling process was handed over to market gardens, of which there were two in Flockhart Street, one belonging to Ah Sam, in 1906, and another in Victoria Street, belonging to Ah Chow. Ah Yook's garden in Islington Street survived at this time but was subdivided soon afterwards, whilst Ah Sam's, taken over by Cheong Lee and Cheong Sing, were still in operation in 1919.

The Boot Trade

As early as 1864 the boot trade was firmly entrenched in Collingwood where a supply of cheap labour and suitable raw materials was guaranteed, and where the industry was well placed to serve the needs of an expanding population. Figures 24, 25 and 26 plot the location of boot manufacturers in Collingwood at selected time intervals. Of the 41 enterprises that existed in 1864, 40 were sole proprietor businesses. Hugh Thomson's was known as the Collingwood Tannery and Boot Factory Limited. Growth was dependant upon protection from imported products, a circumstance common to a range of goods produced in Victoria by skilled tradesman. Not surprisingly, Collingwood was a birthplace and remained an important stronghold of the protectionist movement.

The boot industry itself benefitted from a series of protective tariffs after 1866. In 1861 Collingwood and Fitzroy accounted for 21 per cent of Melbourne's footwear establishments, 50 percent in 1891, 47 per cent in 1911 and 47 per cent in 1965.⁵³ But as the industry developed manufacturers experienced difficulties in retaining apprentices, and during the 1880s only increased mechanisation helped them to maintain pace with the flood of imports. Collingwood firms were the first to introduce important labour saving devices. Smalley and Harkness introduced the Good Year machine in 1891 and, in 1894, Whybrow's introduced lasting machines. The advantages of protection, mechanisation and

machines, and general labour shortages notwithstanding, labour relations in Collingwood's boot and textile industries were often in a state of turmoil. Employers used the prevailing system of "piecework" to subdivide skilled trades down into a series of menial tasks, many of which were extended outside the factory, creating a separate, underpaid force of "outworkers". The use of low paid female and juvenile workers, employed for long periods at a time, became a source of discontent amongst other factory employees, and the willingness of outworkers to accept low rates undermined the position of permanent employees and threatened living standards.⁵⁴

The boot trade was associated with the rapid growth of industrial unionism in the 1880s. Its history reflected not only the changes in employment patterns noted, and the growth of "sweating" and child labour in the industry, but also a growing gulf between employers and employees to which the increasing size of manufactories contributed. The Victorian Boot Operatives Union, formed in 1879, sought to secure a uniform wage rate, to introduce a proper system of apprenticeship, and to advance the interests of the trade. William Arthur Trenwith (1847-1925), a Collingwood bootmaker in Victoria Street, and an important figure in the history of organised labour in Victoria, was appointed Union Secretary. In 1883 a Royal Commission of inquiry strongly condemned the limitation of the term "factory" to places where ten or more persons were employed. The smaller workrooms, which were characteristic of the trade, were the very places where the worst abuses flourished. From November 1883 to February 1885 the VBOU struck in protest against the outwork system. Following the passage of the Factories Act in 1896 conditions were improved significantly, and the bootmakers had become known as pace setters in industrial organisation.

By 1875 there were 240 boot manufacturers in Collingwood, including Batt and Emary in Derby Street, P J Murphy in Easey Street, Moran Gurney and Co in Sackville Street, and the Victoria Tannery, noted above. By 1891, there were 489

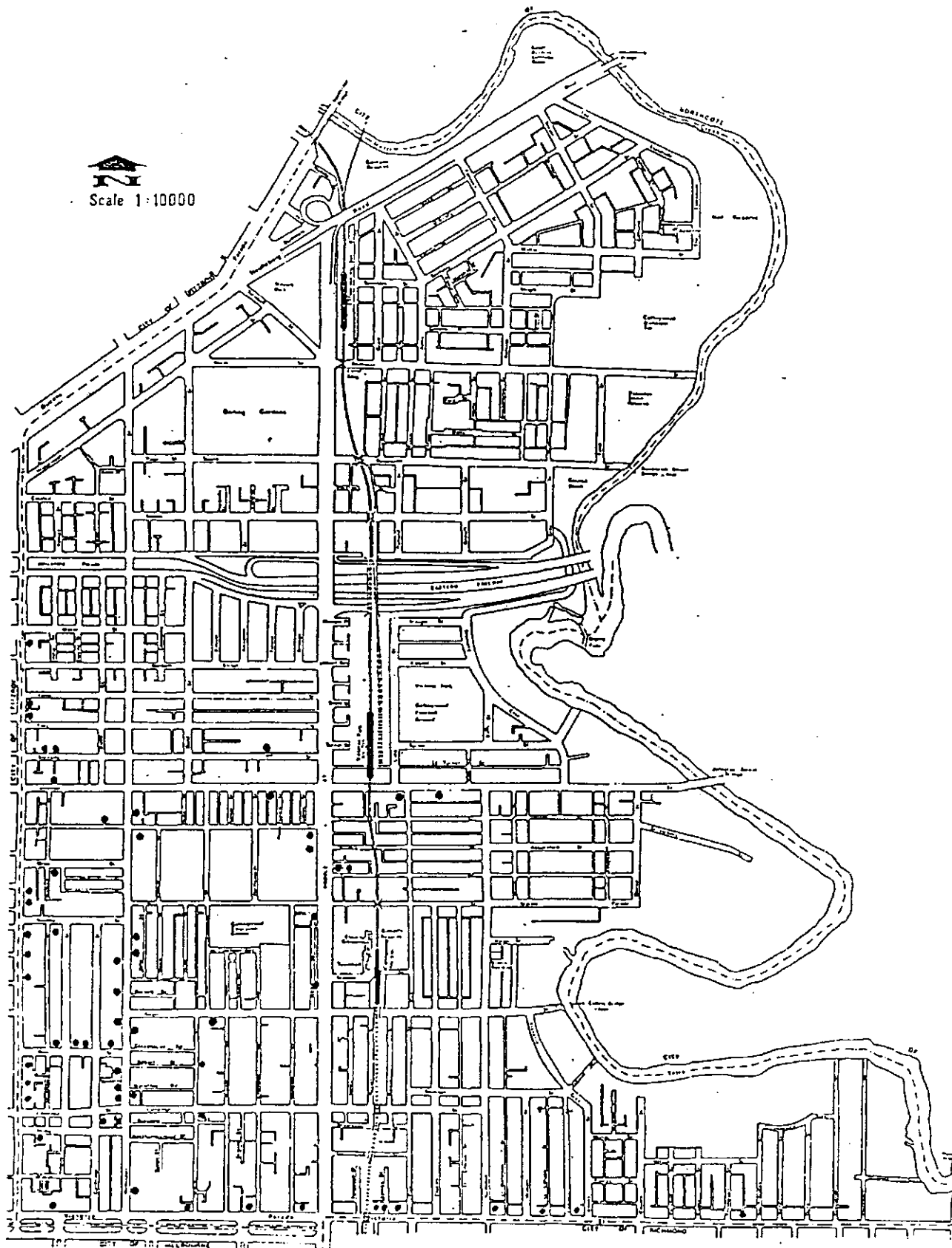


Figure 24. Collingwood Boot Manufacturers, 1878.

Source: Sands and McDougall Directory.

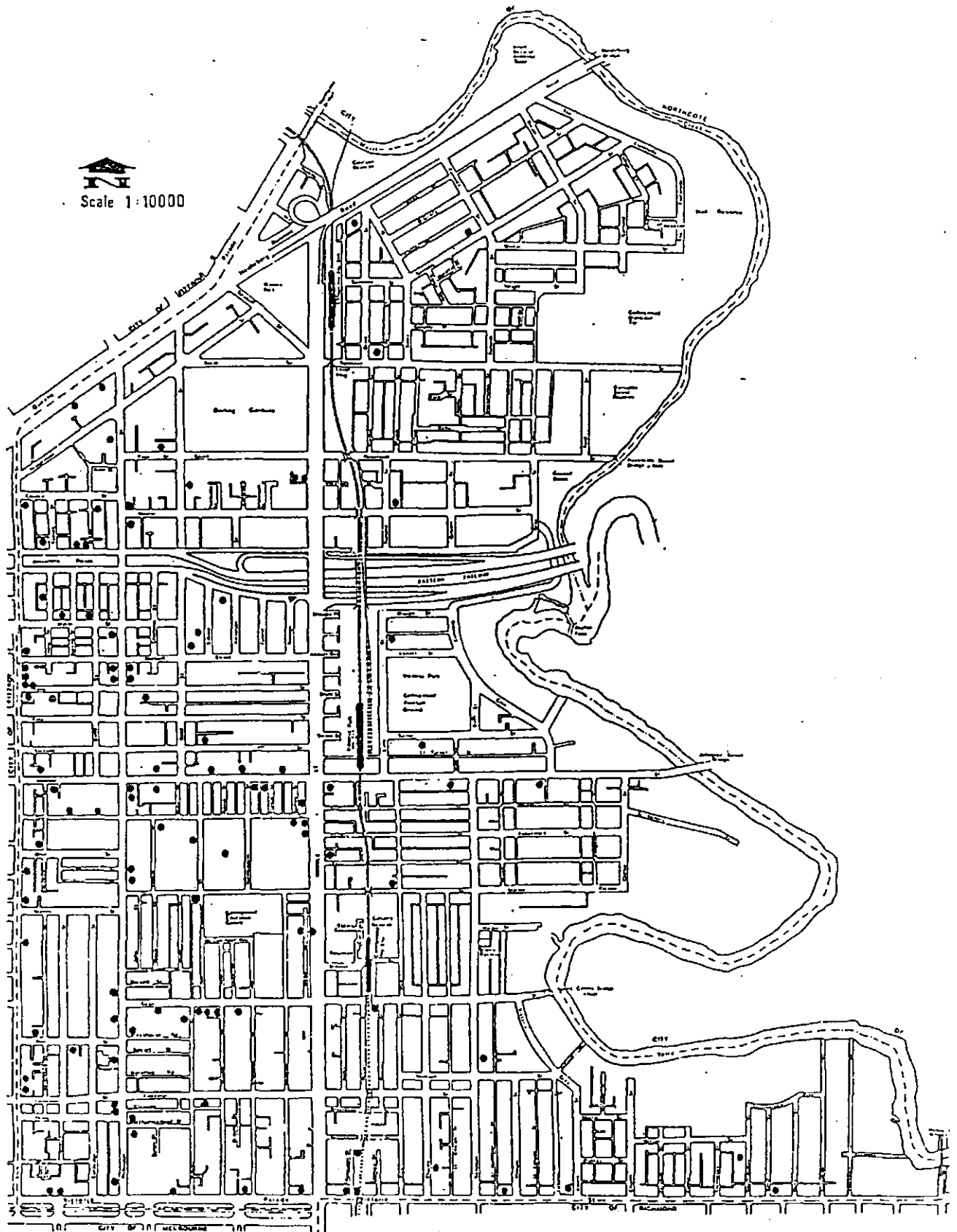


Figure 25. Collingwood Boot Manufacturers, 1891.

Source: Sands and McDougall Directory.

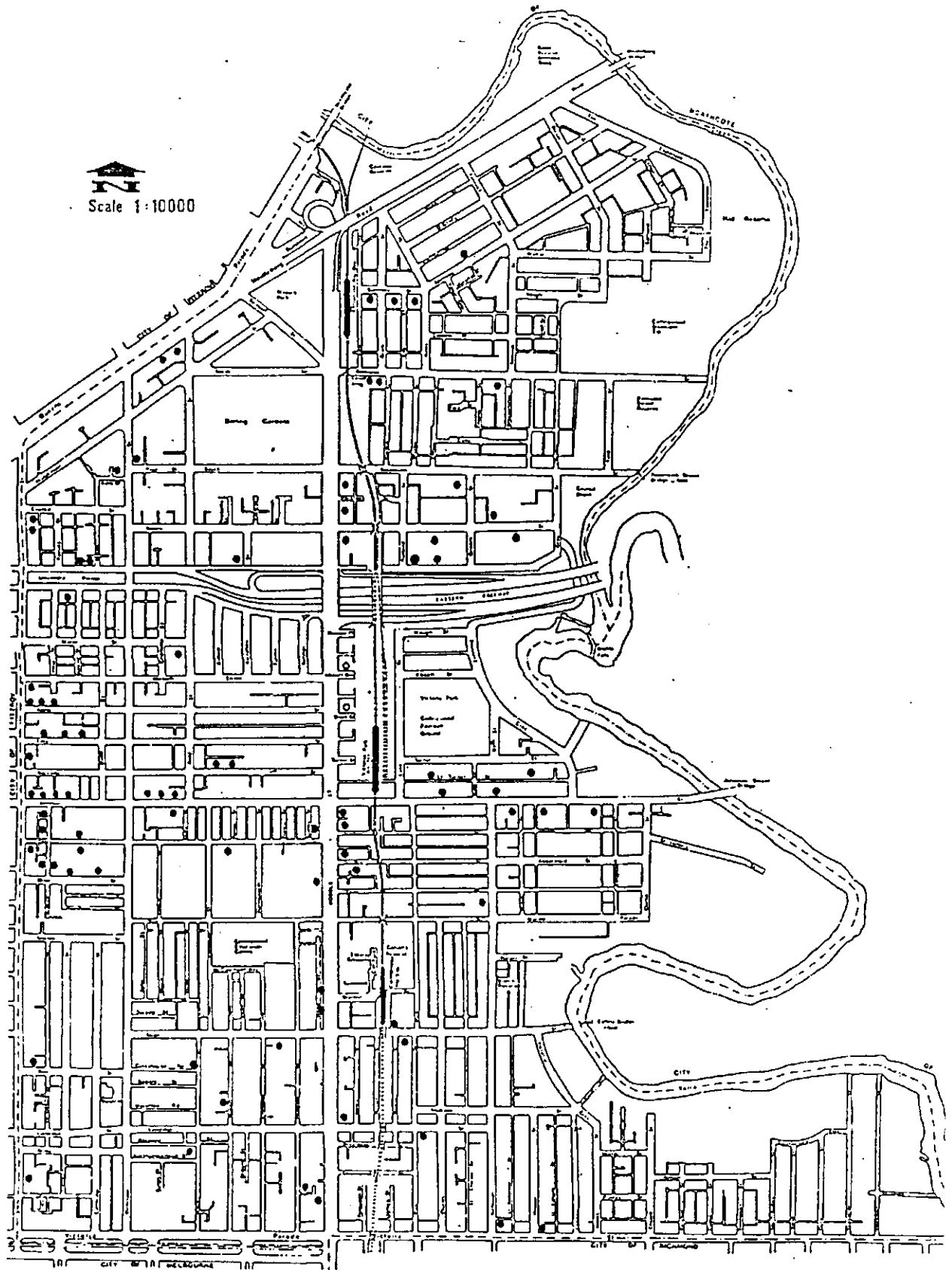


Figure 26. Collingwood Boot Manufacturers, 1919.

Source: Sands and McDougall Directory.

manufacturers, with a significant expansion in the number of major companies⁵⁵, noted below:

- Aland, Parker and Doughty, in Perry and Bond Streets
- John Hunter, in Hoddle and Perry Streets
- McGan and Fowler, in Bedford Street
- Whybrow, Keech and Waterson, in Emerald Street
- S Byrne & Co, in Emma Street
- Phillips and Walsh, in Gipps Street
- Butler, Rendell and Aldridge, in Johnston street
- James and Ramsden, in Kepple Street
- Smalley and Harkness in Wellington street.

By 1920, there were 19 major companies, the above list having undergone considerable change. The "stayers" were Whybrow and Co., Hugh Thomson and Son, and Smalley and Harkness. A feature of the trade was its service industries which included leather cutting companies, heel manufacturers, upper manufacturers, boot machinery manufacturers and last manufacturers.

Hatting

As early as 1862, the hat industry was firmly entrenched within the municipality, the Sands and McDougall directory of that year listing the following businesses:

- Smith Street:
George Hunt, hat manufacturer,
T. Waite, straw bonnet maker,
- Victoria Parade:
Arthur Arch, hatter
- Wellington Street:
Michael Tobin, straw hat manufacturer.

These were all located on the slope. In 1874, Cr James Turner, owner of a wool washing establishment east of Church Street and, since 1868, a tannery, in Nicholson Street,

established, in partnership with a Mr Martin, a steam powered hat factory. Later it was known as the Denton Hat Mill.⁵⁶ Turner was a councillor and mayor of the city and in 1874 his hat factory employed about twelve hands. By 1888, his workforce had grown to 200, and his factory was claimed to be the first steam-powered hat factory in the country.⁵⁷ In 1901, 350 people were employed making felt hats, principally for men, but also for ladies, in winter.⁵⁸ Barrett claims that the factory developed from Collingwood's earlier skin washing and tanning industries, for the raw materials used, including wool and rabbit skins, were scoured and treated on the premises.

The Denton Mills, later the Fayrefield Hat Factory, are important both as the first major hat manufactory in Collingwood and also for their building which is the most architecturally significant in its own right. Thomas Shelmerdine was a manager there, in the company's early days before removing, in 1882, to the Trenerry Crescent area, which was subdivided for sale in 1878.⁵⁹ Like the Denton Mills, Shelmerdine's business (later known as the Austral Hat Mills) became a local land mark, continuing during the 1950s as the Austral Silk and Cotton Mills. The building remains in recycled form today. On the west side of Smith Street, in 1919, the Dominion Hat Mills were operated by Shelmerdine Brothers Pty Ltd. Both were major, innovative undertakings, with long histories, and representative of Collingwood industry generally, especially in the latter respect. Unlike other industries, hatting was characterised by stability. Shelmerdines and Turner's factories, the Stockpot Hat factory in Noone Street, and E. J. Merchant's Hat Works in Heidelberg Road (later known as the Luton Hat Works) all survived the 1890s depression and the Great War. As with other industries, it passed through the sole proprietorship phase to be dominated by large enterprises. Major enterprises in 1919 included Kaufman and Co, hat and cap manufacturers, in Smith Street.

Brewing

Melbourne in the second half of the nineteenth century was one of Australia's largest markets for beer. Melbourne breweries, located as they mainly were in the inner metropolitan area, were at the forefront of technological innovation which enabled the Australia-wide industry to triumph over problems of production and bacterial spoilage, and to develop and market new and popular styles of beer. Collingwood breweries played an important part in these developments. Historian Keith Dunstan has claimed that in the nineteenth century Collingwood had so many breweries "it was the brewing capital of the nation."⁶¹

Thomas Devaney was a cooper in Smith Street as early as 1862, and even at this stage the proprietors of breweries also controlled hotels as outlets for their products. By 1863, there were five breweries and two distilleries in the municipality: George Coppin's brewery, east of Walmer Street, Abbotsford, which failed around this time; Thomas Graham's, later the Shamrock Brewery, in Flockhart Street, Abbotsford; Vaughan and Wild's brewery, in Bedford Street, later the Star Brewery; John Wood's Yorkshire Brewery, in Wellington street; Crisp & Co, in Cambridge Street; Thomas Aitken's Northumberland Street distillery, established in 1862; and Thomas Mile's Sackville Street distillery, later the Melbourne Distillery Works. Brewing and related interests were also well represented in government at both state and local levels by men such as Thomas Aitken, who was an influential protectionist, Charles Vaughan MLC, chairman and in 1863-4 Mayor of the Fitzroy Council, and John Wood, an East Collingwood councillor from 1857-59. By the end of the boom decade of the 1880s Melbourne's leading breweries were McCracken's, Carlton, the Victoria Brewery, West End (which combined with Carlton in 1889), Castlemaine, Shamrock, Montgomerie's Brewing Company, the Yorkshire and Foster's. Four of these (Shamrock, Montgomerie's, the Yorkshire and Foster's) were located in Collingwood with the Victoria only a stone's throw away across Victoria Parade.

In 1888 the Foster Lager Brewery was established in Rokeby Street by two Americans, W. M. and R. Foster. They introduced the lager beer process to Australia, and their innovative plant was described at its inception as a "splendid new brewery, [the] first of its kind to be erected in Australia. Situated in Rokeby Street on one acre, under the superintendence of Mr William M. Foster, from America, [it contains] special appliances as could not be procured here".⁶⁰ The new brewery presented two ornamental fronts to Rokeby Street, and was "a great advantage on the old "tower" system. By 1892, the Foster Brewery was producing "Crystall Bach", "Deutsches Lager", another brand bearing an American emblem, and "F" brand, the latter having cornered 95% of the bottle trade. The company's lager beer proved immediately successful and was soon copied in Sydney, and on a larger scale at the nearby Victoria brewery across Victoria Parade in East Melbourne. In 1894 Montague Cohen, a director of the Foster Company, persuaded Auguste de Bavay, the head brewer at the Victoria Parade Brewery and an outstanding biochemist, to join Foster's. It was a shrewd move. By 1895 de Bavay had greatly increased production and developed a trade in draught beer which gave Foster's over forty metropolitan outlets. Intense competition and the depression of the 1890s gradually sorted out Melbourne's breweries. But when they combined in 1903 to raise the price of beer, hotel interests rebelled and established their own brewery. This was the Melbourne Co-operative Brewery, at Abbotsford in the heart of brewing territory in Collingwood. The Co-operative Brewery did not join in the amalgamation of the other major brewing interests in 1907 and only joined the Carlton and United group in 1925.⁶²

Other breweries in Collingwood included the Crown brewery in Clarke Street which flourished briefly until the 1890s. The Star Brewery, Gruenet, Oscar and Ball's Cambridge Street brewery and the Melbourne distillery works had all ceased to exist by 1891. In the 1890s a number of breweries were taken over. Montgomerie's brewery ceased operations in 1899. The Yorkshire and Cambridge Street breweries had fallen by 1899, and the Victoria Brewery by 1904. 1907 was the year of the

great amalgamation of the Melbourne breweries, and this included the Shamrock Brewing Co Ltd and the Foster Brewing Co Pty Ltd. At the intersection of Fairchild and Bent Streets, now closed and occupied by the Abbotsford Brewery, premises were occupied in 1906 by the Melbourne Co-operative Brewing Co Ltd's Abbotsford Brewery and Henry A. Preston and Co, Distillers. They constitute the origins of the Carlton and United Brewery's present day complex in this area. Collingwood's maltsters also provided a key raw material for the brewing process. Thomas Hood dominated the field in the late nineteenth century, and the company he founded continues in business at its Islington Street address. Hood opened the first baker's shop in Collingwood in 1852. Later, he held the position of council rate collector, and was also elected to council. By the 1880s he was in business with Job Stanton, maltster, in Islington Street, assuming control of the establishment following Stanton's death. In 1906, James Hood and Co. established a malt extract trade with other states in the Commonwealth.⁶³

Some premises of the brewing industry's leading companies remain today, and they constitute a reminder of its strength in Collingwood as long ago as the boom years of the 1880s. The Yorkshire Brewery and Northumberland Distillery towers survive as dramatic material expressions of this industry, and important remnants of the "innovative" Foster Brewery buildings still exist in Rokeby Street. In Abbotsford, however, where Carlton and United Breweries have concentrated their production, continuing operations have resulted in the demolition of much earlier plant. A fragment of the Abbotsford Brewery's tower, with the company's name still discernible in low relief (finished with gold leaf) is the sole obvious survivor from earlier years.

Hotels

Hotels were important community facilities from early times. In Collingwood, as elsewhere, they tended to locate on transport routes in order to take advantage of the passing trade. Simpson's road (Victoria Street), and Johnston and

Wellington Streets were among those well endowed with hotels. The spread and frequency of hotels also reflected the development of the suburb. The 1861 directory lists only about ten hotels in the East Collingwood district but it is likely that other hostelries of one kind or another also existed at this time. By 1870 there were at least 75 hotels trading within the municipality, and their number was increasing.⁶⁴

Some hotels consciously associated themselves with local industries and activities, both past and present. During the 1880s the "Baker's Arms" was located on the north-western corner of Victoria and William streets, the "Brickmaker's Arms, at the northeast corner of Victoria and Flockhart Streets (near the clay quarries and brickmaker's yards), the "Jolly Hatters", the "Butcher's Arms" on the south western corner of Hoddle and Easey streets, the "Quarryman's Arms" in Johnston street, the "Council Club", and the "Courthouse" in Johnston Street (close by the former courthouse and municipal offices, also in Johnston Street). Hotels reflected community values, and acted as badges of group loyalty with such names as "Our Boys" (subsequently renamed the "Flying Squadron"), "Eight Hours" and the "Magpie".

Both in their frequency and scale, Collingwood's hotels were typical expressions of Melbourne's inner suburbs, offering much more than merely accommodation and drink. Hotels were informal meeting places where those who could afford to do so ate and drank, and where many others lingered, savouring the atmosphere. Hotels were recognised venues especially for political meetings where candidates would address potential supporters. The Observer reported a round of such meetings at the "Park View" in 1888. The Capulet and Blackmore's cricket clubs (the latter associated with Blackmore's boot factory) met at the "City" hotel in Johnston Street. Also in 1888, the "Glasshouse" hotel was advertising its "large room" for cricket club meetings. One team, the St Georges, forsook such venues, and met instead at the Smith Street Coffee Palace.⁶⁵

Also in these years a number of breweries sought to further their commercial aims by purchasing hotels as outlets. John Wood of the Yorkshire Brewery owned the "Yorkshire" adjoining his plant, whilst Edward Latham of the Carlton Brewery owned at least two hotels in the "Bendigo" and the "Sir Robert Peel". According to an Age journalist in 1883, there were three classes of Melbourne hotels. The first included large and mainly respectable establishments, into which their proprietors had sunk considerable sums of money. The second were often "tied houses", with the licensees indebted in one way or another to larger liquor interests, mainly brewers. Such places, according to the Age writer, invariably offered inferior service and liquor. The third, and final, class included those "low dens" of the back slums of central Melbourne and the inner suburbs.

They are dirty, badly furnished, badly conducted, devoid of accommodation, and the liquors sold in them are abominable trash. They are resorted to by besotted drunkards, loafers, vagabonds, thieves and prostitutes.⁶⁶

In Collingwood and elsewhere such establishments were held to be a source of moral and physical danger by churchmen and other self-proclaimed advocates of public virtue. Journalists aiming to boost the circulation of their publications with sensational material also sought them out. From the mid 1880s, and notably from the time of the jurisdiction of the Licenses Reduction Board (created in 1907) low establishments especially were targetted for closure by all manner of public and philanthropic agencies. The impact of the Board in Collingwood can be appreciated today in two ways. Firstly, by the prevalence of such comparatively large hotels which were rebuilt in the Edwardian era (such as the "Yorkshire Stingo" and the "Sir Robert Peel") and also the plethora of comparatively humble hotels of an early era which were closed. These include the hotel which originally formed part of the surviving "Barnard's Buildings" at 28-32 Peel Street.

Building and Construction

The construction industry was serviced in Collingwood notably through the quarrying activities of stone suppliers and brick makers. Prior to the formation of the municipality in 1855, the Melbourne City Council had earmarked portion of a stony bluff at the east end of Ramsden Street for the extraction of bluestone. Immediately to the south (in the block presently bounded by Hoddle, Ramsden and Roseneath Streets) a plan of subdivision for quarry allotments was approved (figure 27). Later, the East Collingwood council established a seven acre reserve on the east fence of the same rocky bluff secured earlier by the Melbourne Corporation (figure 28). The MMBW plan (figure 29) provides further information concerning these quarrying activities. It shows a pit to the north of the Melbourne Corporation site, near Walker Street, and another operated by the Collingwood Council on the east bank of the Merri Creek, in the then Shire of Heidelberg. It is connected with the Council's buildings on the west bank by means of a tramline crossing the Merri Creek on a bridge which also accommodated a crossing loop. The Melbourne City Council's stone crushing sheds are also shown together with a network of quarry tramways.

By 1891 Charles Jones was supplying bluestone from his quarries and stone crushing works in Clarke Street, the location of his quarry being shown in the city surveyor's drawing of that year (figure 30). At the same time, Keene Brothers and Co had their stoneworks in Gray Street, on the site of the present Council depot, and in Ramsden Street C. Alexander was the manager of Brown's quarry, immediately east of the MCC quarries. The Council run quarries, however, outlived private enterprise as well as the development of Clifton Hill, the Melbourne City Council eventually ceasing activity there in 1939, and the Collingwood Council in 1963, after which it served for a time as the municipal tip. They had served not only as a source of stone for building but also pitchers, kerbing and crushed rock for the numerous roads, footpaths and rights of way in Collingwood, Melbourne City and presumably elsewhere. These works remain as a testimony to

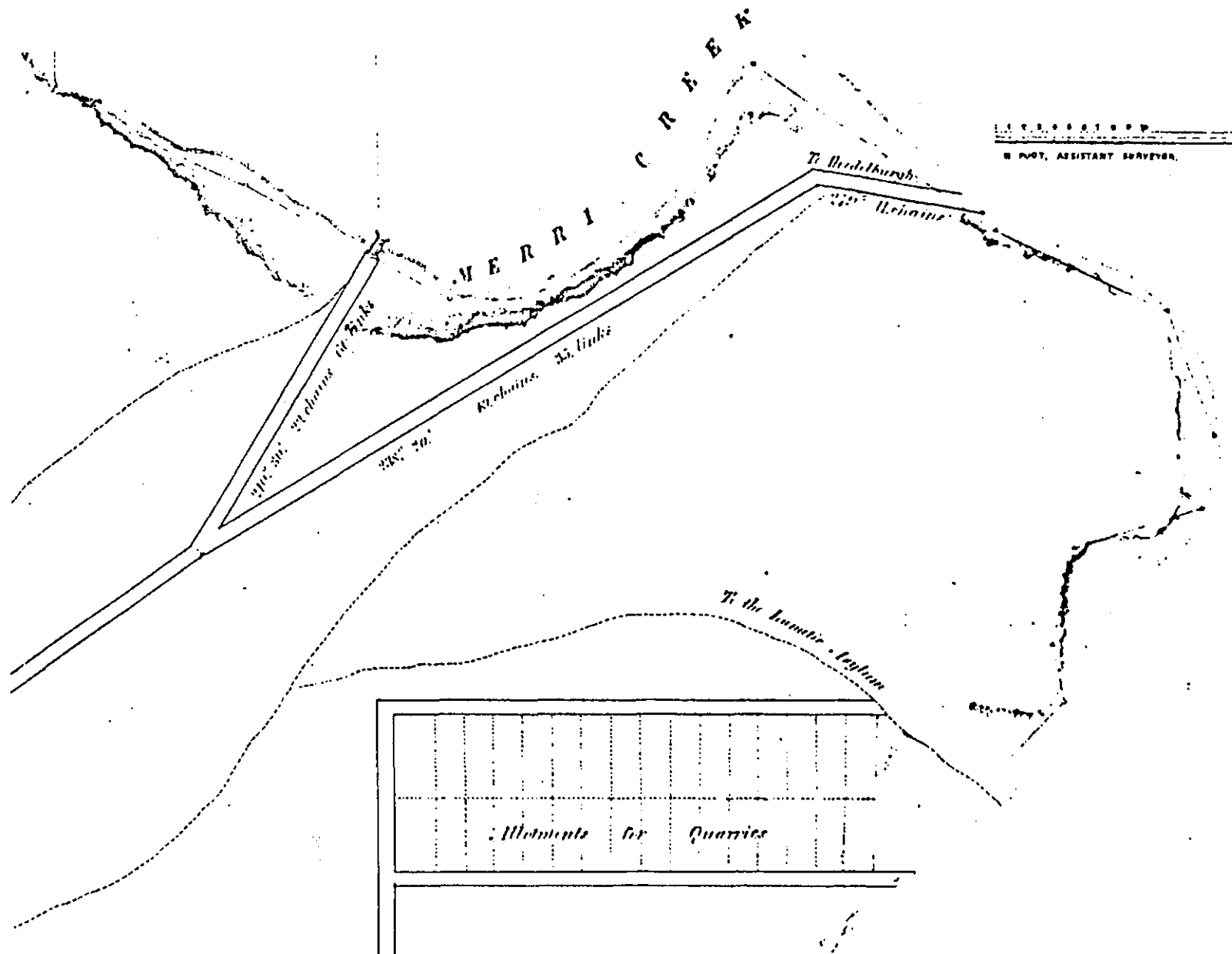


Figure 27. Plan of quarry allotments, Clifton Hill, (1858).

Source: Central Plan Office: Plan of Proposed Roads from Collingwood to the Merri Creek.



Figure 28. Quarry Reserves: Clifton Hill, (1856).

Source: City of Collingwood, Engineering Department.

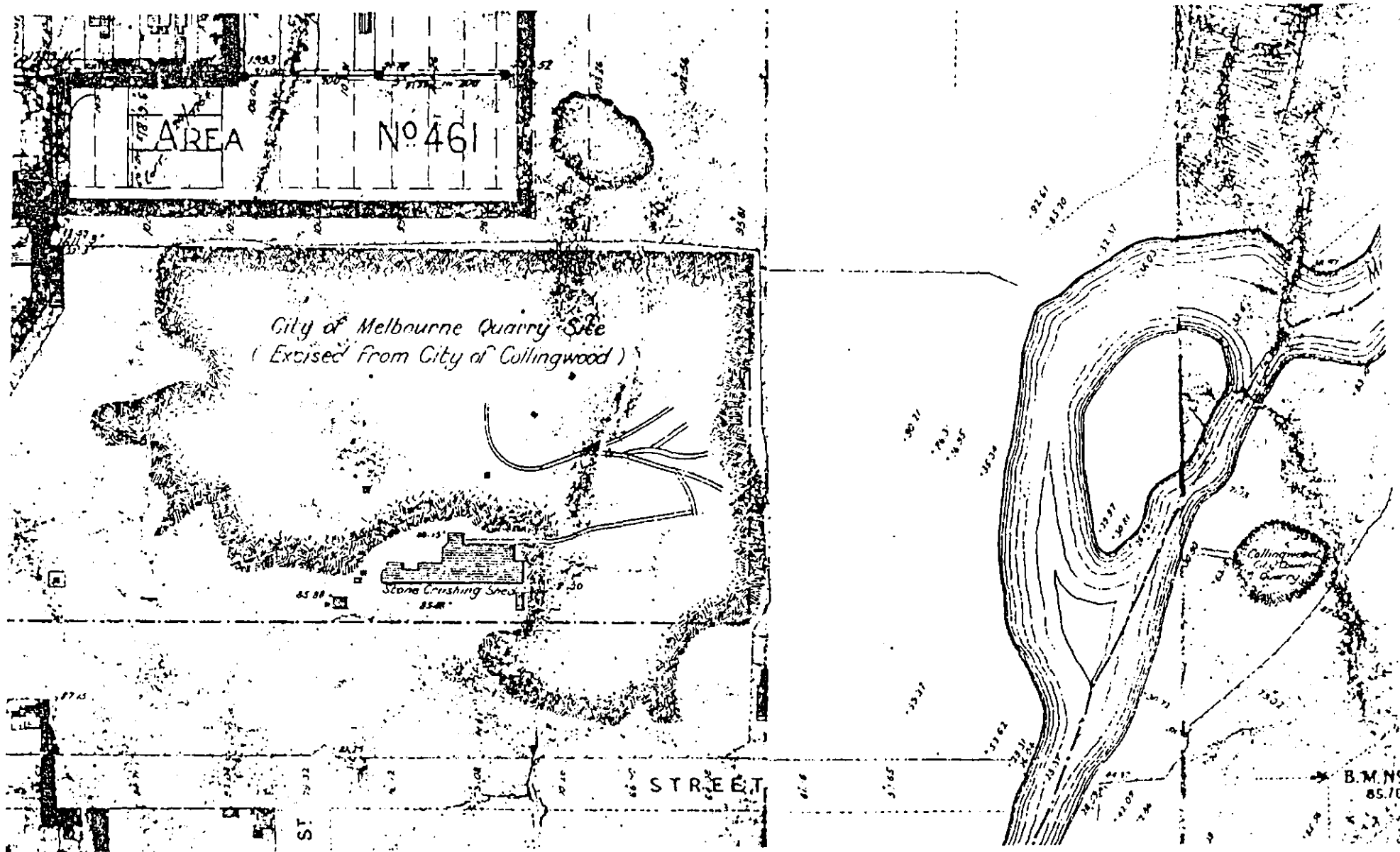


Figure 29. The Clifton Hill Quarries, showing the Collingwood City Council Quarry on the east bank of the Merri Creek.

Source: M.M.B.W. litho plan no.63. (nd)

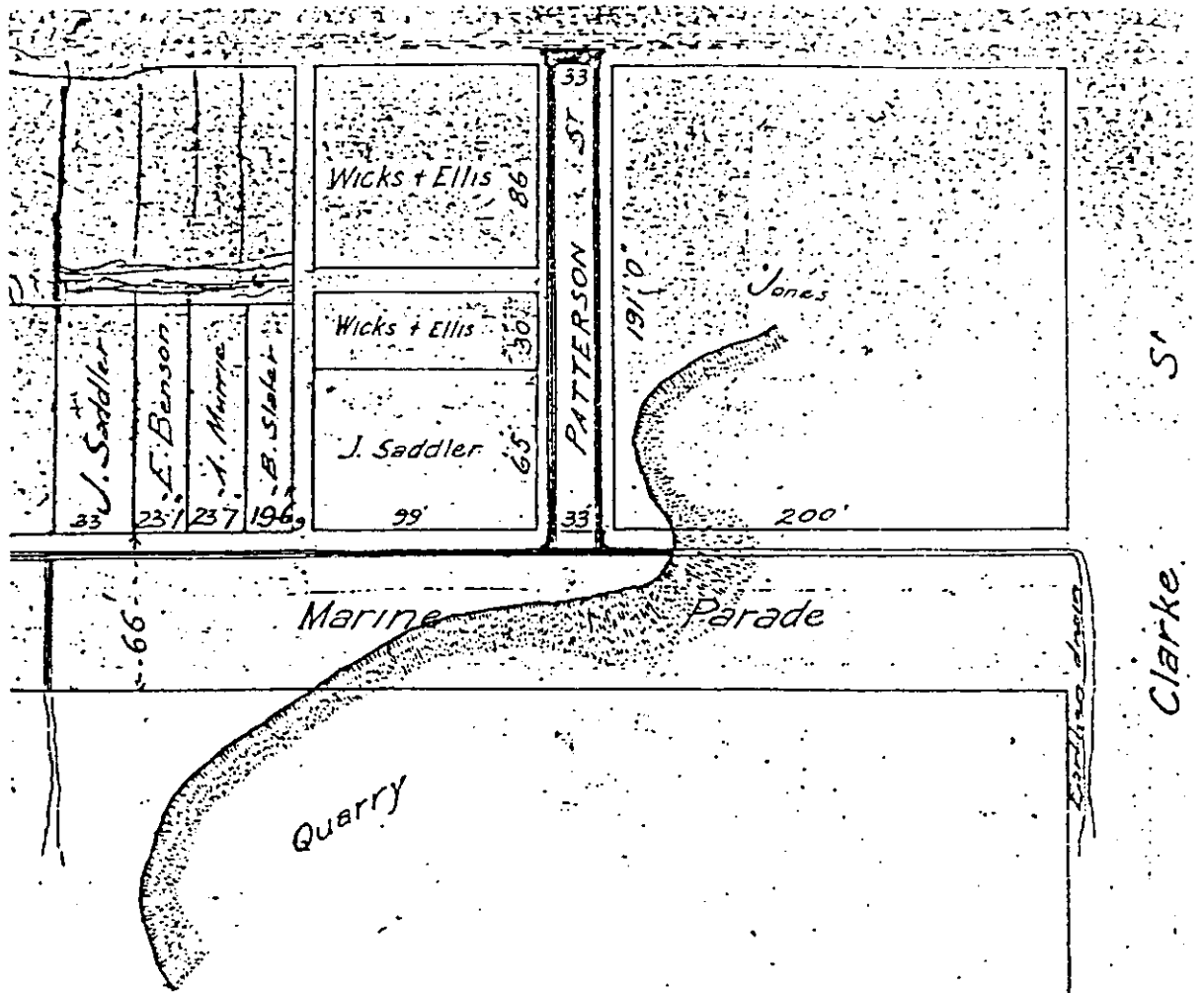


Figure 30. The Clarke Street Quarry, Abbotsford (1891).

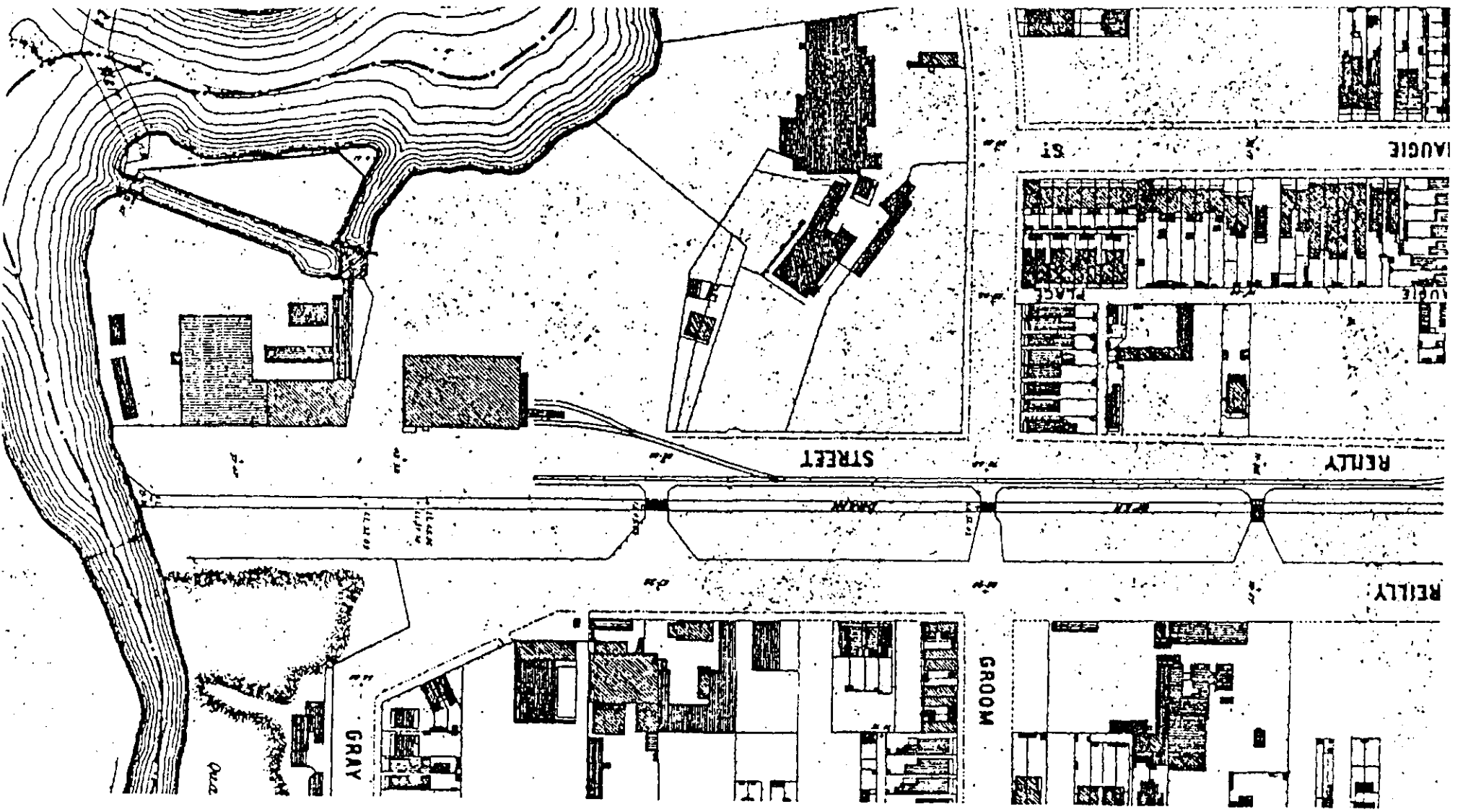
Source: City of Collingwood, Engineering Department.

the importance of the quarries during the Victorian era. Petherick⁶⁷ makes reference to the Clifton Hill slope supplying the "famous brown gravel" for footpaths. When this was exhausted red gravel was brought from Studley Park. These comments apply to the 1850s and 1860s, and may also refer to surface workings preceding the activities of the main quarries and crushing works noted.

Brickworks were established alongside the Yarra River in portions 61 and 62 in the late 1850s. They were centred on Flockhart Street, formerly Brick Lane. Dr William Crooke was an early brickmaker operating in this area. He was a councillor, also a member of the Central Board of Health and therefore in a position to influence consideration of the noxious fumes being emitted from local brick kilns in the vicinity of adjoining residential areas. In 1862, Joseph Shurley, Gustav Fritscher and Jeanes Smith were making bricks here. Brickworks were the predominant activity along Flockhart Street at that time, to the extent that Thomas Burke's hotel at Victoria Street, now demolished, was known as the "Brickmakers Arms". Licensees of this hostel, which was established in 1853, included Robert Dehnert ("senior" and "junior"). Alfred Dehnert was licensee until 1922. In 1923 its name was changed to the "Terminus", the old name having become irrelevant. Robert Dehnert ran a brickworks in Flockhart Street and lived next door to his hotel on the corner of Victoria and Flockhart Streets.⁶⁸ By 1891, Dehnert was running the last of the Flockhart Street quarries whilst R Dennis had another brickworks in nearby Grosvenor Street. The depression of the 1890s witnessed the demise of Collingwood's brickmakers, the old brick holes becoming rubbish dumps as the industry moved into Melbourne's newer suburbs.

Flour Milling

In 1839 John Dight acquired lot 88 from the Crown during the land sales that alienated the Collingwood Slope and Flat. His allotment was unusual in that it embraced the junction of the Merri Creek and Yarra River. Sometime before 1842 he built a flour mill there,⁶⁹ naming it the "Ceres". He sold it in the



1850s to Thomas Kenny, of Sands and Kenny, who used it for the manufacture of paper. The Yarra Falls Roller Flour Mills took it over during the 1890s, and as late as 1910 it was occupied by the Melbourne Flour Milling Company. By 1912 the premises were occupied by Darling and Sons as grain stores. The remarkable ruins which survive at this site consist of the mill race and mill building base walls, and the weir. They appear to date from the period of the Yarra Falls Roller Flour Mills occupancy although the location of each element is the same as that shown on Hodgkinson's 1858 survey plan. The MMBW litho plan (figure 31) shows that the mill complex was once more extensive than it is today. The building adjoining the mill connected with the Victoria Park rail sidings by the spur line along Reilly Street also belonged to the Melbourne Flour Milling Company.

Transport

Although the Melbourne Omnibus Company ran its first service from the city to the Smith and Johnston Streets corner in 1869, the municipality continued to function predominantly as a pedestrian city. Collingwood was laid out to achieve the comparatively high population densities, at least by Melbourne standards, of 30 persons per acre. With places of employment and business enterprises close at hand, and the city proper within reasonable walking distance, Collingwood residents did not require extensive public transport services.⁷⁰ Spatial relationships which prevail in certain areas of Collingwood, and in particular its residential areas, provide evidence of former citizens' reliance upon their own physical resources for transport. In this respect Collingwood still exhibits early "walking city" characteristics.⁷¹

In the 1880s Collingwood experienced a dramatic building phase which resulted in an urban environment which is still readily recognisable today, and it was during the years from 1886 to 1887 that its three cable tramways were built.⁷² Following the inauguration of the Smith, Victoria and Johnston Street services, Collingwood's inhabitants could conveniently work and shop in other municipalities, and other metropolitan

workers now had access to Collingwood's factories. After 1890, residents along the route of the Northcote tramway could pass through Collingwood on their way to points further south. Almost immediately, Collingwood began to function as a part of a much larger community defined by the limits of the tramway network.

The impact of the suburban railways upon Collingwood was not so great. The Royal Park and Clifton Hill railway only opened in 1888, and was extended south to Princes Bridge in 1901. During the period prior to Federation, Fitzroy and Collingwood Councils competed with each other to have their separate lines linked with Princes Bridge. When eventually Collingwood emerged victorious it was not without cost, for the new line cut a broad pathway through the Flat. Hundreds of cottages were demolished and, in order to avoid numerous level crossings, the new line was built on a long elevated embankment with its stations perched high in the air.

The cable routes continued to serve Collingwood well. Figure 32 illustrates the benefit which the Smith Street route conferred upon Foy and Gibson's in attracting customers from nearby Fitzroy and Melbourne. By 1910, the Clifton Hill line was carrying 20,133 passengers past their doors.⁷³ Electric tramway services were developed elsewhere in the metropolis in the first decade of the century, and following the formation of the Melbourne and Metropolitan Tramways Board in 1919, it was only a matter of time before Collingwood's cable routes would be replaced by electric trams. But, these lines were amongst the last to be closed, the Victoria Street line surviving until 1929, the Johnston Street line until 1939, and the Smith Street service to Northcote forming the last cable tram service in the Melbourne system, once one of the most extensive modern cable tramway systems in the world. This line closed on 26 October 1940. Having postponed conversion to the 1930s, the Board was able to use buses as replacements on some lines, the Johnston Street route being one example. Elsewhere, electric trams were provided, though the street rails continued to lend a Victorian note to scenes in Smith and Victoria Streets.

FOY & GIBSON

Proprietary A. N. A. Australian Exhibition Limited. 1908.

TAKE RED TRAM FOR SMITH ST.

Opposite EXHIBITION GATES.



Opposite EXHIBITION GATES.

TAKE RED TRAM FOR SMITH ST.

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From the Exhibition catalogue, 1908

Figure 32 Foy and Gibson poster taking advantage of the Clifton Hill tramway route, 1908.

Source: Keating, J.D., Mind The Curve!, facing p. 64.

The infrastructure established by the public transport agencies in Collingwood is worthy of note. Evidence of the former Clifton Hill spur railway line is provided by the station building at Clifton Hill which, unlike those further south,⁷⁴ is a substantial standard brick design of 1888 and clearly preceded the later elevated structures. The cable system has also left its mark. Although the tracks have gone, the depot buildings at the end of the three routes serving Collingwood remain.

The Creation of a Suburban Working-class Community

A Workingman's Paradise?

The circumstances we have described combined to establish Collingwood as a working class community in an urban industrial setting south of Reilly Street, and we may summarise the points developed so far. Following the initial sales of 1839, land sold off as rural allotments attracted pastoralists to the river bank blocks but elsewhere development was by means of random subdivision. By the 1850s additional pressure had been placed on Collingwood to accommodate an influx of people who could not afford to build in the better established areas of Melbourne. This saw the development of cheap, closely-packed, predominantly timber houses on the poorly drained flat, unsanitary land running east to the Yarra River. Where the pastoralists had built their homesteads, industrialists now built factories, establishing noxious trades and discharging effluent into the river. Labour they found readily to hand. Noxious trades and the pool of cheap labour gave rise to another tier of manufacturing establishments which took the raw materials produced by the riverside undertakings and transformed them into a range of finished products. Yet whilst these manufacturing establishments became important to Collingwood, Melbourne still could not properly be described as a manufacturing city on the scale of Manchester and Birmingham. Rather, it was, as the economic historian John McCarty has suggested, a commercial city that developed manufacturing and noxious trades in certain areas adjacent to the city centre. Collingwood quickly became one of these industrial working class suburbs with its dense mixture of factories, warehouses and workers' cottages.⁷⁵

As we have already noted, the development of Collingwood's environment involved different groups in conflict. From the 1850s through to the 1880s interests associated with Collingwood and Melbourne municipal areas opposed each other over the pollution of the Yarra, and in the 1860s Collingwood's parliamentary representatives actively sought to

repeal the 1855 anti pollution provisions. According to Collingwood's local member, W.M.K. Vale, in 1866,

The real question was, whether the banks of the Yarra should be conserved for the residences of a few wealthy men, or whether they should afford the means of employment for the large population that had settled at Collingwood and Richmond. It was a battle between the possessors of 500 villa residences and a population of 15,000 or 20,000.⁷⁶

Central to the ambition of those who wished to see Collingwood fully developed as an urban community was the success of its industry. Early industry in Collingwood was barely distinguishable from other aspects of community activity, and "a sense of mutual interest between employer and workman ... pervaded day-to-day life", according to historian Graeme Davison.

Factories were generally small - little more than workshops - and technology was only primitive. Masters were practically indistinguishable from men, and management was informal and unobtrusive. Both supported high tariffs and shared in a common network of lodges, friendly societies and radical associations.⁷⁷

In this context protection for native industry was "not just an abstract economic theory but 'a faith and a dogma' which united urban manufacturer and their men in a durable social compact."

Collingwood and Fitzroy witnessed the formation of the Protection and Tariff Reform League in 1863. Charles Jardine Don (1820-1866), Collingwood's parliamentary member from 1859, was one of the first to consciously present himself as a representative of working-class interests. Don, who lived at 138 Smith Street (between Peel and Stanley streets), was supported by Thomas Aitken of the Northumberland Street distillery and the Victoria Brewery in East Melbourne, and also Henry Turnbull, the bootmaker. Collingwood's later

parliamentary representatives such as George David Langridge (1829-1891) and James Mirams (1839-1916) were liberal protectionists and strong supporters of Premier Graham Berry (1822-1904), particularly in the early radical phase of his career in the 1870s. Berry himself was associated with Collingwood in the 1860s, first as the owner of the Collingwood Observer and, for a brief term, as its parliamentary representative.⁷⁸ Following the demise of this generation of radical liberals in the 1890s Collingwood became a Labor stronghold, which it remains to this day.

The depression of the 1890s brought about a major transformation in the nature of life in Collingwood and ushered in an altogether harsher regime than before. Social and political attitudes, in particular, were polarized with a general increase in class consciousness and antagonism. The old ideals, such as a belief in the identity of interest of masters and men, were no longer tenable. But, as Graeme Davison has argued, the seeds for these developments had been laid many years before with the failure of "backyard" industries to keep pace, the increased scale and mechanization of other industrial and commercial concerns, and the reliance of certain trades on "outwork" and "sweated labour". By the 1880s, Collingwood's trades had failed to generate the prosperity for the district that the pioneer industrialists had hoped for. Fortunately, Melbourne was not a city in which manufacturing industry was the economic pace setter. Manufacturing followed economic growth, catering to the needs of Victorians rather than leading the way, securing large export markets and actively creating the city as a direct consequence of the scale of its productive processes. Even some critical Collingwood concerns, such as the highly protected boot, clothing and furniture trades, underwent a relative decline in the boom decade of the 1880s. The fate of Collingwood's industries was expressive of those of the metropolis generally.

Victoria's manufacturing hegemony was coming to an end as other colonies varied their tariffs to shut out Denton's hats and Bedggood's shoes and, even in the Victorian

Shepherd at Abbotsford. In 1863 the Good Shepherd order of nuns had opened their women's (or Magdalen) asylum at Abbotsford. The order occupied Abbotsford House and in 1865 had purchased the adjoining St Hellier's property. A major component of the Victorian charity network was developed with nuns of the order, novices, "Magdalens" (in St Hellier's) and wards of the state (including juvenile criminals) at a reformatory. "Preservites" attended the Presentation School (girls placed in the convent and supported by guardians) and these were joined, in 1866, by juveniles committed by the courts to an industrial school. The last category of children were the basis for a thousand pound grant providing for the construction, in 1867, of a two storey brick building. The 1870s saw the completion of a chapel (1872) and the redevelopment of earlier structures. By this time the Magdalen Asylum had become an important part of the Victorian charity system and, in 1877, a subject for the Vagabond (John Stanley James), a celebrated muck-raking journalist whose sentimental amount of his attempt to rescue a young female waif from the downward path to sin is one of his most famous early articles. By the turn of the century the complex had assumed close to its final form with a complex of substantial buildings and a strong orientation to domestic and agricultural work.⁸⁹

Other established religious organisations within the community also assisted in the relief of the poor, principally by the provision of food and clothing, and encouragement to attend services. The Collingwood Methodist Mission, with headquarters in Gipps Street and branch churches in Church Street, North Richmond, and Sackville Street, was established in 1904. Within Collingwood, it occupied the premises of the former Wesleyan Church (the Gipps Street building having been opened in 1875 and demolished c.1968), and the Sackville Street church (which remains today) having been built to the design of the architects Terry and Oakden in 1885-86. The Mission was established following the union of the various branches of Methodism in 1902 "to demonstrate its teachings in a practical way" and to carry out its work "until the whole of

countryside, Melbourne producers had to battle hard against cheap imports. Despite the rapid growth of the urban consumer market in the 1880s, the number and strength of the registered boot, clothing and furniture factories scarcely increased.⁷⁹

This, in itself, partly explains the rise in labour organization and class consciousness. The use of low paid female and juvenile workers employed for long periods at a time became a source of discontent amongst other factory employees, and the willingness of outworkers to accept low rates undermined the wages of permanent employees, threatening living standards. Throughout the 1880s, rents in the inner area continued to rise while wages stagnated, and further calamities were to befall citizens following the economic collapse of the 1890s.

The Shadow of Poverty

Even in good times working-class people lived in the shadow of poverty. In the case of large families, the slightest misfortune or alteration in circumstances could mean the difference between "getting by" and real hardship, even destitution. Sickness and death (especially when a breadwinner or parent was involved), and unemployment were ever-present threats to the well-being of working-class people. In addition, the responsibility of caring for children and the burdens of old age threatened individual and collective well-being in the days before social security was accepted as a responsibility of the state. The often desperate needs of the people for food and shelter, for health care and for protection during times of hardship gave rise to a network of charity agencies in Melbourne.⁸⁰ Quite early Collingwood was targeted as an area where social distress was prevalent, and charity workers and other religious and social reformers became active there. In later years they sought to change not just the lives of Collingwood's citizens but also their physical and social environment.

In the nineteenth century the existence of poverty and hardship did not sit well with widely held notions of general well-being and self-help, and memories of the hated Poor Law of Britain inspired resistance to schemes of collective or government sponsored schemes of relief. The result was that charity was conducted on an ad hoc basis, or linked with individual philanthropic, reformist or religious initiatives. Questions of morality were paramount, and a distinction was made between the "deserving" and the "undeserving" poor, with the implication that help should only benefit the former. Formalization of the relationship, and the increasing involvement of workers in the charity field was not always helpful either, as Shurlee Swain has observed.

The way of life of the very poor was inexplicable to well-to-do charity workers; inexplicable, that is, unless it was seen as the cause of their poverty. They were thriftless, dirty and disorganised about the home, drank to excess, failed to care adequately for their children, and even sent them out to beg to supplement the family income. In short, they transgressed all that the middle class held sacred.⁸¹

As early as 1855, the Argus reported on the destitution that prevailed on the Collingwood Flat.⁸² The destitute could be classed into two categories: the temporarily poor, made up partly of itinerant gold miners and unemployed building artisans; and the permanently poor, consisting of widows and deserted wives with dependant families. Graeme Davison has observed that large, hard-up families naturally gravitated to Collingwood and Fitzroy with their low rents and piecework industries.⁸³ During the 1880s further pressures were placed upon Collingwood's residents by the influx of warehouses and factories displaced from the central business district by rising rents.⁸⁴

The Salvation War

An early social reformer who concentrated his attention on Collingwood was Joseph Greathead. In August 1854 a City

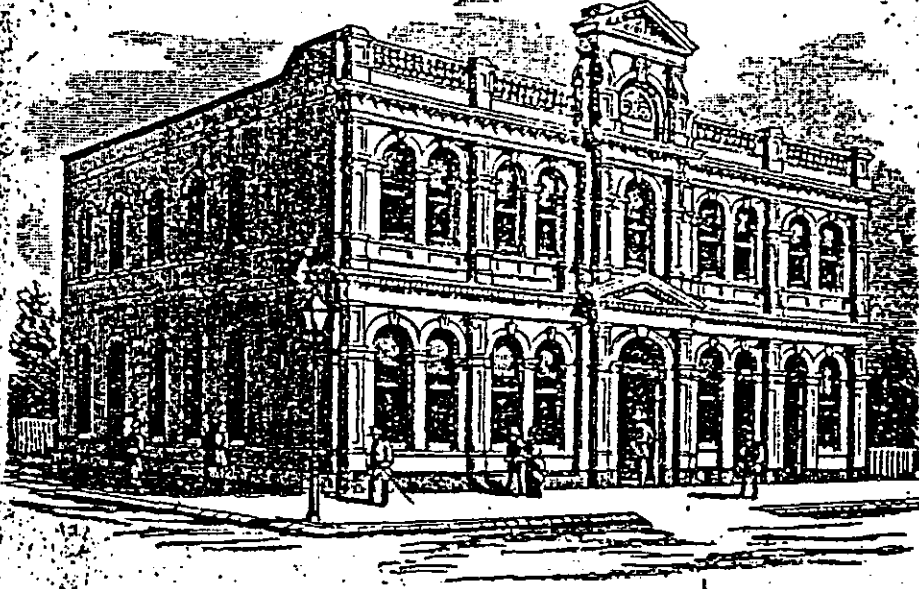
Mission was formed following a public meeting. As a servant of the mission, it was Greathead's duty to bring spiritual enlightenment to the "sabbath breakers, the thoughtless, the profligate and the infidel".⁸⁵ Typically, he found these people in Collingwood. Dr John Singleton was another reformer who began his evangelical medical career in the inner city in the 1850s. He founded his free Medical Mission Dispensary in Collingwood in 1869. A religious zealot and staunch temperance advocate, Singleton offered free medical care from his Wellington Street premises based upon the then somewhat unusual principle of non-alcoholic treatment. In 1878 the annual report of his organisation claimed that over 50,000 patients had been treated since its inception. It reported also that "with the increase of the populations of Fitzroy and Collingwood and the outlying districts, numbering at present over forty thousand, the number of aged and infirm, as also of widows, deserted wives and children, and of industrious persons whose earnings were precarious or very small, has also increased."⁸⁶

The dispensary's work was particularly significant in Collingwood where there was a dearth of doctors. They were only resident in Collingwood at the ratio of 1:7,000 persons, in marked contrast to wealthy areas like St Kilda where there was a resident doctor for every 661 persons.⁸⁷ Singleton also held Bible classes and evangelistic services in the Mission Hall at the rear of the Dispensary. He set up a Night Shelter for Women in Islington street and also a Home for Fallen Women. Singleton died in 1892 after ensuring that there was no possibility of Mission property being alienated or misappropriated. The Mission Hall buildings survive (figure 33) and the work of the centre is perpetuated by the Collingwood Community Health Centre.⁸⁸

Collingwood was also a major theatre of operations for the Catholic church, which could probably claim a greater proportion of adherents in the total population than in other outlying, and more middle-class, municipalities. The church sponsored one of Collingwood's most extensive and longest living of social institutions in the Convent of the Good

The 47th ANNUAL REPORT

of the



For the Relief of the
Necessitous Sick
Poor of Collingwood,
Fitzroy, and Rural
Districts.

Opened by the late
Dr. Singleton
on the Principles of
the British Medical
Mission Dispensary.

Dr. Singleton Free Medical Mission Dispensary
And **OUT-DOOR HOSPITAL.**

For the Year ending 30th June, 1916. Wellington St., Collingwood.

Figure 33. The Collingwood Free Medical Mission Dispensary building.

Source: Annual Report for the year ending 30th. June, 1916.

Shepherd at Abbotsford. In 1863 the Good Shepherd order of nuns had opened their women's (or Magdalen) asylum at Abbotsford. The order occupied Abbotsford House and in 1865 had purchased the adjoining St Hellier's property. A major component of the Victorian charity network was developed with nuns of the order, novices, "Magdalens" (in St Hellier's) and wards of the state (including juvenile criminals) at a reformatory. "Preservites" attended the Presentation School (girls placed in the convent and supported by guardians) and these were joined, in 1866, by juveniles committed by the courts to an industrial school. The last category of children were the basis for a thousand pound grant providing for the construction, in 1867, of a two storey brick building. The 1870s saw the completion of a chapel (1872) and the redevelopment of earlier structures. By this time the Magdalen Asylum had become an important part of the Victorian charity system and, in 1877, a subject for the Vagabond (John Stanley James), a celebrated muck-raking journalist whose sentimental amount of his attempt to rescue a young female waif from the downward path to sin is one of his most famous early articles. By the turn of the century the complex had assumed close to its final form with a complex of substantial buildings and a strong orientation to domestic and agricultural work.⁸⁹

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Collingwood" and its surroundings be influenced with the "saving grace of God".⁹⁰

The Church of England Mission church of St Saviour was founded in 1874. This followed joint meetings of the clergy of the surrounding parishes who recognised that the work load was too great for them to tackle on their own, and that only a small percentage of seats in the municipality's churches were free. They believed that the poor were reluctant to worship with the fashionably dressed, and that a mission church could more closely meet their needs. By 1879, the architects Terry and Oakden were supervising the extension of the St Saviour buildings. Together with Dr Singleton, the St Saviour's vicar, the Rev Charles Yelland established the Collingwood Relief Fund which handed out money in extreme cases but more commonly found work for the unemployed and clothes for others. Within a two week period during 1879, the fund assisted 890 people, thereby relieving some 347 families. At the church, all seats were free, a community library was established and Yelland's policy was never to have collections at his services. In that year, St Saviour's was re-opened as a parish church, consecrated in 1880, and altered for use as a Russian Orthodox church in 1958. Situated on the corner of Oxford and Mason Streets, it remains as a symbol of the Anglican church's work in the district, its all seats free policy having made it the first church of its kind in the Melbourne diocese.

The work of the Salvation Army in Collingwood commenced soon after the arrival in 1882 of their founder in Melbourne, Major James Barker. The Army's great mission was to evangelise the poorer classes. Historian Blair Ussher has claimed that efforts to this end by the established churches had achieved little in Melbourne by this date.⁹¹ Whatever the truth of this contention, the zeal and conscious militarism of the Salvationists, together with their ready acceptance of new recruits, did set them apart from other denominations. Within 12 months of the arrival of Major Barker, Singleton had handed his mission hall over to the Salvationists and was reporting that crowds of up to 5,000 people were besieging the

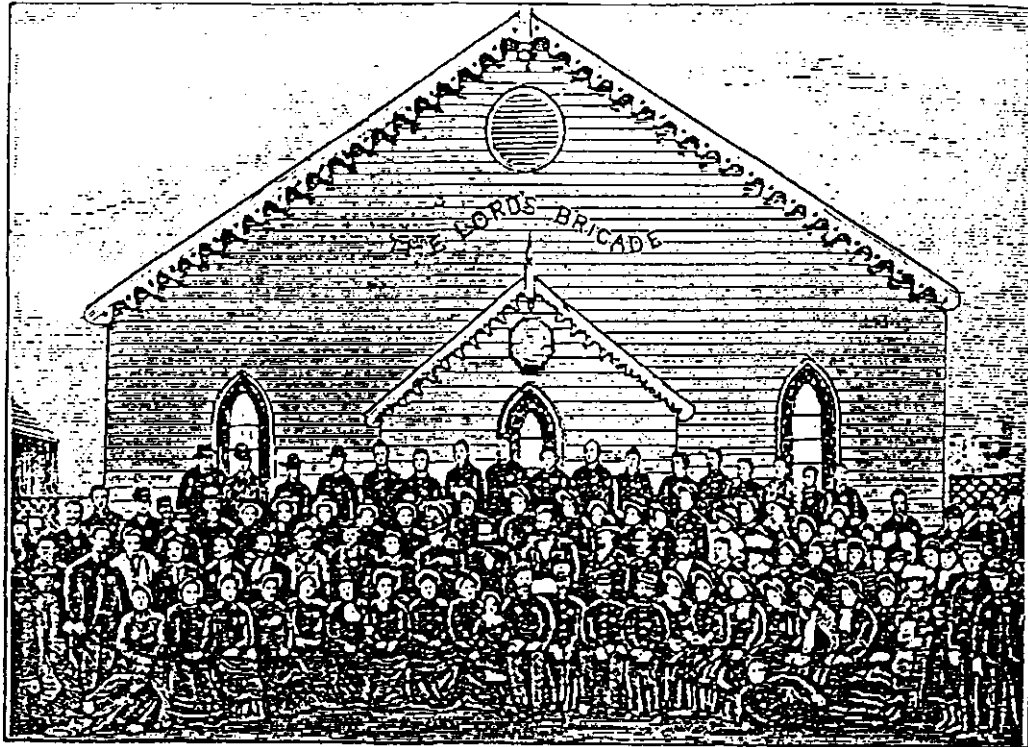


ST. SAVIOUR'S CHURCH, COLLINGWOOD.

Figure 34

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

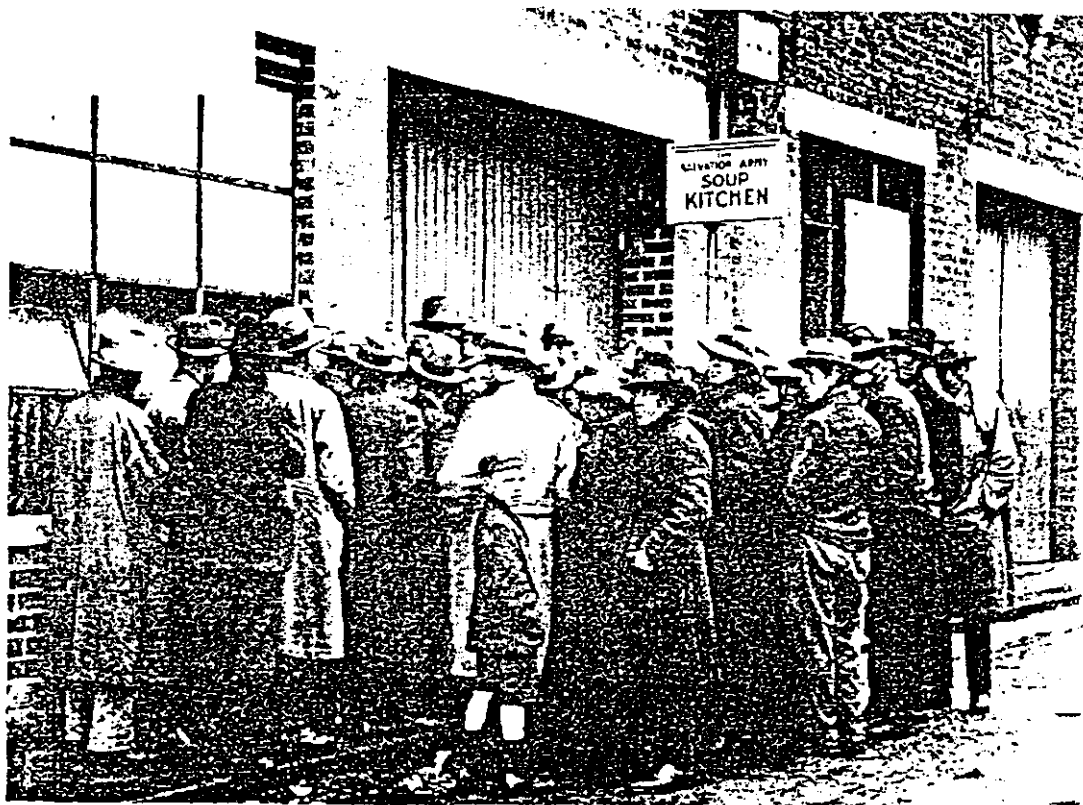
Source: State Library of Victoria.



THE COLLINGWOOD BARRACKS.

Figure 35 The Salvation Army Barracks, Wellington Street, 1883.

Source: Horsley, J.F., *The Victorian Salvation War*,
S. Melbourne, 1883, p. 56.

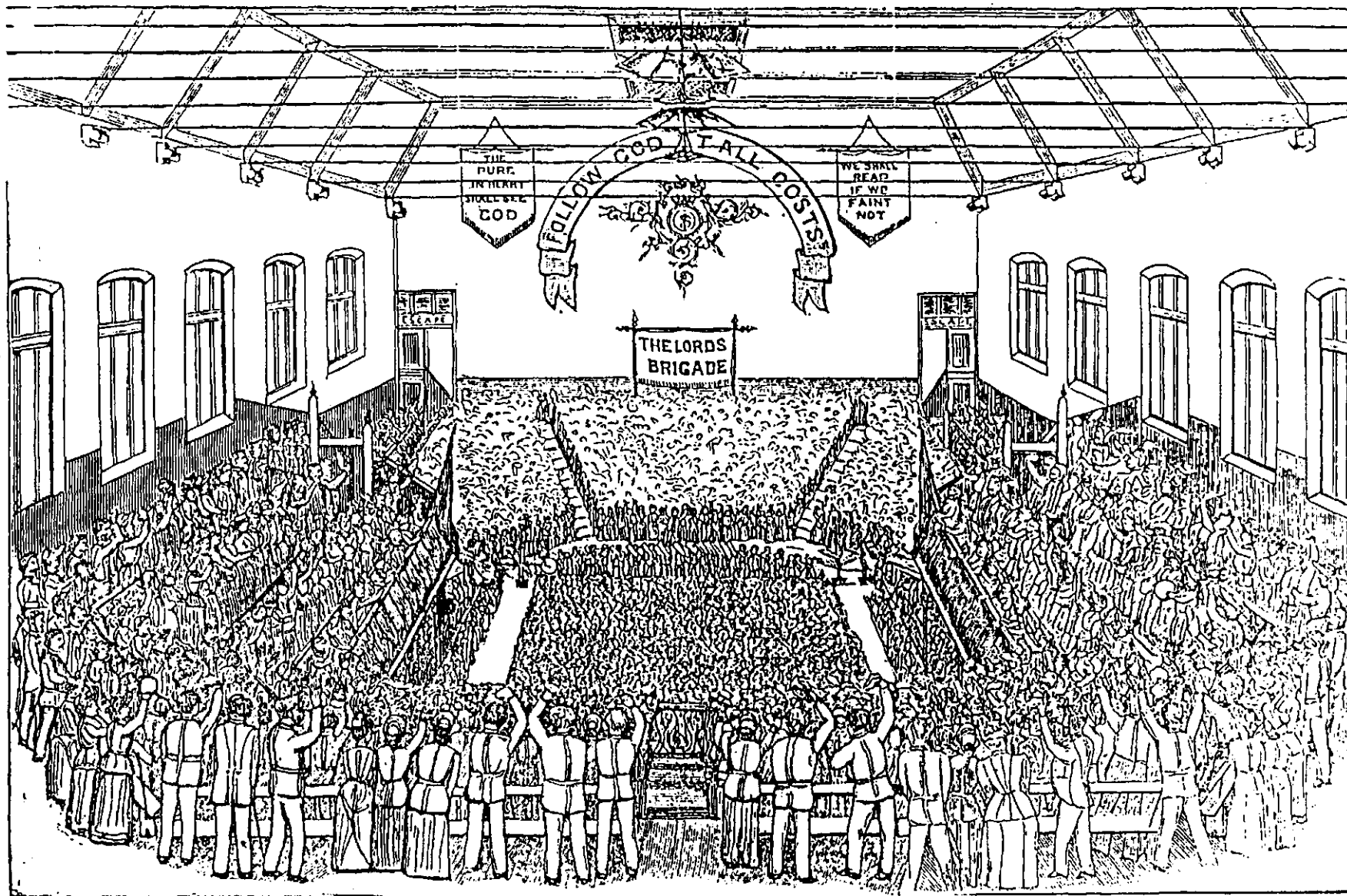


2. Lining up at the Army's soup kitchen, Collingwood.

Source: *The War Cry*, 22.3.1980.

Figure 36 Courtesy, Salvation Army Territorial Archives.

Interior of the New Collingwood Citadel.



Interior of the New Collingwood Citadel.

Great Opening and Welcome Meeting to our new Commissioner on Christmas Morning.

Figure 37. Interior of the Salvation Army Barracks. Wellington Street. 1890.

building⁹². The Collingwood corps reported that the major thoroughfares of the municipality were choked with 3,000 spectators whenever it turned on a parade, and the parishioners of St George's Presbyterian church complained to the Council that the noise made by the Army's meetings was disrupting its own services. Their building remains, whilst the Army's barracks was demolished to make way for government housing on the other side of Wellington Street (figure 36). Barker turned the Army's Victoria Crescent property into the Prison Gate Brigade Home in 1889,⁹³ and used it as a farm to provide food for the inmates, and revenue through outside sales. With the demolition of the Army's barracks and the redevelopment of the "Anchorage" there is little to remind us of the salvation war in Collingwood. The corps officer's house, in Emma Street, is the only remnant of its activities during the depression years.

A Crime-Ridden Slum?

As with other areas of low rents, Collingwood came to be associated in the public mind with the poor, their social and economic problems, and also with problems of larrikinism, crime and alcoholism. But, as many modern writers have observed, the popular image of such districts as "slums" may have been misleading, and Graeme Davison has described the slum stereotype as "a serious stumbling block" to understanding the life of Melbourne's nineteenth century underclass.

It portrayed lower-class life in essentially negative terms - disease, distress, disorder, disaffection - and always from a lofty middle-class point of view. It acted as a shutter closing the minds of contemporaries to the inner life and outlook of the poor.⁹⁴

At the same time, changes in the character and spread of the metropolitan population did make for a widening of the social divide between rich and poor and between "respectable" citizens and the so called "criminal" classes. Chris McConville has suggested that in Melbourne crime rates

followed the same general picture as in other large cities - increased urbanisation meant reduced rates of arrest and conviction. This did not mean, however, that behaviour was improving in districts like Collingwood, or throughout the metropolis as a whole. According to McConville, between the late nineteenth and early twentieth century the social landscape of the city was "profoundly altered", and it was this that provided the background to declining arrest rates.

By 1924 lanes which had once hidden a 'criminal class' were lined by factories rather than cottages.

Shopkeepers who had once been outraged by Collingwood larrikins or by city prostitutes had fled to new suburbs across the river. Fewer hotels stood at street corners. Melburnians moved about by tram or train or by car rather than on foot.⁹⁵

McConville has graded offenders into three broad categories. These included, firstly, outright criminals whom no one dared defend, and whose offences - murder, rape, burglary - incurred the most severe penalties. Then there were those whose crimes carried lesser penalties - "street-corner toughs, prostitutes, thieves and receivers" - but who received a great deal of general public censure. Finally, there were a third group - "Sunday traders and proprietors of two - up schools and tote shops" - where activities were illegal and sinful in the eyes of some, but were nevertheless tolerated and even approved of in some quarters. Examples of all three types of offenders can be found in Collingwood, as, indeed, they can in other areas as well. This does not, of itself, explain the persistent and often unjustified association of crime and criminality with Collingwood and its urban environment.

The rise of John Wren from apprentice boot clicker to proprietor of Australia's most famous illegal gambling den to wealthy and respected businessman, and community leader is often explained by reference to his humble origins in Collingwood, which, according to Niall Brennan, "was a fertile ground in which to plant a business that ran counter to the law."⁹⁶ Wren started out as an apprentice in Whybrow's

Emerald Street shoe factory (now demolished and forming part of the Government housing scheme in this area). His fortunes received a boost when he won L180 on Carbine's win in the 1890 Melbourne Cup. Three years later, after having worked in an illegal betting shop which was successfully busted by the police on one occasion he used his new found experience to open his own betting shop behind a tea shop at 136 Johnston Street. Wren graduated rapidly to large scale betting in an operation "which was to bedazzle Melbourne for fourteen years with its impudent disregard not only for the law of the land but also for the laws of social convention."⁹⁷

Behind William Cullen's tea shop, a woodyard ran through to Sackville Street. Only one load of wood, it was claimed, had ever been carted in here, and it had never been carted out. This was the Collingwood tote, with the various rights-of-way in the block bounded by Johnston, Gold, Sackville and Wellington streets providing ample opportunities for bettors to arrive and depart undetected. Wren's early activities were watched not only by the law, but by various public morality leagues and Protestant social reformers who monitored his operations and spoke out against him at every opportunity. The Collingwood Council publicly opposed him, as did some shopkeepers, but the community at large gave him support. The working class could see no reason to oppose his struggle to keep his tote open at a time when other betting facilities for rich men were entirely acceptable within the eyes of the law. Wren became their hero. In 1905, when his horse "Murmur" won the Caulfield Cup this "criminal" from Collingwood received the cup from the hands of the Governor himself. In 1907, the Victoria's Gaming and Betting Act came into operation and Wren closed his tote down. He had moved the centre of his operations by this time into the racecourse and professional boxing fields. But for more than a decade the Collingwood tote had provided a recreational pursuit for the people. The shop at the front of the tote remains in Johnston Street at no. 146.

The success of the tote was perhaps a reflection of the lack of other facilities. During the 1890s there were no cinemas,

few dance halls, and in the evenings and weekends young men organised themselves into larrikin "pushes" and made their own entertainment. In Smith Street on Sundays, the young female population walked the section from Peel to Perry Streets known as "The Block" and eyed off their peers, and also, at the same time, the goods in the shop windows. By the late 1880s, the shorter 48 hour week was arranged so as to guarantee workers a Saturday half holiday.⁹⁸ Although the Collingwood population was generally still not mobile, time was available for leisure and Collingwood's inhabitants were able to leave town in organised groups. One such occasion occurred in 1890, when the Observer reported the "annual picnic of the citizens of Collingwood and State school children" which was held at Whittlesea. Six "long trains" were chartered to convey 3,000 people, including the Collingwood Brass Band.⁹⁹

Collingwood citizens expressed themselves in at least one other leisure activity. Richard Stremski has written that "Collingwood's lowly status as a Melbourne suburb engendered a fierce competitive streak amongst its inhabitants, enabling the Magpie battlers to overcome seemingly unsurmountable odds and become Australia's premier football club.

A premiership pennant was hoisted at Victoria Park within five years of the CFC's creation and three more flags were won during the next fourteen years. Indeed, the Magpies missed the finals only once during the next twenty-five years of the VFL's existence, and reached their peak between the wars when Collingwood won seven and participated in fourteen grand finals.¹⁰⁰

Stremski suggests that it was a defensive reaction against negative perceptions that prompted Collingwood's leaders in the 1880s to "seek vindication of their habitat and vengeance against their neighbours" in the development of Victoria Park as a sports oval and the creation of the Collingwood Football Club.¹⁰¹ In the early and middle decades of the twentieth century Collingwood became the most successful club the game has ever known, receiving powerful patronage from such loyal local magnates as John Wren.

As well as engendering larrikin gangs such as the "Hoddle Street Lairies" Collingwood also spawned a variety of minor football and cricket clubs, which often emphasized some key point of association with the municipality. St Phillips had a cricket team in 1890 and others went by the names of "Avondale", "Alfred Crescent", "Hotham Street United", "Progressive", "Tabernacle", "Oxford Juniors" and "Abbotsford". There were other popular community pastimes as well. A local draughts tournament was an annual event, with the 1890 match played at "Garside's Rooms" between Bedggood and Winn's boot factories. In the same year J.B. Blackmore's factory in Wellington Street held its annual picnic at Mordialloc, the lunch being chaired by Councillor Flood and attended by the Hon G. D. Langridge. The Collingwood centennial skating ring was a popular venue in Hoddle Street and the municipal baths were rushed in the summer months. The activities of the Horticultural Society offer a rare insight into the period homes of Collingwood. Commenting on one of the Society's regular shows, the Observer claimed that,

a pretty garden is the sign of a pretty home. Many of the places exhibited had only a frontage of sixteen feet, necessitating passing through the house to reach the garden, and visitors could not help noticing the tasty and comfortable manner in which these small cottages were furnished.¹⁰²

Graeme Davison has observed that the suburban ideal seems to have attracted virtually all sections of society in the 1880s.

Most workingmen had little gardens attached to their homes, and even the back-street slums of Collingwood had potted ferns at the windows. A brass name-plate, a modest garden plot and a wrought iron verandah might equip a lowly cottage, as much as a great mansion, to symbolize its owner's aspirations to suburban respectability.¹⁰³

The Collingwood Observer's descriptions of neat cottage gardens in the 1890s were to contrast with those of the Housing Investigation and Slum Abolition Board of 1936-37, and with the descriptions of houses made by the Collingwood Council's sanitary inspector to its Sanitary and Public Works Committee over the period from 1885 to 1936.

Much of the Collingwood and Richmond flat had been settled in the 1860s and 1870s, "under badly drawn, loosely enforced regulations which permitted developers to extend subdivision almost to its rapacious extreme."

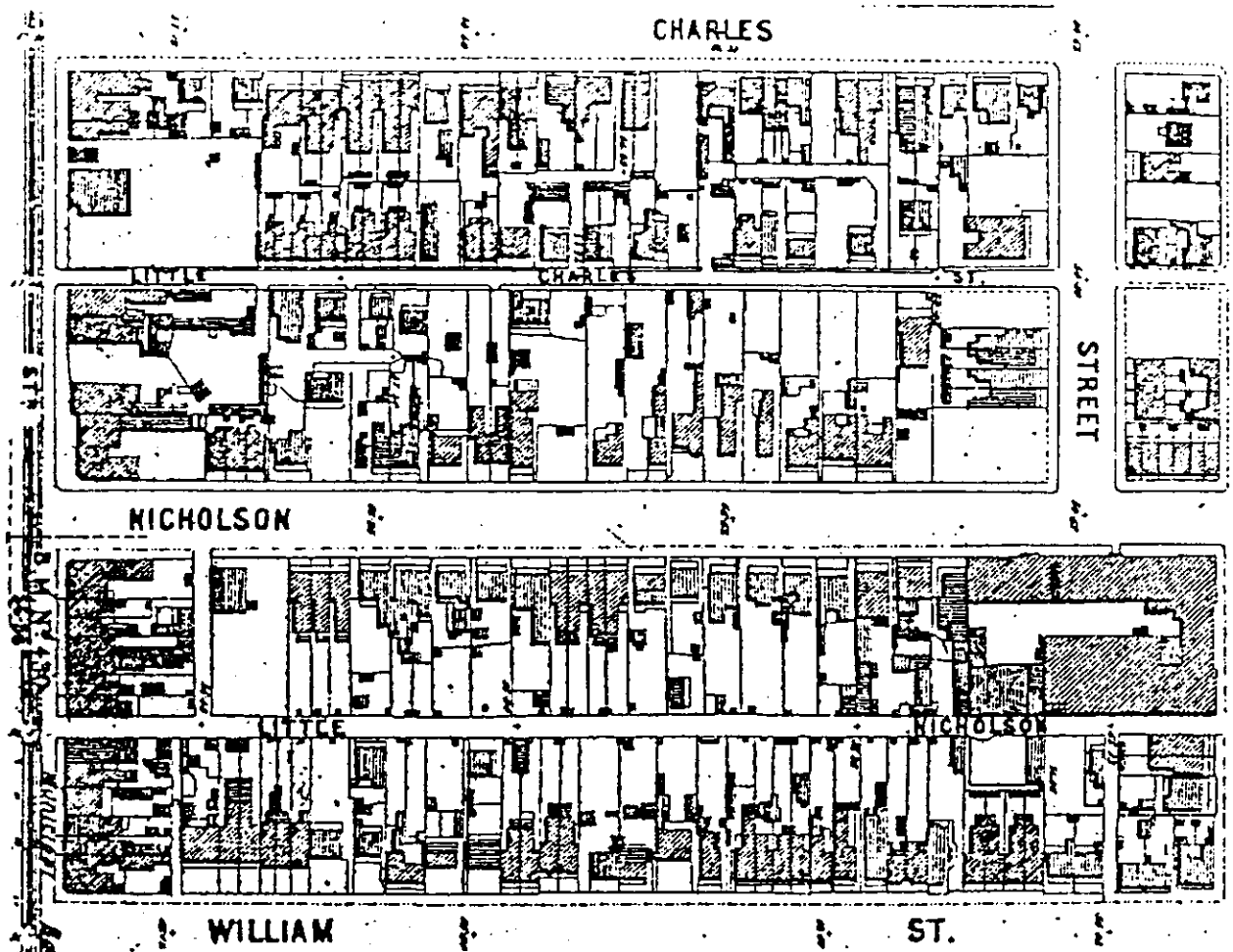
The result was that buildings blocks were reduced to 16- and even 12-foot frontages, streets constructed with the narrowest possible paths and carriageways and, through much of the inner city, entire estates left without any open recreational space. Houses were built on much the same principles, producing rows of rude three- and four-room timber cottages.¹⁰⁴

One advantage of such cheap housing was that the poor could afford it, and this may explain the fact that Collingwood citizens pursued the ideal of home ownership almost as zealously as did their counterparts in the outer suburbs. Politicians powerful in the Collingwood area, such as James Mirams and G.D. Langridge, were active promoters of building societies whose aim in Collingwood as elsewhere was to provide homes on a scale commensurate with citizens' means. In this respect rows of identical timber framed cottages in Collingwood served the same improving social ideals as larger structures on bigger blocks in the developing outer suburbs. But in contrast to those heavy borrowers of the outer suburbs whose highly valued properties fell steeply in value when the crash came, aspiring home owners of Collingwood weathered the crisis with relatively little physical disruption.

"Collingwood Coke"

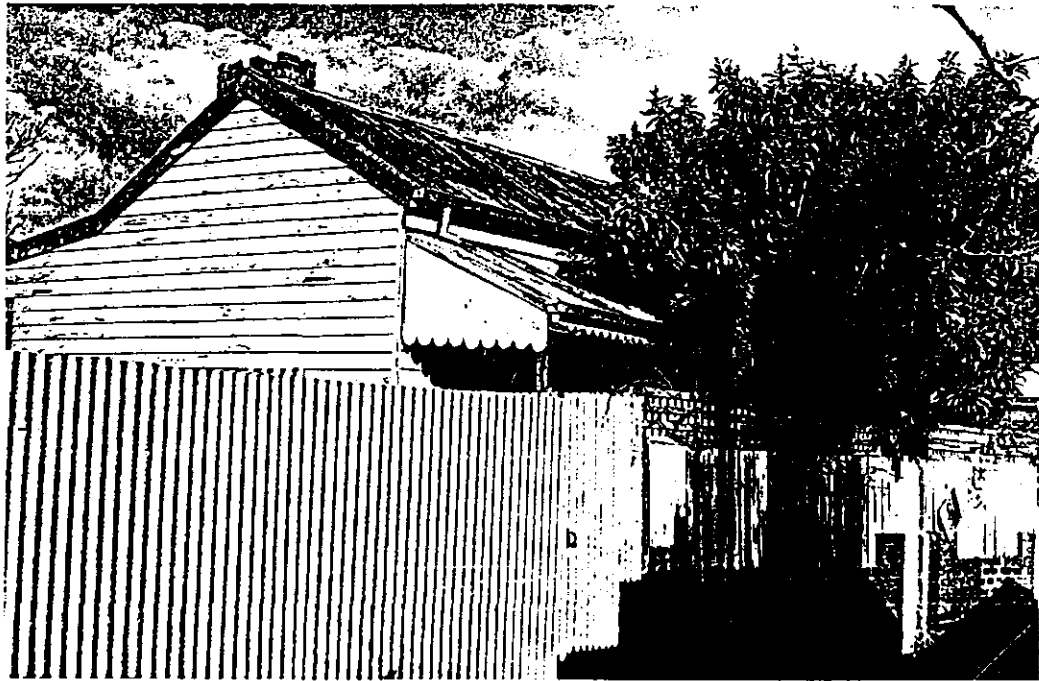
Collingwood's housing has always been of a varied character. This often stemmed from circumstances surrounding construction, which were often hasty and with a temporary end in view. In 1885 Collingwood's inspector reported to the local board of health drawing its attention "to the class of persons who are at present erecting houses in various parts of the city that must of necessity in a short time be brought under your notice." He continued to cite examples of poor drainage, sanitary defects, leaking manure receptacles and of sewerage percolating into backyards and under houses. At this time of boom development, property developers were faced with relatively high land and rental costs owing to the municipality's proximity to the central business district. To remain cheap, a working class dwelling was required to use as little land as possible.

From the middle of 1930 to the last months of 1934 more than a fifth of Australian wage and salary earners were out of work, and it seems that the situation in Collingwood was much worse than this. Possibly, more than half the parents of Collingwood's children were out of work from 1931 to 1936.¹⁰⁵ The full extent of the misery and hardship endured in these depression years cannot be computed in numerical terms, or only with reference to the numbers of male wage earners out of work. Likewise, it is difficult to assess the precise contribution made to the urban environment by what has since become known as "the great depression". For many, poor environmental circumstances were among the most manifest expressions of hardship. These included cramped living quarters, blight and the general decay of nineteenth century housing stock. Revulsion at these experiences of the depression may well explain the exodus from the inner areas after the 1939-45 war and the general political and social support for schemes of redevelopment sponsored by the Housing Commission from this period. Whatever the reason, redevelopment initiatives were often poorly conceived and



1. Slum pockets in Little Charles and Little Nicholson Streets, Abbotsford.

Source: M.M.B.W. litho plan no. 38, (nd).



2. No. 23A Little Nicholson Street, 1987.

Figure 39 Slum Pockets, Abbotsford.

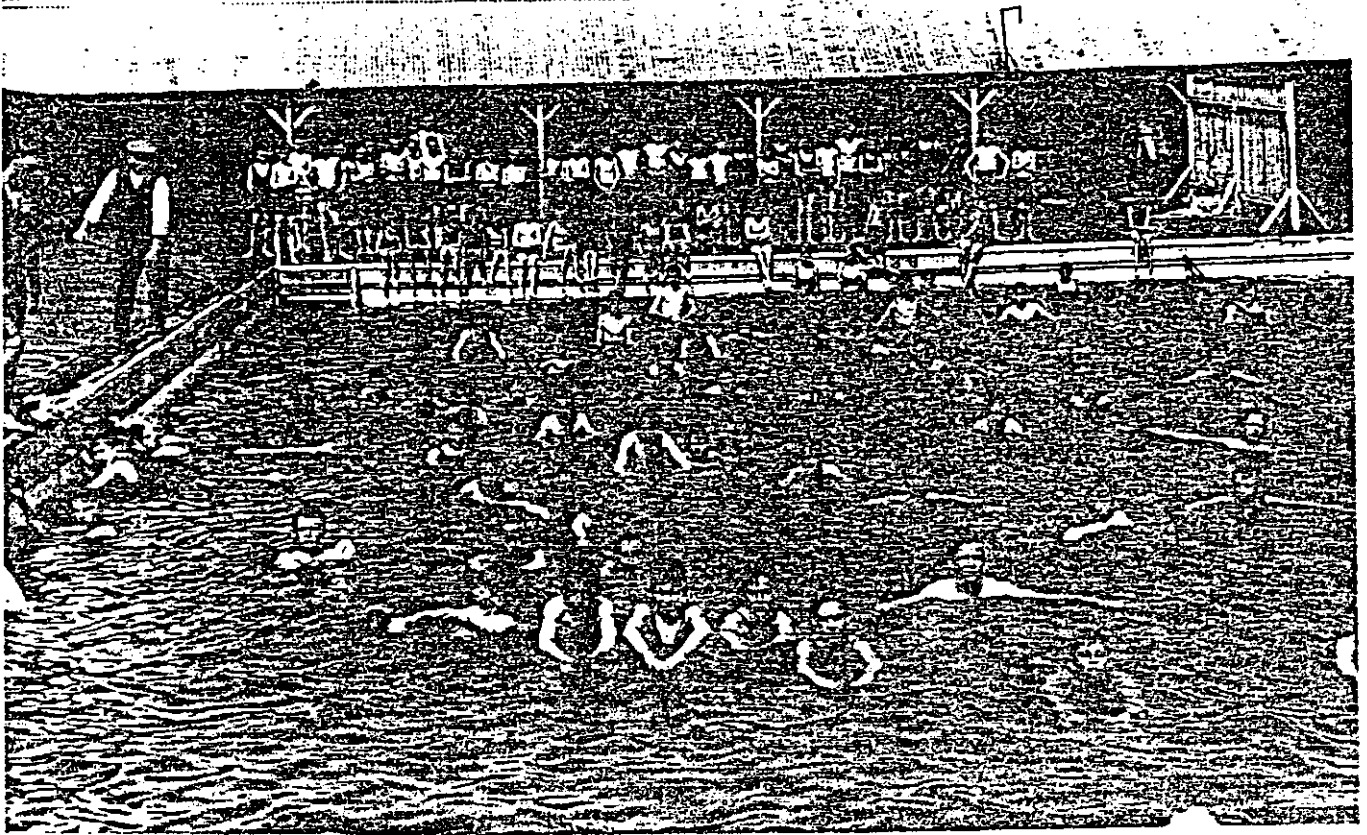
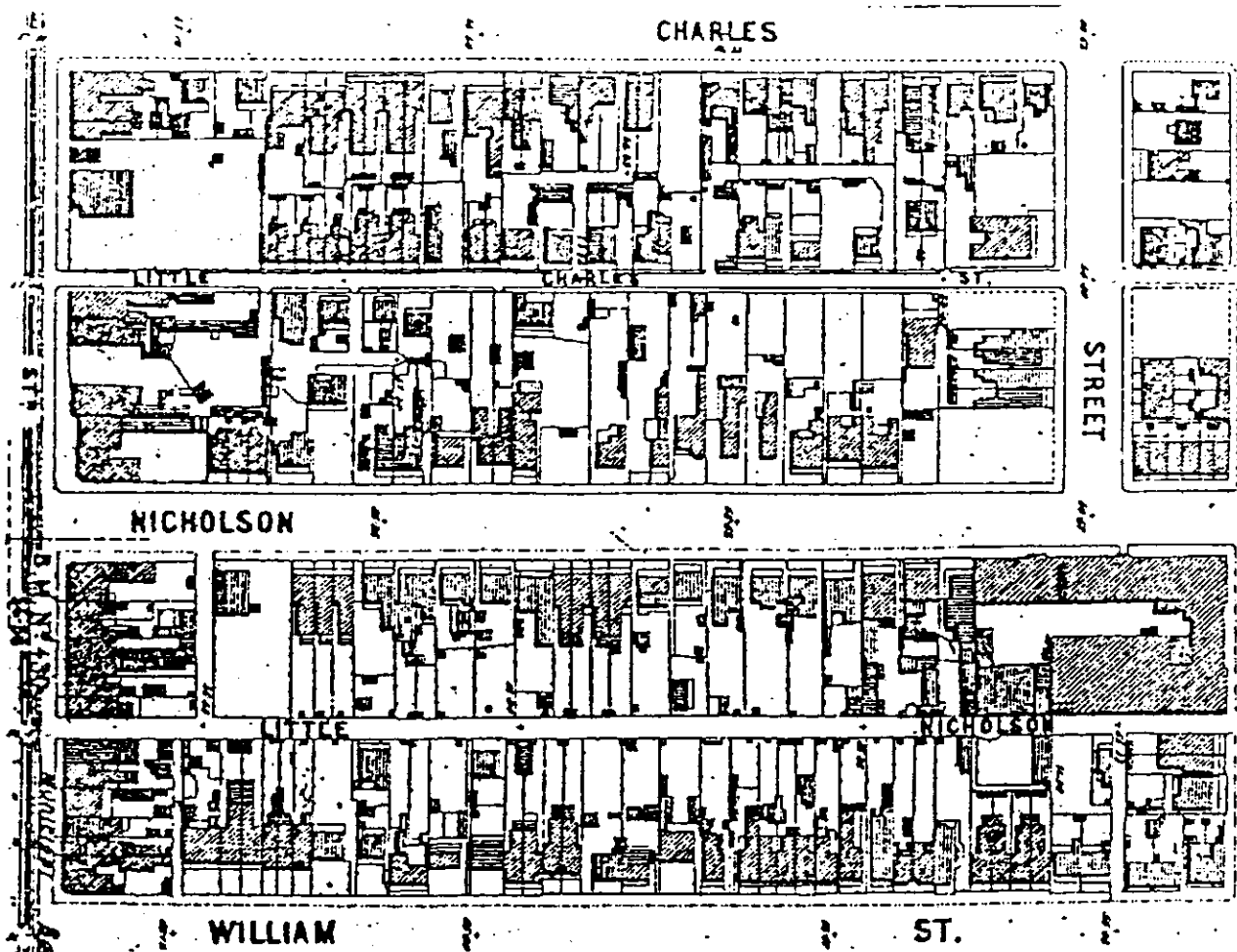


Figure 38 The Municipal Baths in Marine Parade,
Abbotsford.

Source: Collingwood History Committee.



1. Slum pockets in Little Charles and Little Nicholson Streets, Abbotsford.

Source: M.M.B.W. litho plan no. 38, (nd).



2. No. 23A Little Nicholson Street, 1987.

Figure 39 Slum Pockets, Abbotsford.

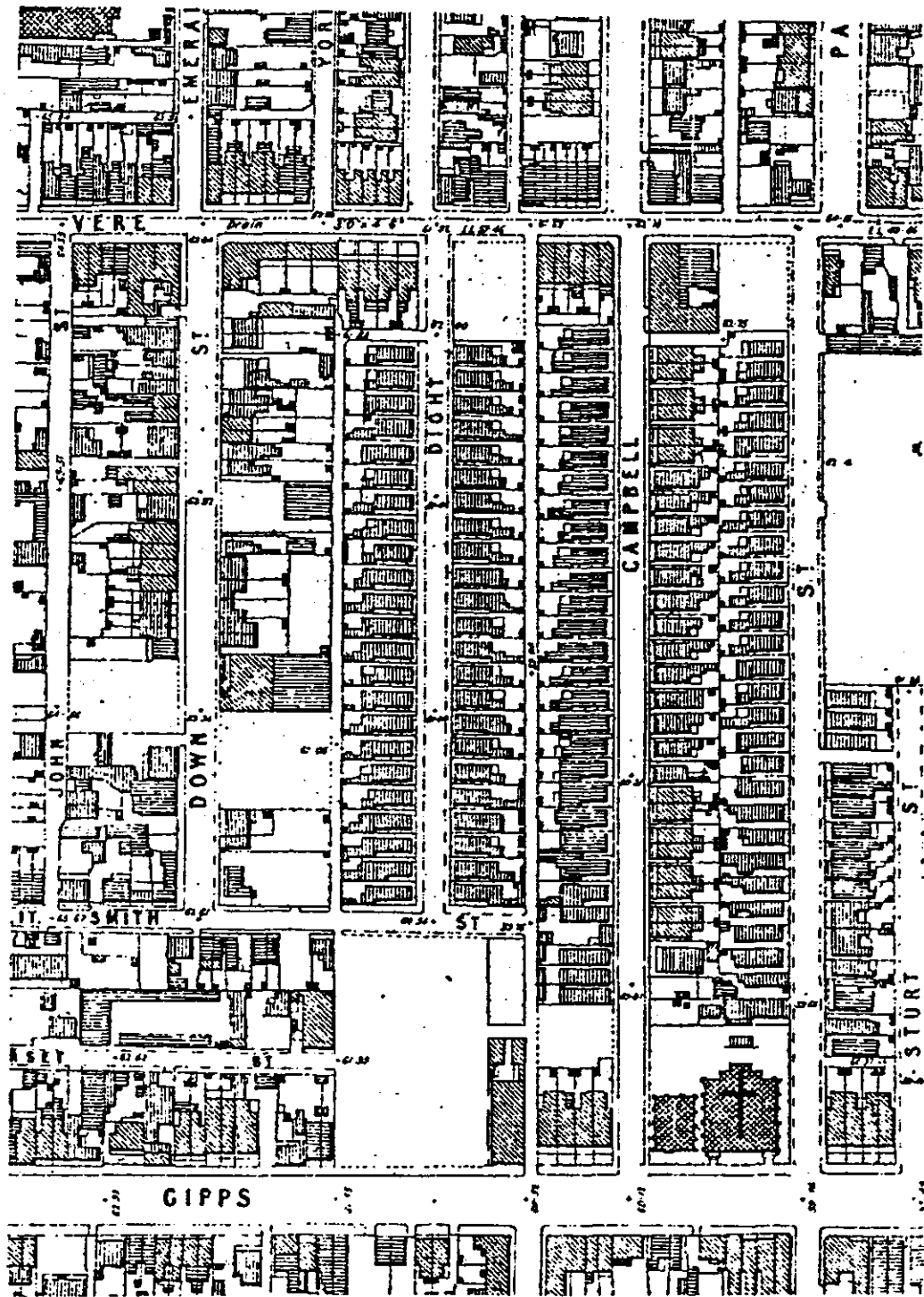


Figure 40 Congested Area in Campbell and Dight Streets.

Source: M.M.B.W. litho plan no. 28, (nd).

frequently as brutal in their impact as the deteriorating social environments they sought to replace.

In the 1930s the Housing Investigation and Slum Abolition Board's appraisal highlighted the circumstances surrounding Collingwood's so-called slum areas: "land has been so avariciously used in some instances that two or three houses have been erected on an area which was originally intended to be the backyard of a house facing a major street".¹⁰⁶ (The illustration demonstrates this practice in Little Charles and Little Nicholson Streets. Today, no. 23A Little Nicholson Street is the last survivor in this vicinity.) The Board went on to describe the categories of slum conditions prevailing in Melbourne's inner suburbs. "Slum pockets", it said, are made up of low-grade houses fronting a right-of-way, a "place" a lane or a very narrow street or passage-way. A "congested area" could accommodate up to 49 dwellings to the acre, the Campbell/Dight Street area illustrated being an example of this situation. A "blighted area" was one encroached upon by industry, a circumstance which is still common in the municipality (A small cottage which still exists at the rear of no. 24 Cromwell Street not only fronts a narrow right of way, but is hemmed in on all sides by factories large and small). A "decadent area" was described as a formerly fashionable district, now consisting of large houses and hotels converted to apartments, whilst a "mixed area" was one characterised by poor houses interspersed with good ones.

The Housing Investigation and Slum Abolition Board commented in the 1930s that slum pockets, including those in Collingwood, were "hot beds of depravity and disease". It referred also to the "slow warping influences of poverty", and concluded that "a Christian system cannot be reconciled with a society that continues to tolerate these appalling conditions".¹⁰⁷ In the 1960s the Housing Commission redeveloped many of these so-called slum areas, whilst the expansion of industry had a similar affect. It is interesting to observe in certain parts of Collingwood that the process of transformation from residential to industrial area has been in

progress for nearly a century and is not yet complete. It is typical of most of Collingwood south of Alexandra Parade.

The transformation of the residential character of the area occupied by the Methodist Mission's premises in Gipps Street, at the Campbell Street intersection, was wistfully commented on by Harry Freeman, son of a former superintendent minister, when he returned to the neighbourhood during the early 1980s:

Memory recalled many of the rows of sub-standard cottages and old terrace houses which once stood within the vicinity of the Mission headquarters and have since been demolished to make way for rows of factories and other industrial premises; but the Glasshouse Hotel on the nearby corner of Gipps and Rokeby Streets still remains and next door a small row of brick cottages, one of which was the home of Mr John Brinkley and family who for many years rendered faithful service as janitor of the Mission headquarters.

Still standing at this corner, the inward eye saw the ill-clad, bare-footed children playing in the streets. Little boys and girls who had run excitedly after the car carrying Father Christmas as he delivered parcels of cheer to places called home. Children who bubbled with anticipation and glee as they boarded vans and charabancs taking them to Christmas treats and picnics in more pleasant surroundings than the potholed streets and crumbling footpaths of Collingwood.

It was late afternoon, the air was chilly, I had been immersed in reflections and recollections of the Great Depression, but as I started for home I sensed that something was missing ... then I remembered, it was the pungent fumes of Collingwood coke.¹⁰⁸

"Collingwood coke" was the name given to the leather off cuts from hides and dressed leather from which the various components of footwear had been cut. Tossed out by the

factories it was gathered in the winter months and burnt in place of timber for warmth by the workers of the city.

The Modern Period

Following the conclusion of the 1939-45 war, Collingwood and its urban environment reflected the very great privations Australians had experienced. Collingwood also stood to reflect the changes that prosperity was to bring in the following decades when Australia became known as "the lucky country". They were not, however, to be particularly lucky for Collingwood. The old ethos was to hang on with the "tough" inner city character that had evolved in the depression years somehow being epitomised in the increased austerity of the urban environment; and also in John Wren and his perceived commercial and political empire.

The figure of John Wren - the slum boy who became a millionaire, confidante of the Roman Catholic archbishop, and the unseen hand behind the actions of politicians - entered into national mythology in this period. This was due, in part, to the controversy that surrounded the publication, of Frank Hardy's novel Power Without Glory after it was first published in 1950. Set in "Carringbush" and covering a period from the depression of the 1890s to the date of publication its central figure is John West, a ruthless and cunning man who rises to wealth and power at the expense of almost everyone he comes in contact with. These include family, friends, and, above all, his class. The fictional West was clearly based on Wren. Hardy, a Balzac-inspired young Communist, hoped to expose Wren with his passionate work. He was sued for criminal libel, not by the ageing Wren himself but by other members of his family who resented the suggestion derived from the book that Mrs Wren had had an adulterous affair. Hardy was acquitted in what became Australia's most sensational literary trial.¹⁰⁹

The Wren legend has continued to grow following a popular television series. More recently Chris McConville has questioned the extent of Wren's power and influence, suggesting that his control over inner city politics was never as all-embracing as legend would have it. According to

McConville, the man was neither an Irish chieftain nor a machine boss, but a "muddling millionaire". McConville concludes that Wren's real power was commercial not political, and that it rested on an inner suburban sporting subculture that flourished amongst working-class men in these years. McConville also argues that Wren's never all-powerful influence in the Labor Party was already in decline even before Frank Hardy put pen to paper. Only the split in the 1950s allowed some remnants of his influence to remain at the local level, but even by this stage more impersonal forces of change were waiting in the wings.¹¹⁰

Nevertheless, the image of Collingwood as a beleaguered fiefdom dominated by incompetent or corrupt local politicians and officials survived into the 1970s. Although the local council still defined its area, the urban environment was now being transformed by large government instrumentalities - the Housing Commission, the Melbourne and Metropolitan Board of Works and the Country Roads Board. Increasingly, the old style local politicians were ill-equipped to deal with the new array of forces that derived their power from more exalted circles of government. More recently, local councils in the inner areas, and in Collingwood in particular have reflected the concerns of a new generation of citizens. As political scientist R.F.I. Smith observed in 1975 "politics in Collingwood now involves more than a few A.L.P. members sitting around in the town hall or using it as a base for forays into the wider political worlds."¹¹¹

The Motor Car and Other Developments.

The motor car began to appear on Melbourne's streets in the early decades of this century, but it was only in the 1920s that it became a familiar sight or was recognised as contributing to traffic congestion. And it is only in the modern period that mass ownership of the automobile has presented a marked threat to the environmental quality of Australian urban areas. Most notably these have been the inner urban residential and commercial areas that were not constructed with this form of transport in mind. "Walking

The Eastern Freeway was the final stage of a program initiated by the Melbourne and Metropolitan Board of Works, and completed by the former Country Roads Board, which affected arterial roads in Collingwood. It was preceded by the widening of Hoddle Street south of Alexandra Parade, and this led to the demolition of many commercial, community and residential buildings along its west side. Buildings affected included the Junction, the Royal George, the Town Hall, the Sir Henry Loch, the Railway and the Victoria Park hotels. Harkness Stores Pty Ltd's former premises near Victoria Street were partly demolished. After October 1976, Hoddle Street formed an important outlet for the Eastern Freeway.

The environmental transformations made on behalf of the motor car and outer suburban commuters would not have been possible without the active participation of large government agencies, such as the Country Roads Board. Even less popular in Melbourne's inner suburbs was the Victorian Housing Commission. By the 1960s the Commission was engaged in large-scale block demolition, pulling down many structurally sound buildings, shops, hotels and factories, and causing whole communities to shift elsewhere. Large high-rise concrete "estates" were the typical end-results of such exercises. These appear to have had the social policy objective of increasing inner urban densities as much as any other higher ideal, such as improving the lot of the poor. In Collingwood, as elsewhere, whole new classes of residents, complete with distinctive characteristics and problems, were shifted into Collingwood with scant attention given to the work opportunities, medical, educational and other social services that were available. By the 1970s both the policies that directed the activity of the Housing Commission and the Commission itself had fallen into disrepute.

The New Residents

Many of the more dramatic expressions of change in the character of Australian life in the post-war period have been witnessed in the inner suburbs of the major capital cities. The early influx of new immigrants from Europe into these

areas in the late 1940s and 1950s set in train a process that was to revitalize these areas and, eventually, to extend Australians' range of cultural identity and expression. Collingwood was a pace-setter in this process, and by 1971 approximately 45 percent of its residents had been born overseas.

The influence of Southern Europeans, in particular, quickly became evident with the painting of terraces in unfamiliar pastel colours, the planting of trellised vines, and the revitalization of old churches, and retail commercial buildings as coffee shops and special produce stores. In 1974 R.F.I. Smith observed the environmental impact of Collingwood's new residents.

Shops have signs in Greek, Italian and Serbo-Croat as well as in English. A few shops have Arabic signs. In the streets working class Australian pensioners, in felt hats and carrying lait bags, stand out amidst the peasant scarves of migrant women and the trendy imitations worn in similar style by women of the middle class.¹¹²

The new migrants appeared to follow the classical settlement process of "succession" - with certain inner areas acting as reception centres for new immigrants, holding them for a while and then moving out, only to be replaced by another newly arrived group. Collingwood may be regarded as one of these reception areas. In the post-war period it experienced a wide variety of new immigrant groups from such nations as Italy, Greece, Turkey, Lebanon and Viet Nam.

The revitalization of the inner suburbs was initiated not only by the new migrant groups. There was also a renewed interest in such areas by more established groups who remained keenly aware of the positional advantages to be had from living close to Central Melbourne and key metropolitan institutions, especially tertiary educational institutions such as the University of Melbourne. Many of these new residents were educated professional types. Others were young, students and the like. All enjoyed the more cosmopolitan culture that had

developed in an arc around the central city to the north and east. This set in train a process, dubbed "gentrification". Eventually, it resulted in the revitalization of residential neighbourhoods, of shopping centres and entertainment services, of personal clothing styles; in short the development of the new inner suburban "life-style".¹¹³ These new residents were then able to exert a cultural and political influence beyond that which their numbers might have otherwise warranted. They captured old branches of the Labor Party which then offered them scope for individual political advancement. The old inner city, so long neglected, suddenly possessed skilled and articulate defenders. As Leonie Sandercock and others have observed, the movement was not devoid of self-interest. One inevitable consequence of the defence of inner city residential areas has been rising land values.¹¹⁴ They are poor areas no longer.

Conclusion

Collingwood today comprises an urban area which has experienced a great array and intensity of human activity. In this respect it compares well with any other metropolitan suburban district. It has been through many transformations, ranging from a salubrious riverside retreat, to an industrial suburb, to a trendy inner-city residential area, and it has contributed much to our history. Material expressions of these changes are detailed in the following pages. Recommendations for various forms of protection and enhancement also form part of this study. It is to be hoped that through the implementation of these recommendations that Collingwood's environmental heritage may continue to illuminate its rich history.

APPENDIX - POPULATION GROWTH - City of Collingwood

<u>Year</u>	<u>Population</u>	<u>Dwellings</u>
1854	8,738 (East Collingwood)	
1857	10,786 (East Collingwood)	
1861	12,653 (East Collingwood)	3,478
1871	18,598 (East Collingwood)	4,013
1881	23,829	4,918
1891	35,070	7,141
1901	32,749	6,803
1911	34,190	7,160
1921	34,239	7,446
1933	30,665	7,150
1947	29,758	7,401
1954	27,155	7,281
1966	22,459	6,109
1976	16,646	5,680
1981	15,089	6,170
1986	13,340	5,954

Source: Victorian and Australian Census data

In this table, the boom decade of the 1880s stands out as a period of exceptional population growth and building development. The 1890 depression is marked by a decline in absolute population numbers, followed by two decades of growth, another slump in the 1920s Depression years, and a continuing decline since that date to 1976.

BACKGROUND HISTORY - NOTES

1. Alexander Sutherland, Victoria and Its Metropolis: Past and Present Vol 2, McCarron Bird and Co., Melbourne 1888, p. 422.
2. Sutherland, op. cit., Vol. 1, p. 570.
3. Collingwood Mercury cited in C.J. McConville, "Outcast Melbourne: Social Deviance in the City, 1880-1914", MA thesis, University of Melbourne, 1974.
4. Alan Marshall's How Beautiful Are Thy Feet (Chesterfield Press, Melbourne 1949) is an imaginative recreation of factory experiences also described in the final volume of his autobiography In Mine Own Heart (1963) at the "Modern Shoe Company" in Collingwood. Frank Hardy's famous novel Power Without Glory (1950) presents the stereotypical view of Collingwood life with a vengeance.
5. Susan Priestley, The Victorians: Making Their Mark, Fairfax, Syme and Weldon and Associates, Sydney 1984, p. 17.
6. Michael Cannon, Life in the Cities: Australia in the Victorian Age: Currey O'Neil Ross Pty Ltd, Melbourne 1983, p. 18.
7. Parish plan.
8. Bernard Barrett, "The Making of an Industrial Environment: Collingwood, Victoria, 1851-1891", M.A. thesis, University of Melbourne 1970, p. 7.
9. H Smythe, parish plan.
10. In Those Days: Collingwood Remembered Collingwood History Committee, Carringbush Regional Library, 1979, pp. 6-7.
11. Charles (later Sir Charles) Nicholson was a Sydney doctor who later became noted for his association with the University of Sydney and with the political history of New South Wales and Queensland. He was typical of many of the Collingwood grantees in that he was both wealthy and not a resident of Melbourne.
12. Collingwood Remembered loc. cit.
13. Sutherland, op. cit. Vol 2, p. 545.
14. Ibid., p. 582.
15. Barrett, "Making of an Industrial Environment", describes the process of subdivision in more detail, pp 8-10.

16. See E.A. Petherick, "Early Collingwood Recollections of the '50s and '60s, of Last Century" Victorian Historical Magazine Vol. 1 Jan. 1911, p.6.
17. Collingwood Remembered, op. cit. pp. 6-7 for extracts from Georgiana McCrae's journal of 1843.
18. Bernard Barrett, The Inner Suburbs: the evolution of an industrial area Melbourne University Press, Melbourne, 1971, p. 87.
19. Barrett, "Making of an Industrial Environment", p. 14.
20. David Dunstan, Governing the Metropolis: Politics, Technology and Social Change in a Victorian City: Melbourne 1850-1891 (Melbourne 1984) p. 66.
21. Argus 3 May 1852.
22. William Howitt, Land Labour and Gold.
23. Barrett op. cit. p. 14.
24. Figure 8 is based upon Barrett, The Inner Suburbs, p. 16 and also upon the plans of subdivision held in the Vale collection, State Library, and the City of Collingwood engineer's office.
25. Map dated "Jan 25th", map collection, State Library of Victoria. Barrett in "Making of an Industrial Environment" states that lot 61 was subdivided in 1858.
26. On the origins of Melbourne's local government system see Dunstan, op. cit. ch. 2.
27. E. A. Petherick, loc. cit.
28. For a full account of the formation of the M.& M.B.W. in which the Collingwood Council is an unusually active protagonist see D. Dunstan op. cit. Ch. 9.
29. B Barrett, op. cit. p. 32.
30. See Hodgkinson's 1858 map.
31. D Gresswell, "Sanitary Condition and Sanitary Administration of Melbourne and Suburbs" Victorian Parliamentary Papers, 1890, Vol 4 No 205, pp. 18-19.
32. Drawing No 00196, City of Collingwood collection.
33. Gresswell, loc. cit., p. 17,
34. Collingwood Observer 6 August 1891.

35. For a general discussion of the problem see Dunstan op. cit., and also David Dunstan "Dirt and Disease" in Graeme Davison, David Dunstan and Chris McConville (eds) The Outcasts of Melbourne (Allen and Unwin, Sydney 1985), pp. 140-171.
36. B Barrett, The Inner Suburbs, p. 132.
37. Barrett, op. cit., pp. 38-43.
38. Collingwood Observer 27 May 1889.
39. See Sands and Macdougall directories. (State Library of Victoria). Information of this type is typically drawn from this source.
40. Richmond Australian 5 April 1884.
41. Map room, SLV.
42. Barrett, "The Making of an Industrial Environment" p. 111
43. The Advance Australia 15 October 1906, p. 258.
44. Ibid.
45. S. Priestley, op, cit., p 157, Argus 7 June 1913.
46. B Barrett, The Inner Suburbs p.92.
47. See J Lack, "Worst Smelbourne": Melbourne's Noxious Trades in Davison, Dunstan and McConville (eds), op. cit, pp 172-200.
48. Sutherland, op. cit. Vol 2, p. 606.
49. Rate Books, City of Collingwood.
50. Noted as Murray's fellmongery on the 1888 Woodhouse map of the city, this may have been Isaac Reeves' Works who took over a fellmongery in this locale in 1859 (Barrett, op. cit., p. 114). Murray's may have been linked with William Murray and Co., whose woolworks building remains in Hoddle Street, Clifton Hill.
51. The controversy is discussed in Barrett, The Inner Suburbs, Dunstan, op. cit., and in Davison, Dunstan and McConville, op. cit.
52. D McLeod, Melbourne Factories, quoted in N Georgiou, "Some Features of the Collingwood Boot and Shoe Industry from the early '60s to the early '90s of the last century", unpublished thesis 1969, University of Melbourne (also Collingwood History Collection), p. 33.
53. B Barrett op. cit., p. 158 quoting P.J. Rimmer, The Boot and Shoe Industry in Melbourne.

54. On the general development of manufactories in the inner metropolitan region see Graeme Davison, The Rise and Fall of Marvellous Melbourne (Melbourne University Press, Melbourne 1978) ch 2. On outwork see E. C. Fry "Outwork in the Eighties" University Studies in History and Economics, Vol 2, No 4, July 1956, pp 79-93. On the boot industry see Georgiou, op. cit.
55. Rate Books, City of Collingwood.
56. B Barrett, The Making of an Industrial Environment, pp. 151, 210.
57. Sutherland, op. cit., Vol 2, p. 598.
58. The Draper of Australasia, Vol 1, p. 59. 27 August 1901.
59. Plan of Cambellfield (dated 1878) Vale Collection, State Library of Victoria.
60. Australian Brewers Journal 20 October 1888.
61. Keith Dunstan, The Amber Nectar (Viking O'Neil, Melbourne 1987) p. 18.
62. See the entries on Auguste de Bavay, Montague Cohen and S.J. Morell in the various volumes of the Australian Dictionary of Biography.
63. Sutherland, op. cit., Vol 2, p. 673. Australian Brewers Journal, 21 January 1907.
64. Cole Collection, State Library of Victoria.
65. Collingwood Observer 20 September 1888.
66. Age 20 January 1883.
67. E.A. Petherick, op. cit: p. 5.
68. Cole collection, Vol 3 p. 3 (SLV). The present Terminus Hotel, on the site of Dehnert's house, has a similar plan form, and may incorporate elements of his house. If so, it provides a tenuous link with the brickmaking era of Collingwood.
69. Sutherland states that Dight built his mill using a shipload of bricks from Launceston, at a time when bluestone was not being used for building purposes. Given that Melbourne's earliest known bluestone buildings were erected in 1839, it is possible that Dight built his mill in that year. Sutherland, A, op. cit.
70. Compare with Brighton (6 persons per acre) and Fitzroy (38), 1921 Census.

71. For an elaboration of the "walking city" concept see J.W. McCarty, "Australian Capital Cities in the Nineteenth Century" in C.B. Schedvin and J.W. McCarty (eds) Urbanization in Australia : The Nineteenth Century (Sydney Press, Sydney 1974) 16-17.
72. The dates of opening of lines were as follows:
- | | | |
|------------------------------|---|-------------|
| Victoria Bridge route | - | 22.11.1886 |
| Clifton Hill route | - | 10.8.1887 |
| Johnston Street Bridge route | - | 21.12.1887. |
73. J.D. Keating, 'Mind the Curve': A History of the Cable Trams (Melbourne, Melbourne University Press 1970), p. 122.
74. The North Richmond, Collingwood and Victoria Park station buildings were rebuilt in 1980, 1987 and 1981 respectively.
75. J.W. McCarty, op. cit. p. 16.
76. Victorian Parliamentary Debates (1866) Vol 2, p. 396.
77. Graeme Davison, The Rise and Fall of Marvellous Melbourne op. cit. p. 41.
78. On these individuals see the relevant volumes of the Australian Dictionary of Biography.
79. Graeme Davison, op. cit. p.45.
80. See especially Shurlee Swain, "The Poor People of Melbourne" in Davison, Dunstan and McConville (eds) The Outcasts of Melbourne, op. cit. pp. 91-112.
81. Swain, loc. cit., p. 108.
82. Argus 16 May 1855, 12 July 1855, 14 August 1855 cited in Barrett, "Making of an Industrial Environment" p 26.
83. Davison, op. cit., p. 61.
84. See Davison, op. cit. p. 14.
85. Greathead's diary of 1853-56 held by the State Library of Victoria contains an interesting record of his Collingwood experiences. See also La Trobe Library Journal Vol 8. No 31 April 1983, pp. 57-63.
86. Tenth Annual Report of the Collingwood Free Medical Mission Dispensary for the Year ending 31st December, 1878. p. 1.
87. Davison, op. cit., p. 99.

88. On Singleton see the Australian Dictionary of Biography Vol 6; Annual Reports of the Free Medical Mission Dispensary, 1880; Davison, Dunstan and McConville (eds) op. cit.; Davison, op. cit., p. 99; Michael Cannon, The Land Boomers (Lloyd O'Neill, South Yarra, 1986) p. 372.
89. See Abbotsford Campus Master Plan 1986-1996 Volume 8: Site Conservation Analysis (Lincoln Institute of Health Sciences and the Institute of Early Childhood Development of the Melbourne College of Advanced Education, November 1986). Michael Cannon (ed) The Vagabond Papers (Melbourne 1969), pp. 236-48.
90. H. Freeman, Collingwood Coke (Spectrum, Richmond, 1984) pp. 23, 39.
91. Blair Ussher, "The Salvation War" in Davison, Dunstan and McConville (eds), op. cit., pp 125-6.
92. Ussher, op. cit., p. 126.
93. George Ellis, interview. Salvation Army Territorial Archives.
94. Graeme Davison, 'Introduction' in Davison, Dunstan and McConville (eds) op. cit. p. 3.
95. Chris McConville, "From 'Criminal Class' to 'Underworld'" in Davison, Dunstan and McConville (eds) op. cit. p. 71.
96. Niall Brennan, John Wren Gambler - His Life and Times Hill of Content, Melbourne 197 , p. 27.
97. Brennan, op. cit., p.25.
98. John Lack, "Working Class Leisure", Victorian Historical Journal 1978, p. 50.
99. Observer, 13 March 1890.
100. Richard Stremski, Kill for Collingwood p. ix.
101. Stremski, op. cit. p. 1.
102. Collingwood Observer, 16 November, 1893.
103. Davison, op. cit., p. 140.
104. Davison, op. cit., p. 151.
105. This estimate is made in Leonie Sandercock and Ian Turner, Up Where Cazaly: the Great Australian Game, Granada Publishing Ltd, 1981, p. 101.
106. Housing Investigation and Slum Abolition Board. First (Progress) Report. Legislative Assembly Votes and Proceedings and Papers 2nd session 1937, pp. 5-13.
107. Ibid.

108. H. Freeman, op. cit. pp. 199-201.
109. See Hardy's own account The Hard Way.
110. Chris McConville, "John Wren: Machine Boss, Irish Chieftain or Meddling Millionaire". Labour History No. 40, May 1981, pp. 49-67.
111. R.F.I. Smith, "Collingwood, Wren Left-Overs and political change: Aspects of Local-Level Politics in the 1970s" Labour History, No. 30 May 1976, p. 54.
112. R.F.I. Smith, loc. cit., pp. 44-5.
113. See William Stewart Logan, The Gentrification of Inner Melbourne: A Political Geography of Inner City Housing University of Queensland Press 1985.
114. Leonie Sandercock, Cities for Sale, Property, Politics and Urban Planning in Australia Melbourne University Press, Melbourne 1975, pp. 172-173.

3. HISTORIC PRECINCTS

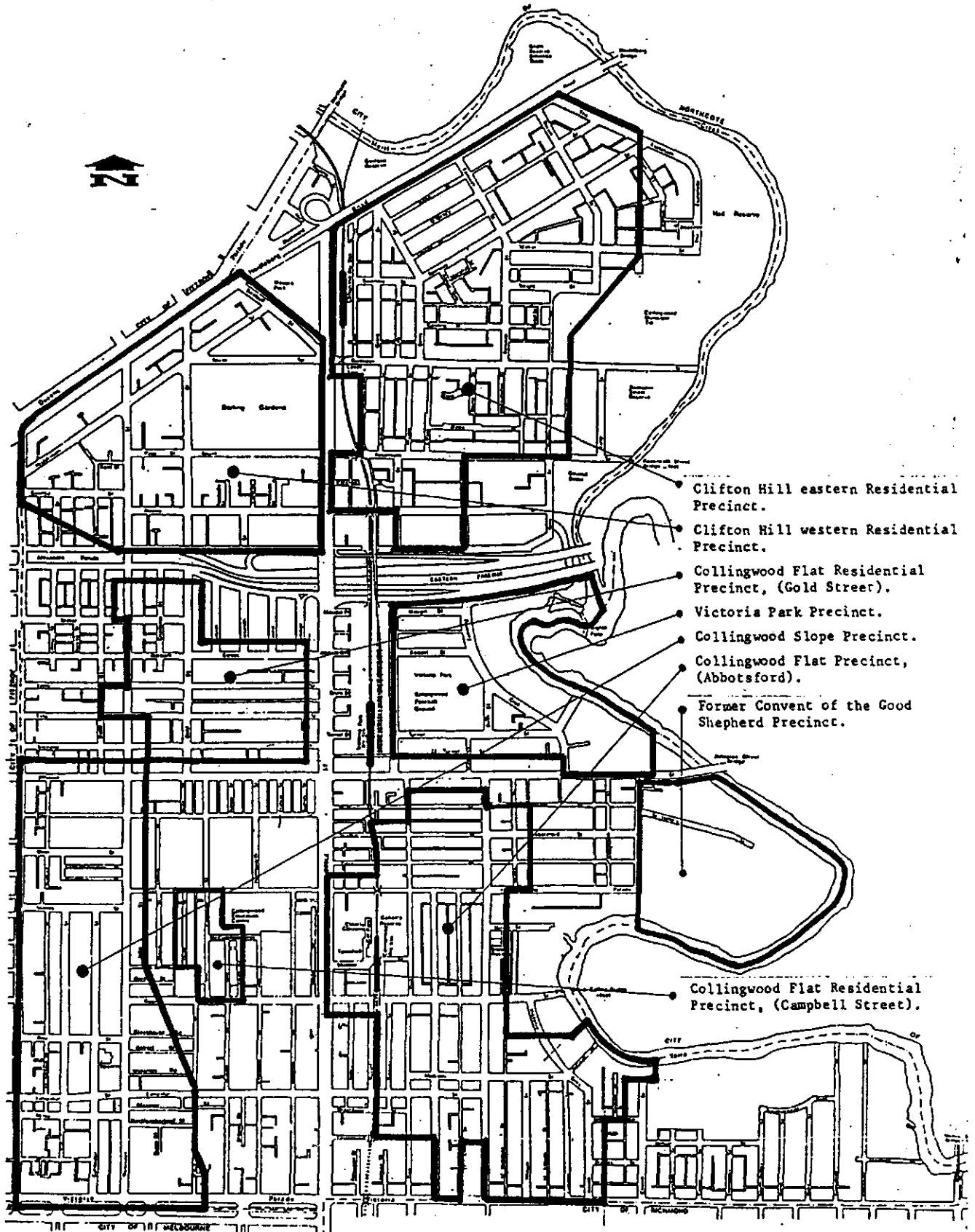


Fig. 3.1 Historic Precincts: Collingwood.

3.1 Introduction

The historic precincts described in this section have been identified following the field survey and consist of those areas defined by major environmental discontinuities (such as municipal boundaries and important thoroughfares) which either have a high level of historic integrity or alternatively, have a somewhat degraded level of integrity but have the potential for its recovery. In many instances, the precincts are made up of a combination of both characteristics. Areas excluded from the historic precincts are generally those which are predominantly post Edwardian in character and in particular, are expressive of the post war rebuilding programme which consists mainly of former Housing Commission developments and industrial redevelopment and expansion into former residential areas.

The precincts, therefore, consist of buildings having varying levels of integrity but which remain today consisting predominantly of Victorian and Edwardian building fabric.

3.2 The Collingwood Slope

3.2.1 Location

Shown on Figures 3.1 and 3.2, this precinct occupies the elevated land overlooking the "Flat" between Smith and Wellington Streets and is bounded by Victoria Parade along its south alignment and Johnston Street along the north. It extends across Wellington Street to embrace the distillery/brewery buildings with their towers which are at the foot of the "slope" and are clearly visible from it. It also embraces the south side of Victoria Parade, including the Victoria Brewery and the west side of Smith Street, including the former Foy and Gibson ladies' store, even though they belong to neighbouring municipalities and are not shown in the Figures.

3.2.2 History

The Slope was alienated in 1839 when S.A. Donaldson acquired the major portion, consisting of lot 52 and part lots 53 and 68 and George Otter acquired the northern portion consisting of part of lot 73. Subdivision commenced in 1848 (lot 73) and 1849 (lots 52 and 53), and by 1853 the whole of the precinct was occupied with small cottages and shops spilling outside of the Melbourne Corporation area as a result of the building restrictions imposed by the Melbourne Building of 1849. The pattern of streets was mostly in place by this time and included the minor streets such as Bedford, Little Wellington and Napoleon Streets, which add so much to the Slope's contemporary character. Mason Street, however, was not laid out, the land between Derby Street and Victoria Parade being mostly vacant. There were some indications of commercial development in Smith Street, but Wellington looks to have been predominantly residential in character.

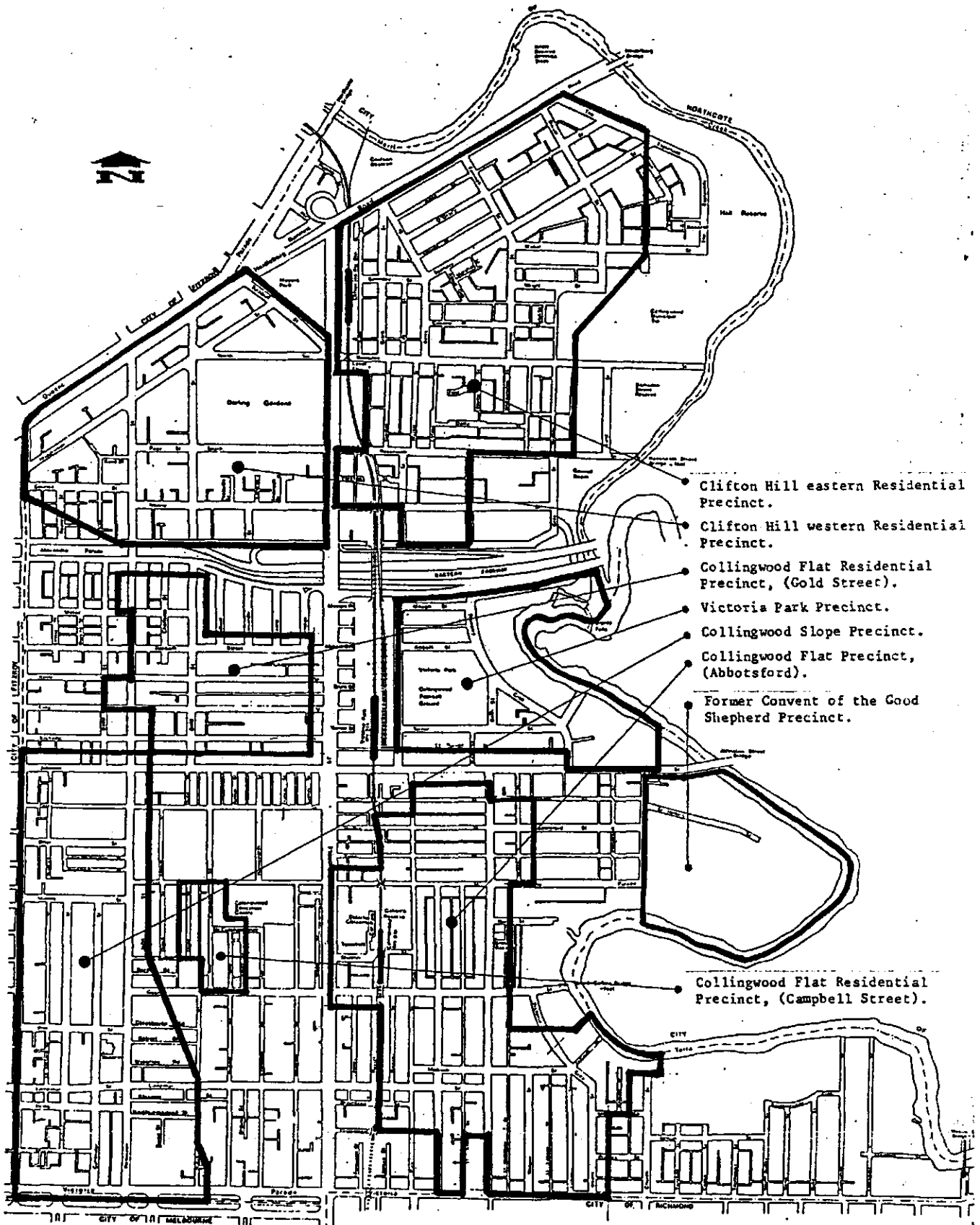
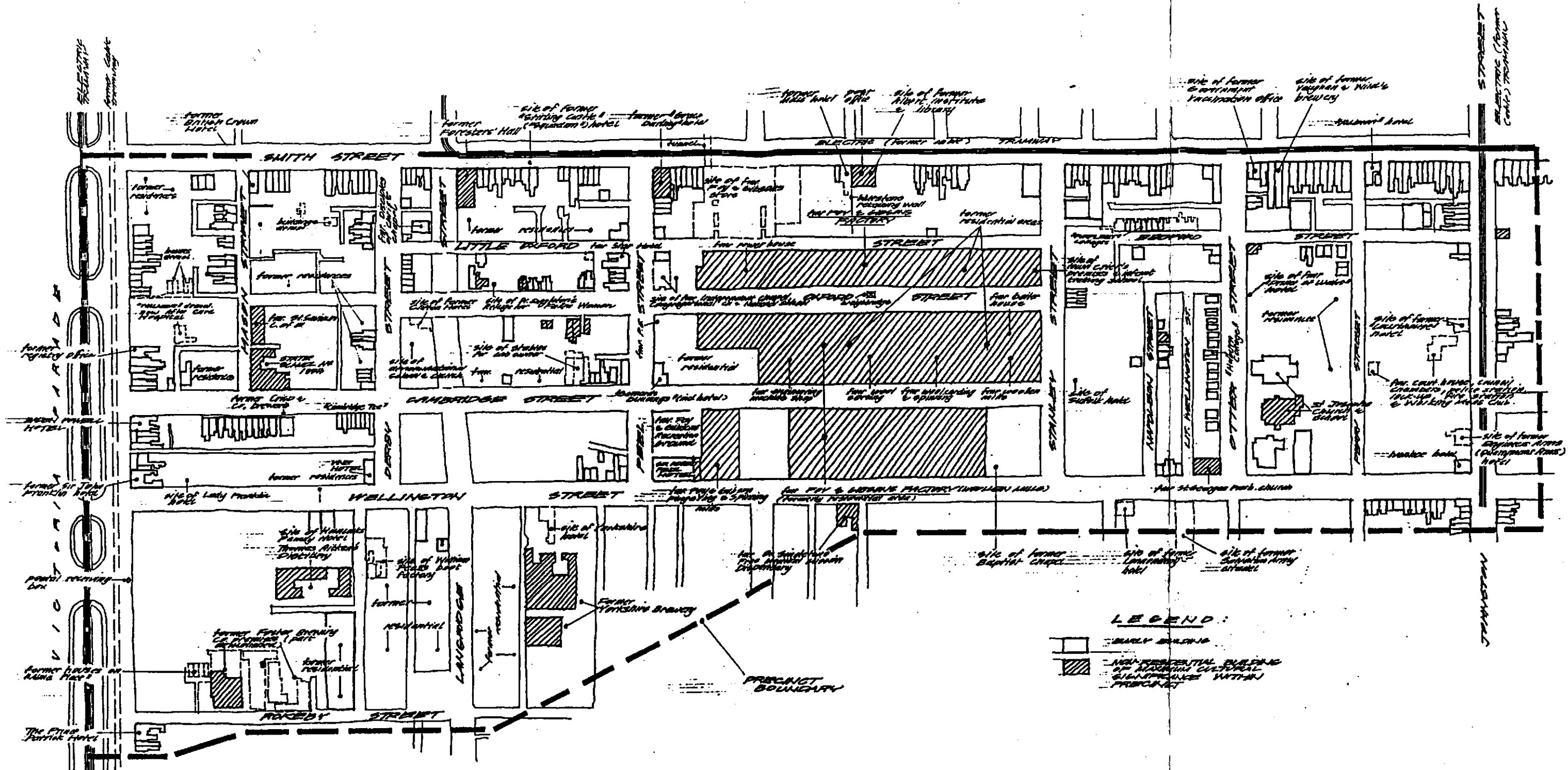


Fig. 3.1 Historic Precincts: Collingwood.

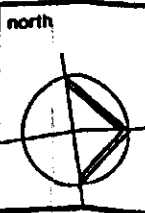


LEGEND:
 [Hatched pattern] EARLY BUILDING
 [Hatched pattern] NON-RESIDENTIAL BUILDING OF HISTORICAL CULTURAL SIGNIFICANCE WITHIN PRECINCT

FIG 3.2

REVISIONS	ISSUED

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING
 CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK



Andrew C Ward & Associates
 architects - planners **AA**
 1st floor 109 Wattletree road - Armadale 3143
 telephone - 509 4225

project **CITY OF COLLINGWOOD URBAN CONSERVATION STUDY**
 drwg title **COLLINGWOOD SLOPE HISTORIC PRECINCT**

date **12/10/01**
 scale **1:1000**
 drwg. no.
 drawn by **ANC**

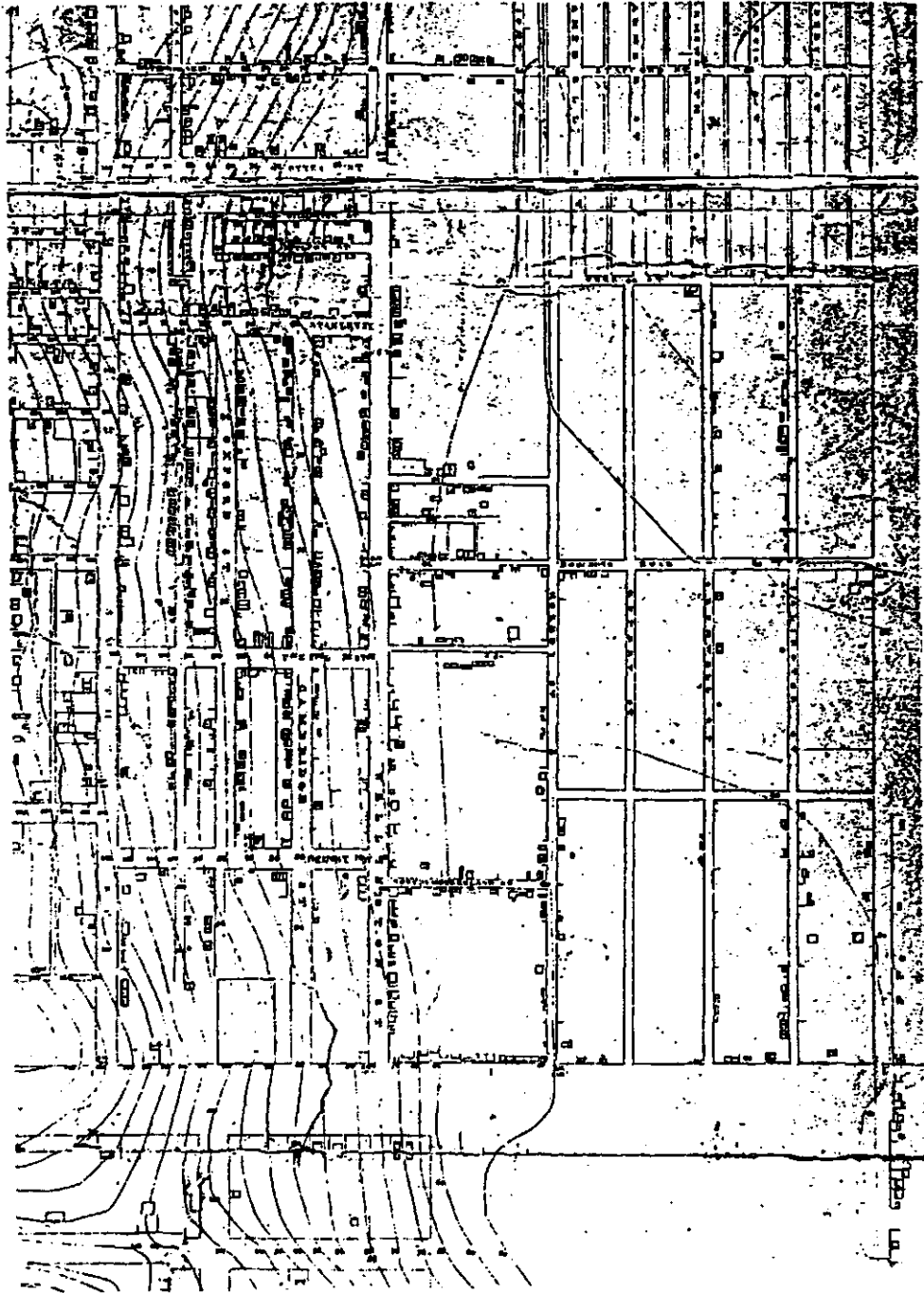


Fig. 3.3 The Collingwood Slope in 1853.

Source: "Contoured Plan of Collingwood and East Melbourne",
29.11.1853, C. Hodgkinson. (CPO Melb Roll Plan 3)

In 1858, Clement Hodgkinson prepared a second survey plan of East Collingwood, and it shows the Slope as being intensely developed, with Mason Street in situ and Cambridge Place on the site of the present State School, being closely settled. A number of cottages built between the years 1853 and 1858 remain today as evidence of the earliest phase of development in this area. They include, houses at 39-41 and 50-52 Oxford Street. The "Grace Darling" hotel was also built during this period.

By the early 1860's, Wellington Street was established as a commercial centre, rivalling the larger Smith Street, nearby. It was also the cradle of the brewing and boot trades for which Collingwood was to become noteworthy and which spread from the Slope to the Flat and elsewhere in the district. The architecture of the brewing and distilling trades has left its distinctive mark within the precinct, inspite of its removal for many years to other areas, and to Abbotsford in particular.

By this time, Victoria Parade had attracted its share of middle class villas, such as "Walmer", now demolished and "Portia" and "Floraston". They stand today, in stark contrast with the working class cottages in Mason Street and elsewhere on the Slope. The provision of social services took physical form through the opening by Dr. Singleton of his medical dispensary in 1869, in Wellington and of his Refuge for Fallen Women in Oxford Street. St. Saviour's Church of 1874-75, and St. Joseph's Church and School also relate, as does the Cambridge Street School of 1877, to the once predominantly residential character of the Slope, established in the 1850's and fully realised by the Depression of the early 1890's.

It was also during the pre-Depression years that the growing retail enterprise of Messrs. Foy and Gibson took firm root on the Slope. Commencing in 1883 with a shop in Smith Street, the first of the remaining warehouse/manufactories in Oxford Street had been built to the design of William Pitt, architect and Collingwood councillor and mayor (1890-91) by 1895.¹ From this time until the 1920's, the entire block bounded by Smith, Wellington, Peel and Stanley Streets, primarily occupied by houses, small factories and hotels, was to undergo a transformation into the industrial landscape which remains externally substantially unaltered to the present day. Although later works were undertaken by the firm, they are insignificant when compared with this major expansionary phase that brought woollen mills, clothing manufacture, hosiery, bedding, metal goods and cabinet manufacture to the Slope at a scale unprecedented in Melbourne at the time.

By then, the special historic characteristics of the Slope's architectural and industrial character had been firmly established. Since that time, the residential areas have diminished in size, giving way to new industrial development, especially to the east of Wellington Street and along the route of the extended Langridge Street and immediately north of Stanley Street. Elsewhere, many houses continue in use as offices.

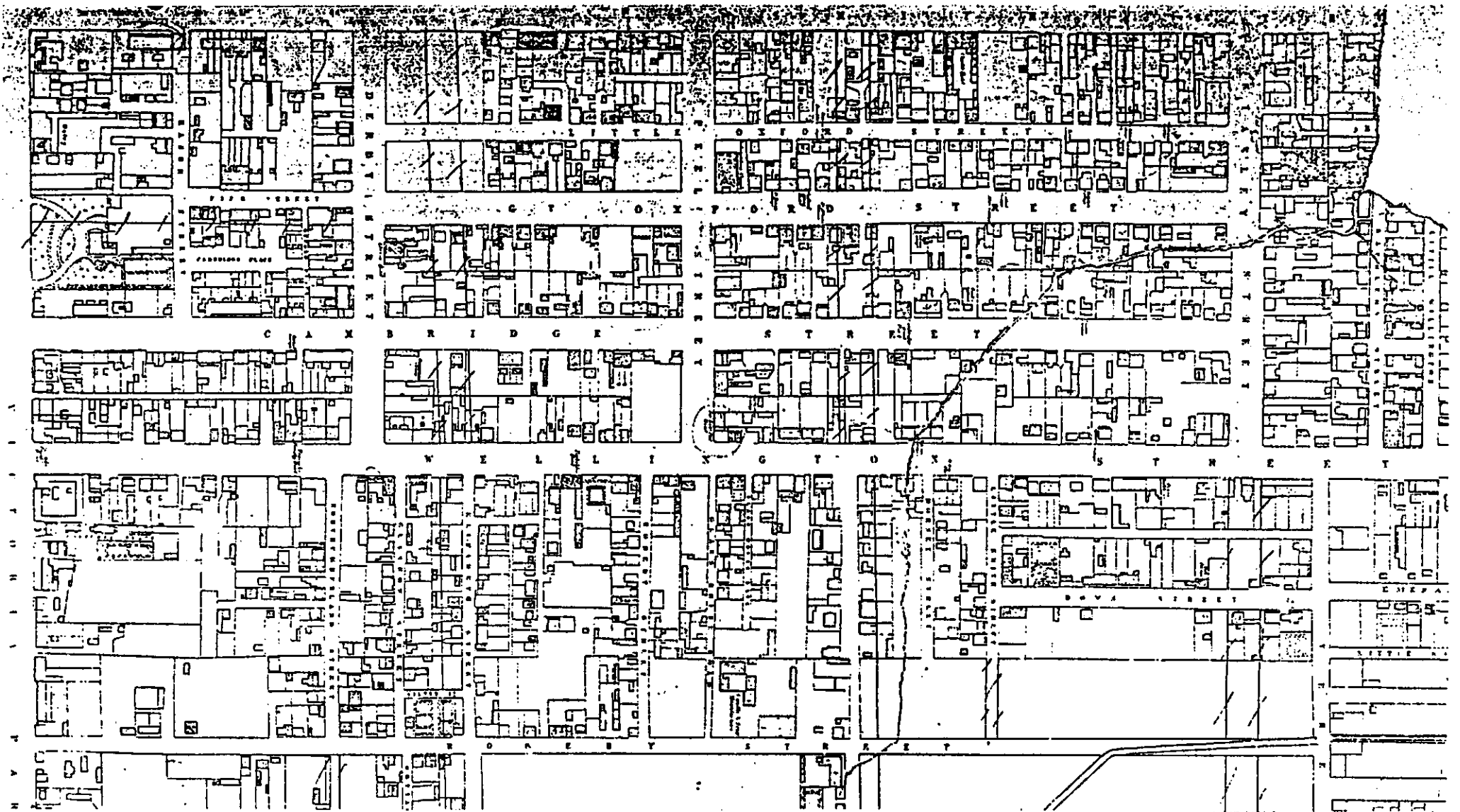


Fig. 3.4 The Collingwood Slope in 1858.

Source: "Plan showing the streets and buildings in existence in East Collingwood on January 1st. 1858", C. Hodgkinson. (City of Collingwood Engineer's Office)

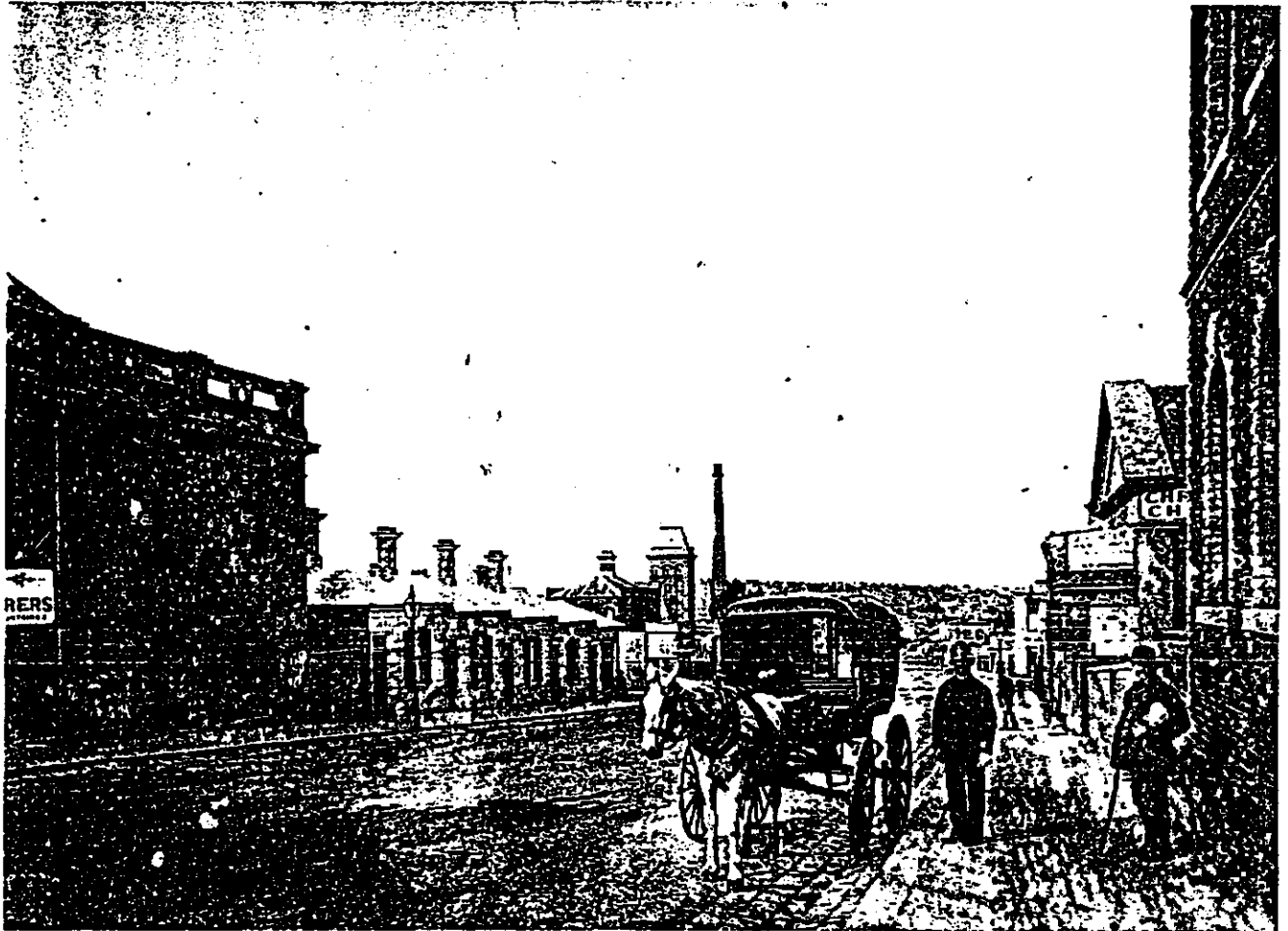


Fig. 3.5 Langridge Street, c. 1887., showing the Disciples of Christ church on the right and the Yorkshire Brewery in the centre distance.

Source: Collingwood History Collection.

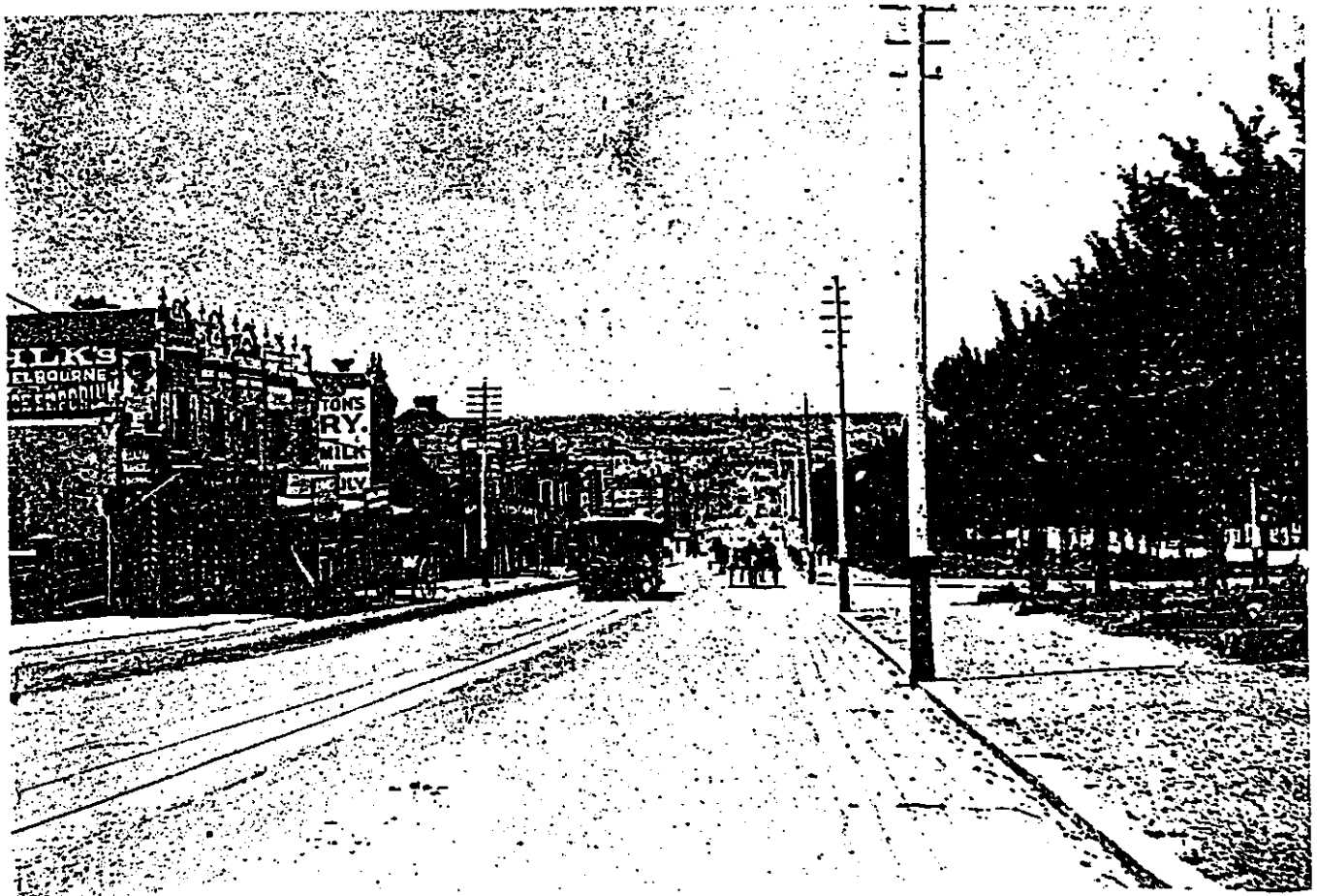


Fig. 3.6 Victoria Parade, post 1905.

Source: Collingwood History Collection.

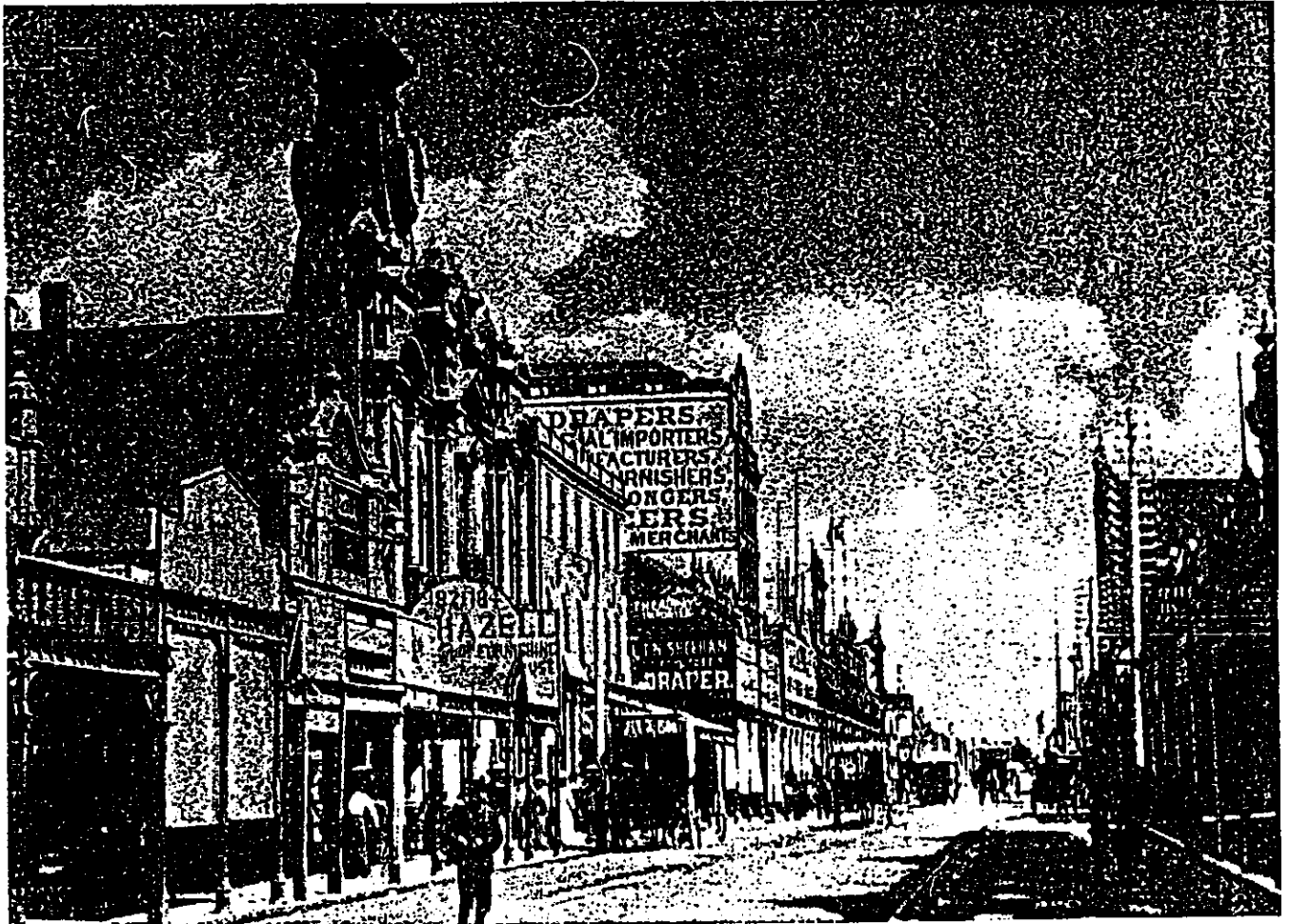
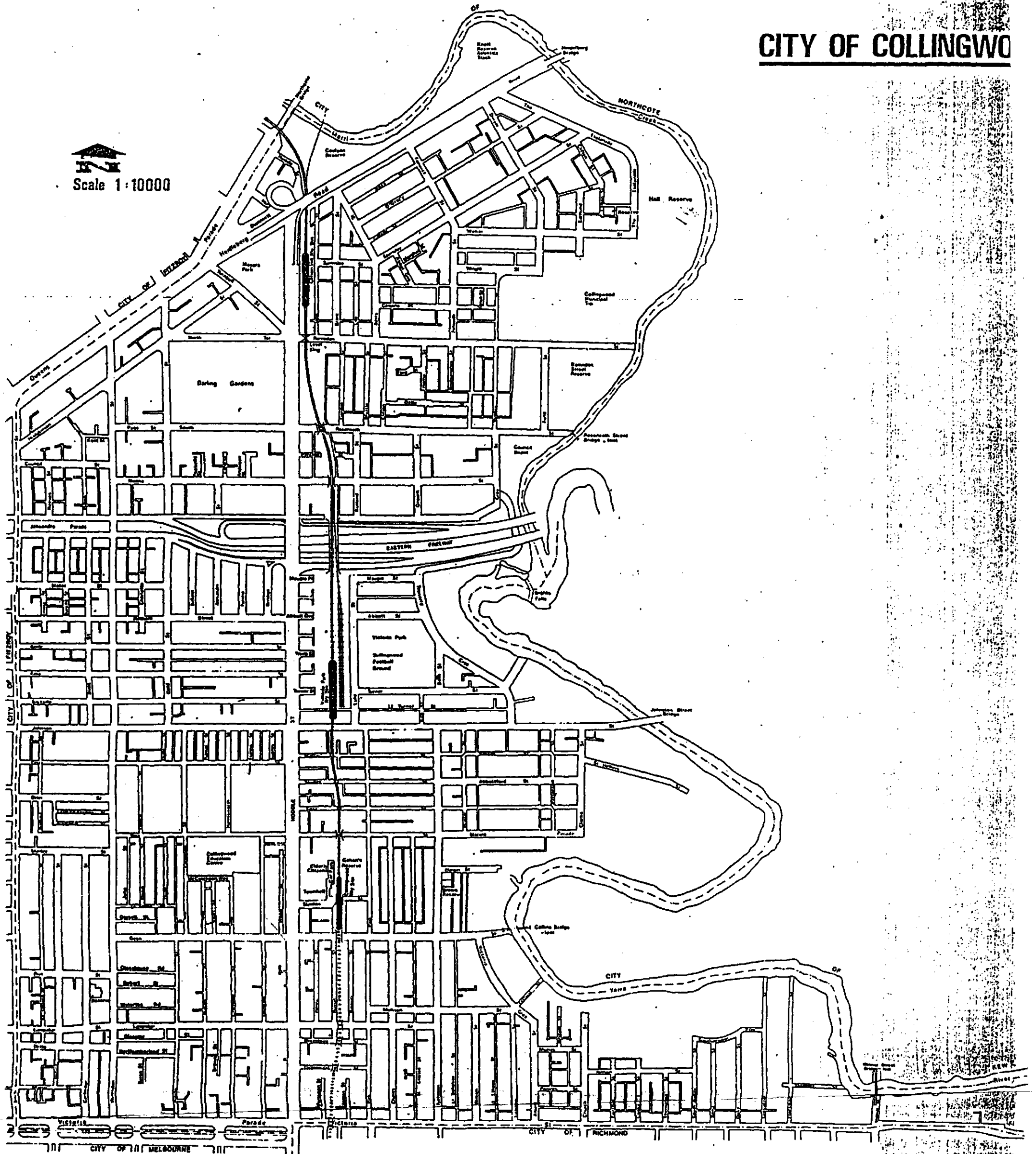


Fig. 3.7 Smith Street, c.1905 , showing the Post and Telegraph office (opened 1891), the Misses Sheehan drapery store, J.F. Treadway and Co., drapers, and Foy and Gibson, drapers.
Source: Collingwood History Collection.

CITY OF COLLINGWOOD



Scale 1:10000



3.2.3 Description

Today, the principal architectural elements of this precinct are as follows:

- the remnant residential areas, consisting of the Victoria Parade terraces, and the Cambridge Street and Derby Street terraces, which contrast with the working class cottages and row houses of Mason Street, Bedford, Napoleon Streets and elsewhere.
- the remnants of the brewing/distilling industry,
- the charitable/religious institutions,
- the Smith Street shopping centre,
- the Foy and Gibson complex.

They are dramatically combined on a sloping site which affords surprising glimpses of nearby prominent structures, such as the brewery towers and which retains extensive sections of bluestone pitcher pavements, back fences and back streets which together form the essence of working class Collingwood.

3.2.4 Significance

The Collingwood Slope precinct is of importance at the metropolitan level for its early, post gold rush role of accommodating Melbourne's burgeoning population following imposition of the Melbourne Building Act provisions of 1849. It is of primary importance for its collection of brewery/distillery related buildings, at the State level and is of similar note for its retention of the manufacturing and warehousing buildings of the Foy and Gibson empire. The precinct offers valuable insights into the nature of Collingwood's mid-late Victorian residential environments and is important also not only as the first portion of the municipality to be intensely developed but also for its role in nurturing Collingwood's other fledgling industries for which it was to later become noted and including the clothing, textiles and boot trades.

The Collingwood Slope is important for the way in which its contemporary environment expresses the complex changes wrought within it since the 1850's.

3.2.5 Recommendations

It is recommended that the buildings and public spaces within this precinct form an urban conservation area under the planning scheme, having the conservation of its historic character as described in Figure 3.2 and section 3.2.3 as its principal objective. Within the private sector, this will encompass the conservation of the residential building fabric, having regard for both upper middle class and lower class housing, the industrial building fabric including evidence of the boot, clothing, brewing and distilling trades, the building fabric relating to the religious/charitable and educational institutions established to care for the residential population, the retail establishments, meeting places and hotels constituting the commercial environment of the precinct, and the remains of the Foy and Gibson complex.

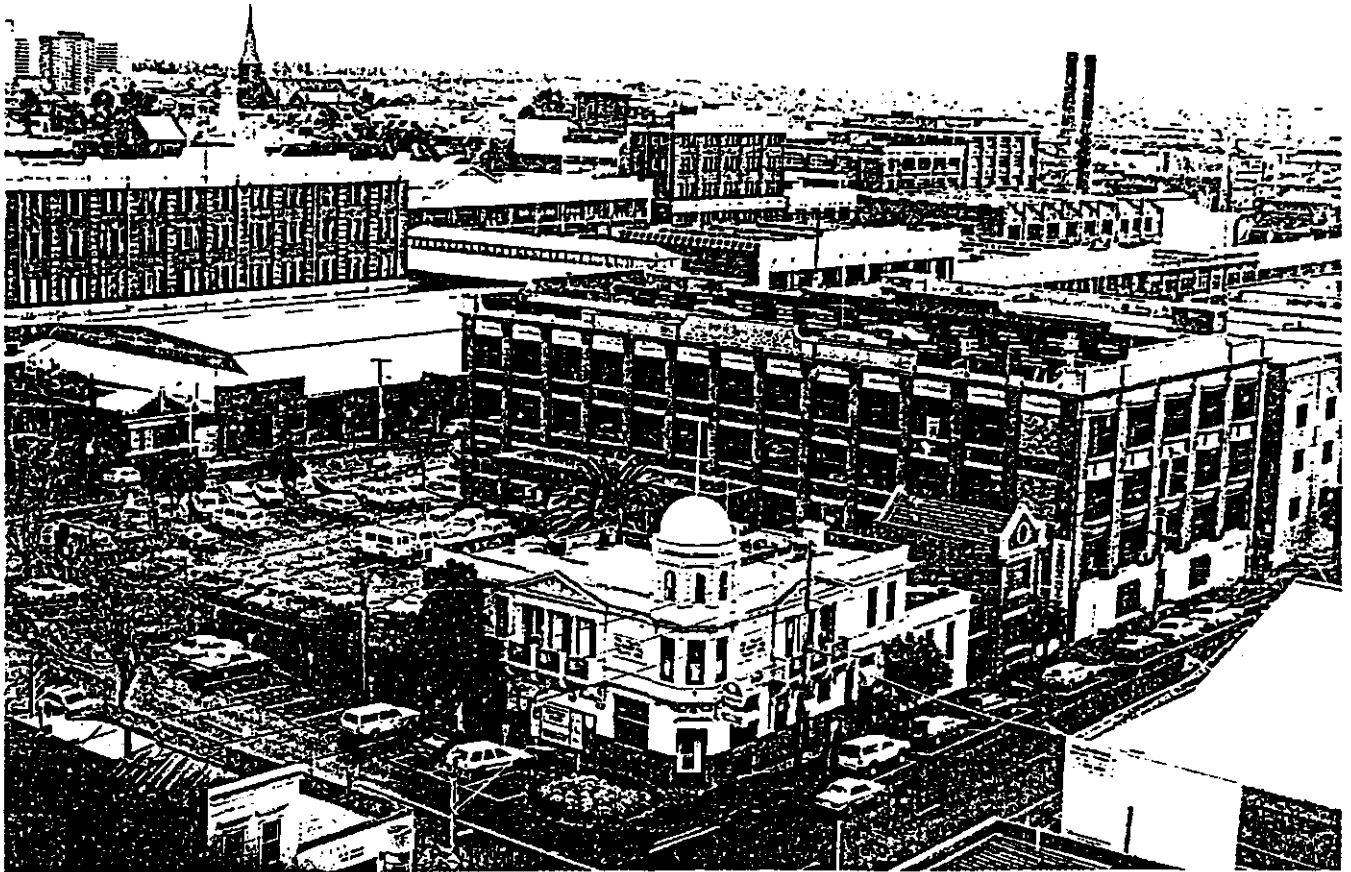


Fig. 3.9 General view of the Foy and Gibson factory complex, 1987, and the Sir Robert Peel hotel, overlooking the intersection of Peel and Wellington Streets. The car park to the left of the hotel is the former Foy and Gibson recreation ground with the former Fingering and Spinning mills alongside. In the middle distance, the furniture factory (left) and "Gibsonia" Woollen mills are situated between Cambridge and Stanley Streets.



Fig. 3.10 Roof tops of the Collingwood Slope, 1987, looking east from Cambridge Street to Thomas Aitken's Northumberland Street distillery, built in 1862.

It is recommended that all applications to alter the fabric of buildings within the precinct be the subject of a town planning application and that they be considered from the following view points:-

- New buildings should be subordinate in form and colour to the historic character of the precinct.
- Alterations to early buildings should protect original elements and recover lost elements where feasible. In so far as the Foy and Gibson complex is concerned it is recommended that original external fabric, including windows and signage be retained and that paint removal from rendered surfaces using approved techniques be encouraged.
- Alterations to early buildings as well as new buildings should not introduce historic detail which is incompatible with the prevailing historic character of the precinct.

Within the public sector areas, this objective will help to protect pavement materials, and influence the design of street tree planting programs, traffic management schemes and public structures within the streets, at all times ensuring that new work neither conflicts with the historic character of the precinct nor introduces "bogus" historic character having little relevance to the precinct environment.

It is recommended that Council adopt policies designed to encourage the re-use of large multi-storey buildings, such as the Foy and Gibson buildings, having regard for market forces and locational factors favouring Collingwood as a work place. These policies should address, in particular, the need to facilitate occupation of the upper levels of these buildings.

It is recommended that Council have regard for developments affecting the visual amenity of the precinct within adjoining municipalities, and specifically including the Victoria Parade and Smith Street frontages.

It is also recommended that this precinct be included on the National Estate Register.

3.3 Collingwood Flat Residential Precinct - Gold Street

3.3.1 Location

Shown on Figures 3.1 and 3.11, this precinct is situated predominantly to the east of Wellington Street on flat land extending to Hoddle Street and having Sackville Street and Alexandra Parade as its south and north boundaries, respectively.

3.3.2 History

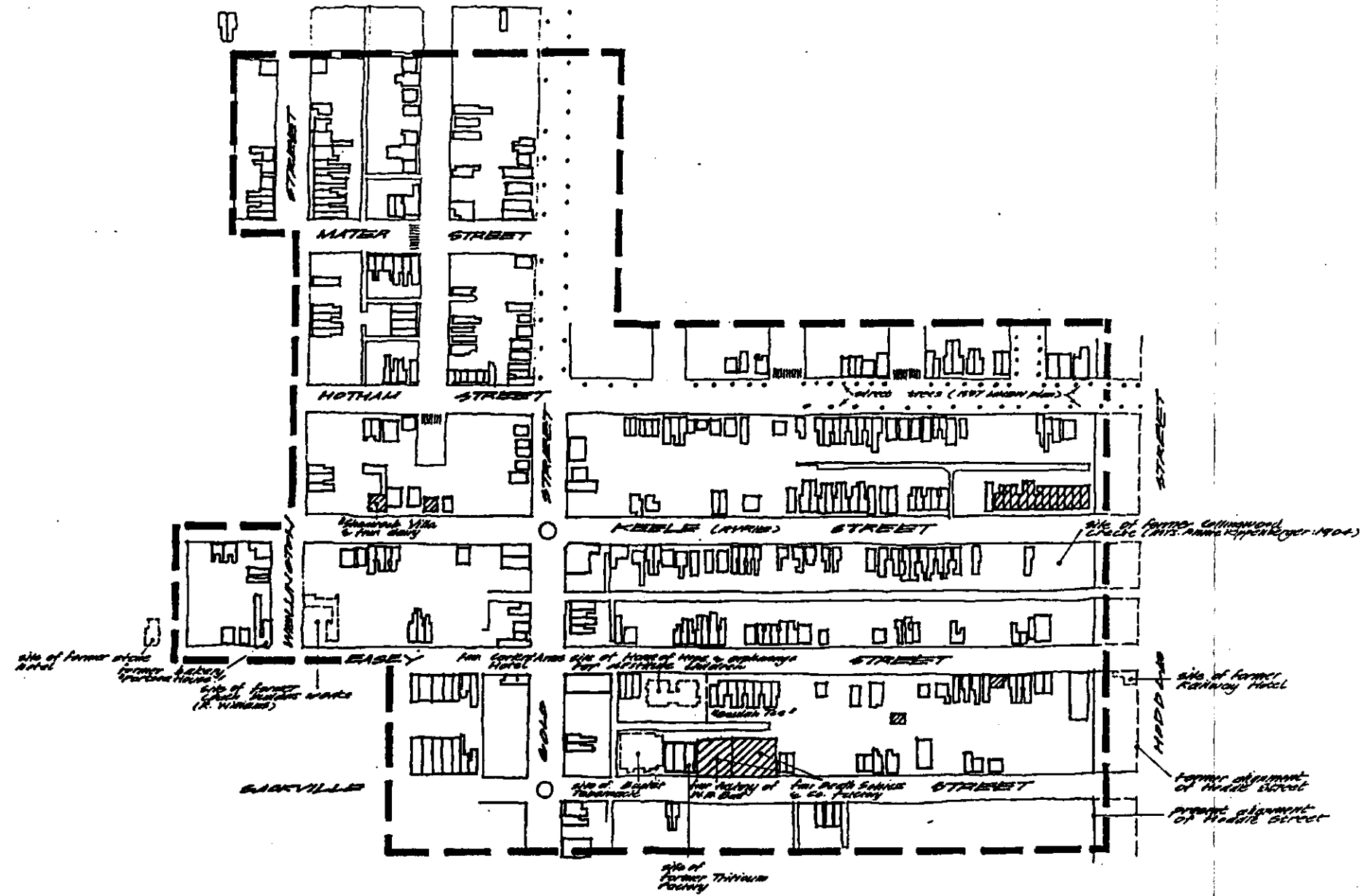
This land was alienated in 1839, being sold to Messrs. Hughes and Hoskins, Sydney based merchants, and the northern lots 86 and 87 to J.S. Ryrie and A. Mossman. Subdivisions commenced, in the south in 1850, Clement Hodgkinsons map of 1853 showing that houses had only begun to encroach at the Wellington Street and Gold Street extremities of the precinct, the balance and by far the larger portion being occupied by poorly drained land taking run off from the Slope, and nearby Fitzroy and in turn being drained by means of an open channel commencing at the corner of Johnston and Dight Streets and finding its way to the Yarra River via Gipps Street (Hodgsons Road). The situation was much the same in 1858, although by this time the Reilly Street drain had been cut.² In 1866, James MacKenzie signed a contract to build the north drain commencing at the low, south-east corner of the precinct and running directly to the Blind Creek. It must have been effective in its purpose for residential development took hold during this period and the following decade, the brick house at No. 125 Easey Street (1868) and the bluestone villa at No. 74 Keele Street (1867), being representative of this early development phase. Wellington Street was extended north of Johnston Street also during the 1870's, opening up the land in its vicinity, and by the 1890's Depression, the precinct had been fully developed as a residential area, with its hotels, dairies, House of Hope and Orphanage for destitute children in Easey Street and Baptist tabernacle, in Sackville Street. In Sackville Street, Beath Schiess and Co. commenced construction of their factories in 1883.

The precinct has retained its predominantly residential character. The widening of Hoddle Street, however, brought changes in 1976 whilst the western boundary of the precinct has been defined by the recent industrial redevelopment of former residential areas.

3.3.3 Description

This precinct has a generally uniform residential character to which are added a dairy (closed), corner shops (closed), hotel (the "Carter's Arms" - closed) and a range of dwelling types including comparatively early detached cottages and late Victorian speculative terraced developments. The broad straight Streets are relieved by tree plantings and have been altered, in Gold Street, by the recent provision of traffic islands. Extensive lengths of bluestone pitcher pavements are in situ and extend across the carriageway in Mater and Charlotte Streets. Recent flat developments have an intrusive effect

ALEXANDRA (FAMILY STRUMENT) F D B



LEGEND
 ■ PRECINCT BOUNDARY
 □ EARLY BUILDING
 □ BUILDING OF LANDMARK CULTURAL SIGNIFICANCE WITHIN PRECINCT

FIG. 3.11

REVISIONS	ISSUED

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING
 CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK



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project
 CITY OF COLLINGWOOD
 URBAN CONSERVATION
 STUDY
 drwg. title
 COLLINGWOOD FLAT (GOLD STREET)
 RESIDENTIAL PRECINCT

date
 DECEMBER
 scale
 1" = 100' 0"
 drwg. no.
 drawn by
 A.C.W.

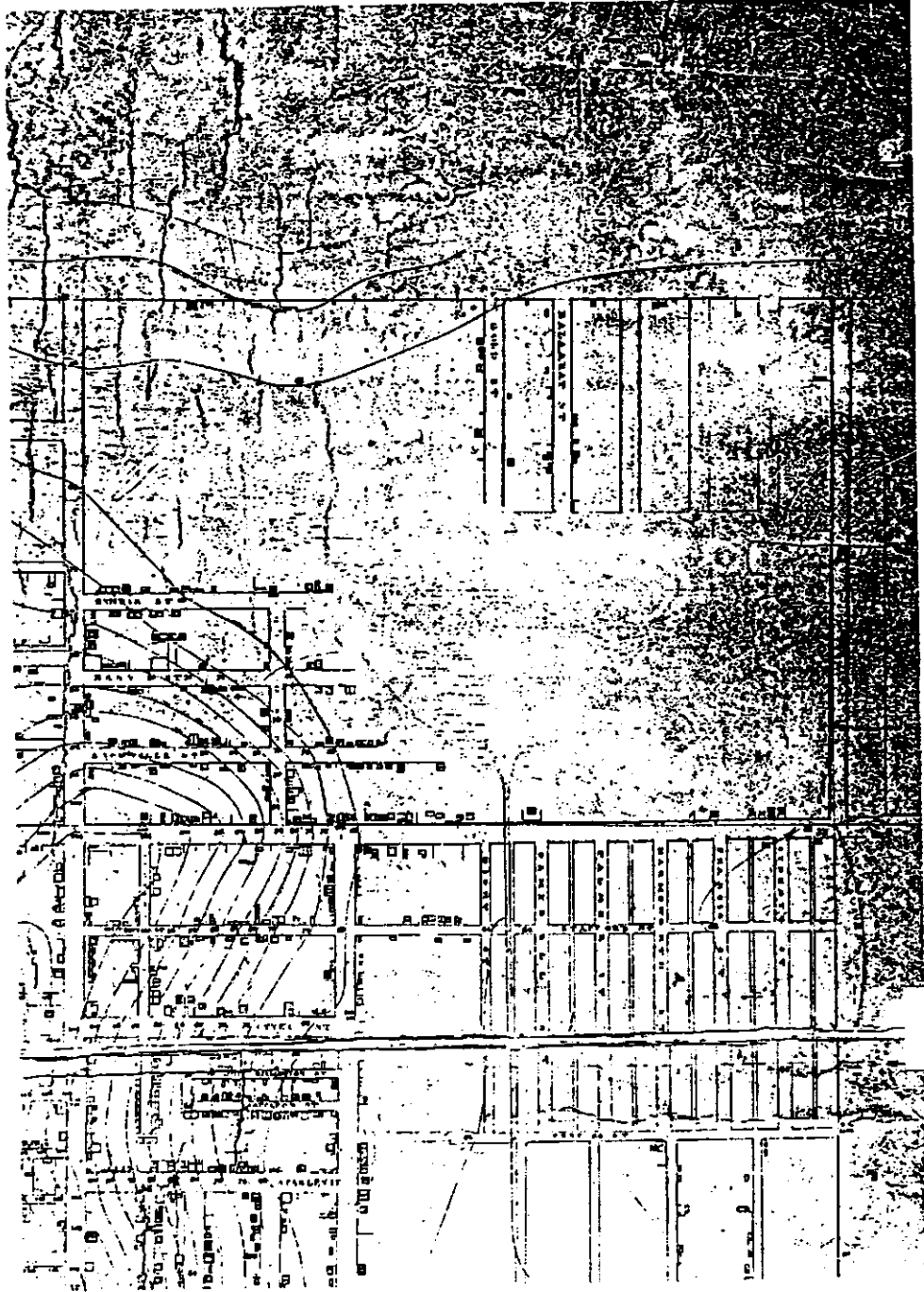


Fig. 3.12 The Collingwood Flat Residential Precinct
(Gold Street) in 1853.

Source: "Contoured Plan of Collingwood and East
Melbourne", 29.11.1853, C. Hodgkinson.
(CPO Melb Roll Plan 3)

②

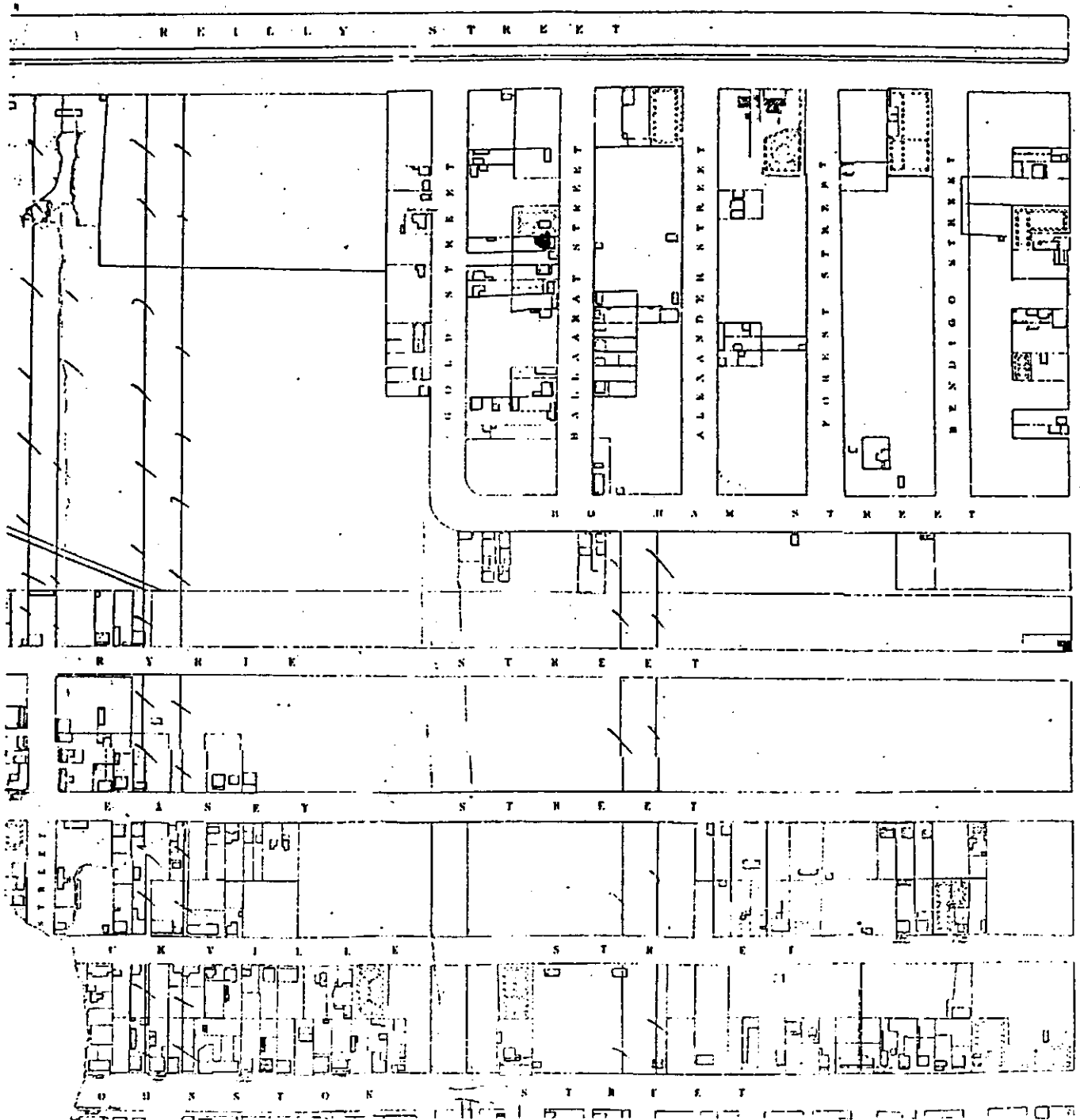


Fig. 3.13 The Collingwood Flat Residential Precinct (Gold Street), in 1858.

Source: "Plan showing the streets and buildings in existence in East Collingwood on January 1st. 1858", C. Hodgkinson. (City of Collingwood Engineer's Office)

on the Street environments, whilst in Sackville Street, the equally intrusive factories of W.R. Ball and Beath Schiess and Co. are typical of early Collingwood. Other changes in the early fabric of the precinct include the construction of houses on vacant sites and former residential sites and the construction of factories on former industrial and residential land. In spite of these changes, however, the precinct has a high level of integrity when compared with surrounding areas.

3.3.4 Significance

The Collingwood Flat Residential Precinct (Gold Street) is of local importance as a relatively intact area of predominantly pre-1890's Depression working class housing having been developed, in the main, following the drainage of land by the north drain of 1866. The mixture of detached cottages and terraces, with a small number of larger villas and nineteenth century industrial buildings is typical of early Collingwood whilst the bluestone pitched crossings to main thoroughfares are unusual within the municipality.

3.3.5 Recommendations

It is recommended that the buildings and public spaces within this precinct form an urban conservation area under the planning scheme, having the conservation of its historic character as its principal objective. Within the private sector, this will encompass the conservation of the residential building fabric and the other non-residential fabric including hotels, shops and the former dairy/"Shamrock Villa" complex. It is recommended that all applications to alter the fabric of buildings within the precinct be the subject of a town planning application and that they be considered from the following viewpoints:

- new buildings should be subordinate in form and colour to the historic character of the precinct,
- alterations to early buildings should protect original elements and recover lost elements where feasible,
- alterations to early buildings as well as new buildings should not introduce historic detail which is incompatible with the prevailing historic character of the precinct.

Within public sector areas, this objective will help to protect pavement materials and influence the design of street tree planting programs, and traffic management schemes.

3.4 Clifton Hill Eastern and Western Residential Precincts

3.4.1 Location

Shown on Figures 3.1 and 3.15 and 3.16, these precincts are considered together, owing to their similarity. They occupy the northern areas of the municipality and in particular the high ground and southern slope of Clifton Hill, running south to Alexandra Parade (Reilly Street). Along Queens Parade, the western precinct extends across Queens Parade within the City of Fitzroy.

3.4.2 History

During the late 1850's the precincts were crossed generally from the south-west to north-east by unsurveyed tracks leading to Northcote (across a bridge over the Merri Creek at Queens Parade), Heidelberg, and the Kew Asylum. Surveyed roads consisted of the Queens Parade and Heidelberg Road reservations as well as a portion of Hoddle Street providing access to quarry allotments on the slope bounded by Ramsden and Roseneath Streets. Immediately to the north-east, the Melbourne Corporation and East Collingwood Councils had established large quarries at the Merri Creek during this period.³

Following the establishment of the East Collingwood Council, in 1855, a local committee successfully pursued the inclusion of the Clifton Hill crown lands within its boundaries. By so doing, the Council was able to extend Smith, Wellington and Hoddle Streets north to the Heidelberg Road. It secured the quarry lands for street construction purposes and reserved land for recreational purposes. The planning of Clifton Hill was certainly to proceed on a more organised basis than that of the municipality to the south of Alexandra Parade. The alienation of the western precinct commenced with land bordering Heidelberg Road during the 1860's and continued until the early 1870's by which time the only reserved land, consisted of the Darling Gardens (reserved 1863), the Mayors Park, a Market reserve at the south-east intersection of Smith and Council Streets, public baths at the north-east corner of the same intersection and school and church reserves. To the east of Hoddle Street, the entire precinct was alienated between 1871 and 1874.

Closer subdivision followed, with a number of minor streets being established and comparatively large villas being erected around the Darling Gardens, along Heidelberg Road and overlooking the Merri Creek Valley along the Esplanade.

In 1888 the Royal Park Junction to Clifton Hill railway was opened on the site of terraces and subdivided land facing Hoddle Street, extension south following in 1901. By this time, MMBW lithographs show that large tracts of land in the vicinity of Ramsden Street, extending south across the quarry allotments to Alexandra Parade remained vacant. Industrial uses had consolidated along the route

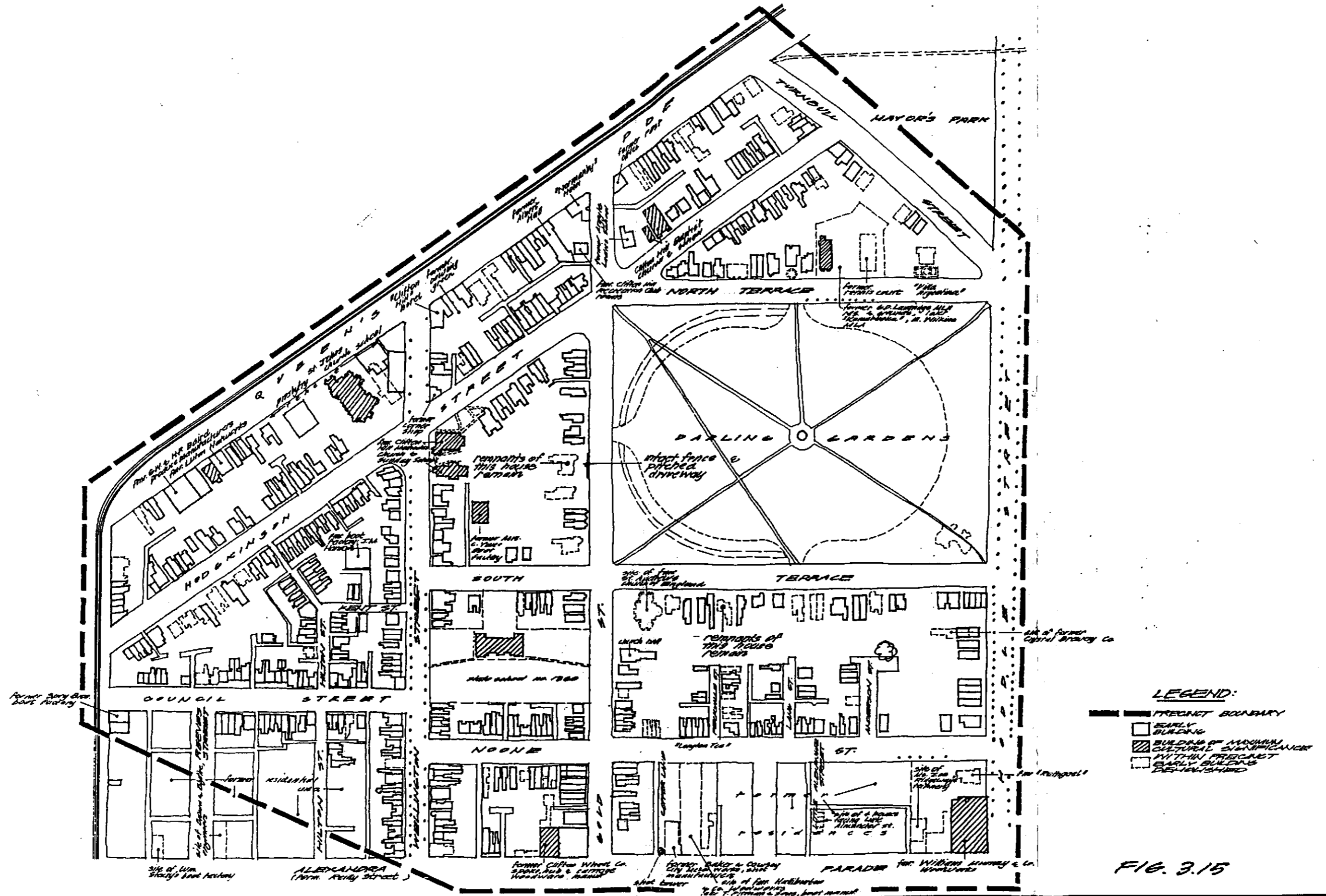
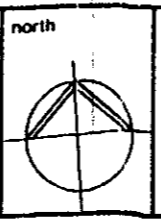


FIG. 3.15

REVISIONS	ISSUED

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING

CHECK ALL DIMENSIONS & LEVELS ON SITE BEFORE COMMENCING ANY WORK



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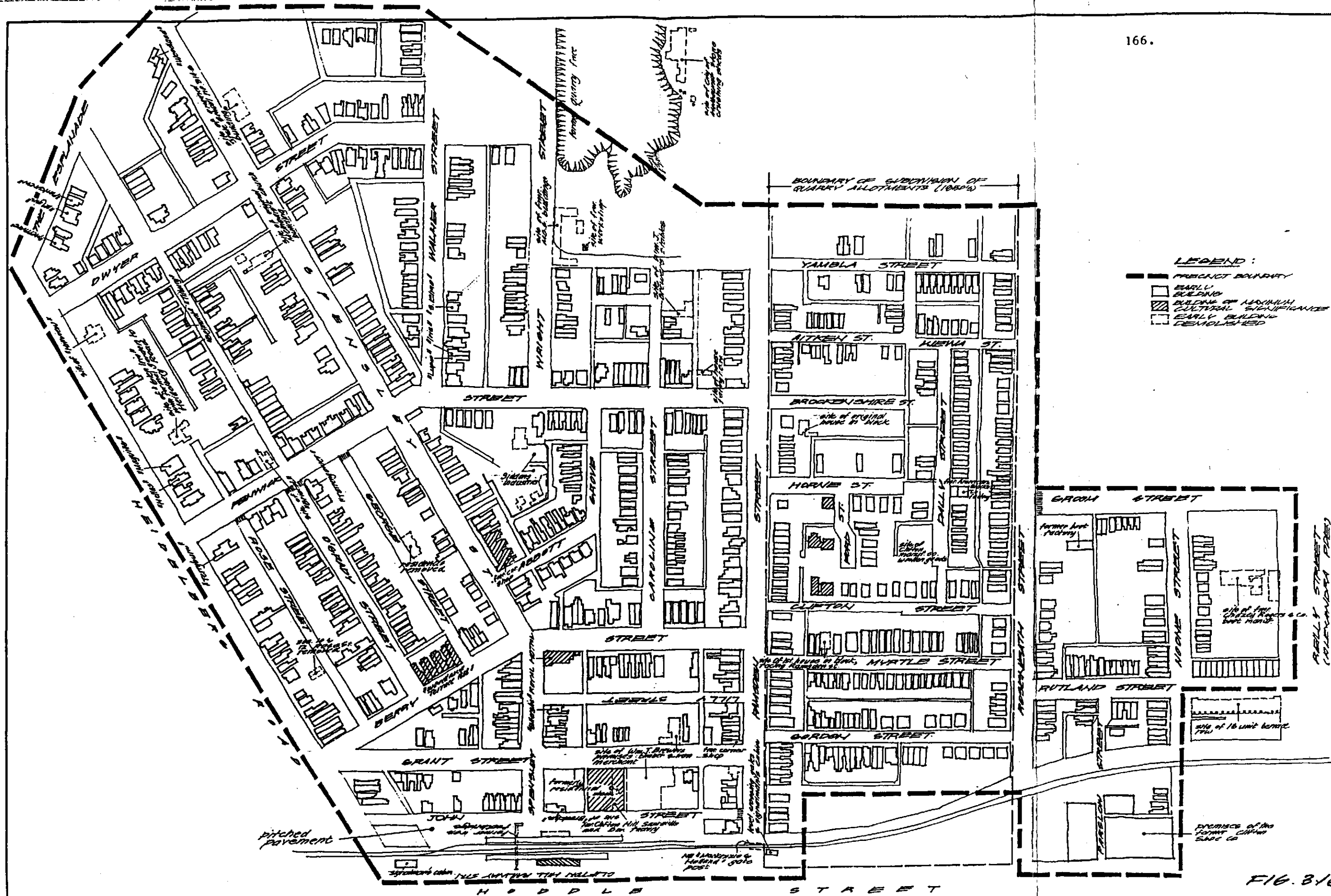
project **CITY OF COLLINGWOOD URBAN CONSERVATION STUDY**

date **JANUARY '00**

scale **1:100**

drwg. title **CLIFTON HILL WESTERN RESIDENTIAL PRECINCT**

drawn by **AWW**

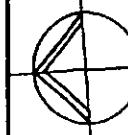


REVISIONS	ISSUED

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north



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proj: CITY OF COLLINGWOOD
URBAN CONSERVATION
STUDY

drwg title: CLIFTON HILL EASTERN
RESIDENTIAL PRECINCT

date: FEB 88

scale: 1" = 1/4"

drwg no:

drawn by: A.C.W.

of the Reilly Street drain, buildings such as William Murray and Co's Woolwors, the former Clifton Wheel Co. building at the Gold Street corner and the Shot Tower of Messrs. Baker and Cawsey's City Metal Works remaining as early evidence of this development.

Closer subdivision of the vacant land noted occurred during the Edwardian period, a number of early houses, including the bluestone houses at No. 27 Clifton Street, No. 2 Ford Street and No. 3 Horne Street were in existence in 1853 and remain as evidence of the quarries which preceded them on this land and as precursors to the Edwardian housing stock.

In recent years, the more vulnerable large residences have been demolished, often giving way to flat development. The Council quarry was closed in 1963, following the Melbourne City Council quarry in 1939, the sites serving as tips for a period prior to their use as a recreational and landscape resource.

The former Housing Commission redeveloped land in Noone Street, west of Rutland on the site of terraced housing and at the Alexandra Street intersection. At the north-east corner of the Smith Street/Alexandra Parade intersection, recent industrial development marks the site of earlier residences, in turn built on the market reserve. Elsewhere along the Parade, new factories have been built and form boundaries of the precinct units as shown on the Figures.

3.4.3 Description

The most remarkable characteristic of both precincts is their extraordinarily intact state. West of Hoddle Street, only approximately 35 Victorian residences have been demolished, by far the large portion of new development occurring on sites which were vacant at the turn of the century. East of Hoddle Street, approximately 11 Victorian residences have been demolished, comparing the present housing stock with information contained on the MMBW lithographs. Where changes have occurred, their impact upon the Victorian fabric of the precinct has been greatest in North and South Terrace, and Gold Street, facing the Darling Gardens and along the Esplanade. Two major losses include St. Andrews Church, in South Terrace, and the Clifton Hill State School in Spensley Street. In spite of the changes, however, the western precinct consists of predominantly late Victorian residential pairs, detached houses and terraced developments enhanced by their relationship with the Darling Gardens and being picturesqually adapted in at least one instance to the curved alignment of the footpath, where Wellington Street intersects with Hodgkinson Street.

A contrast in standards of residential accommodation occurs in the block bounded by South Terrace and Noone Street, with Gold and Hoddle on its west and east boundaries. Here, large allotments, with some early residences, including No. 6 South Terrace, face the Darling Gardens, whilst worker's cottages cluster around Peckville, Lang and Anderson Streets off Noone Street on their south boundaries. Similarly, in the triangular block bounded by Hodgkinson, Wellington

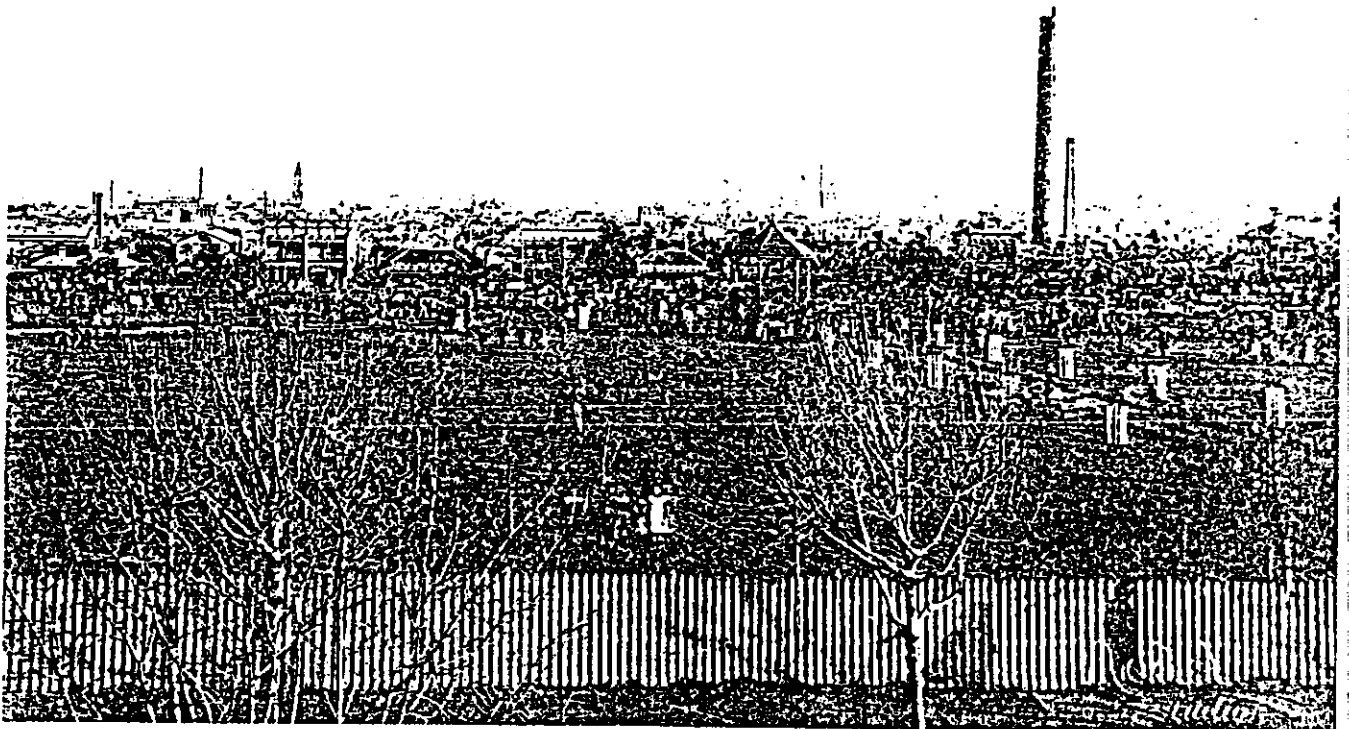


Fig. 3.17 The Darling Gardens, looking south, 1907.
Source: Collingwood History Collection.

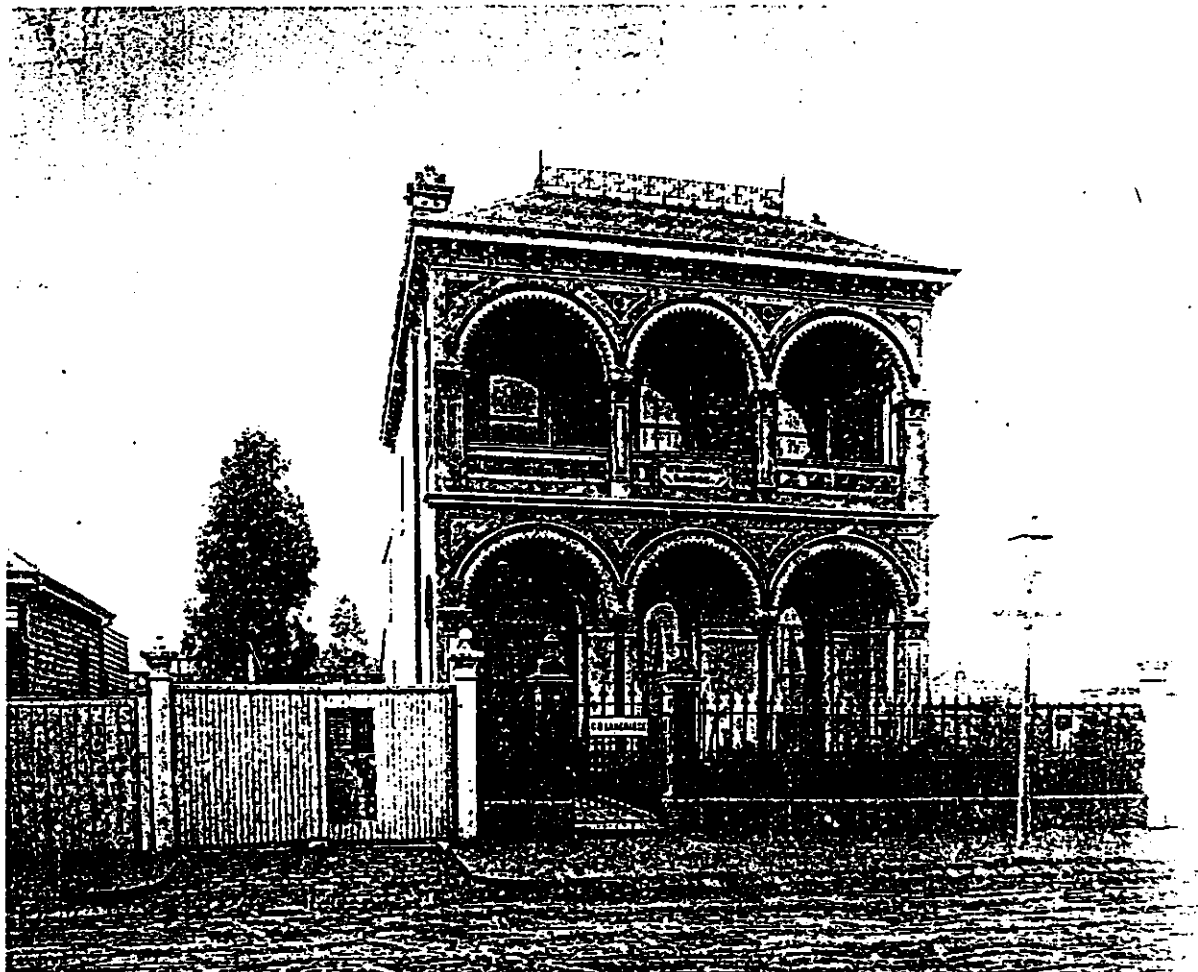


Fig. 3.18 The residence of George Langridge, MLA Collingwood (1874-1891), North Terrace, was one of a number of large residences facing the gardens. Known as "Wellington House", this view would have been taken soon after its completion in 1884.

Source: Collingwood History Collection.

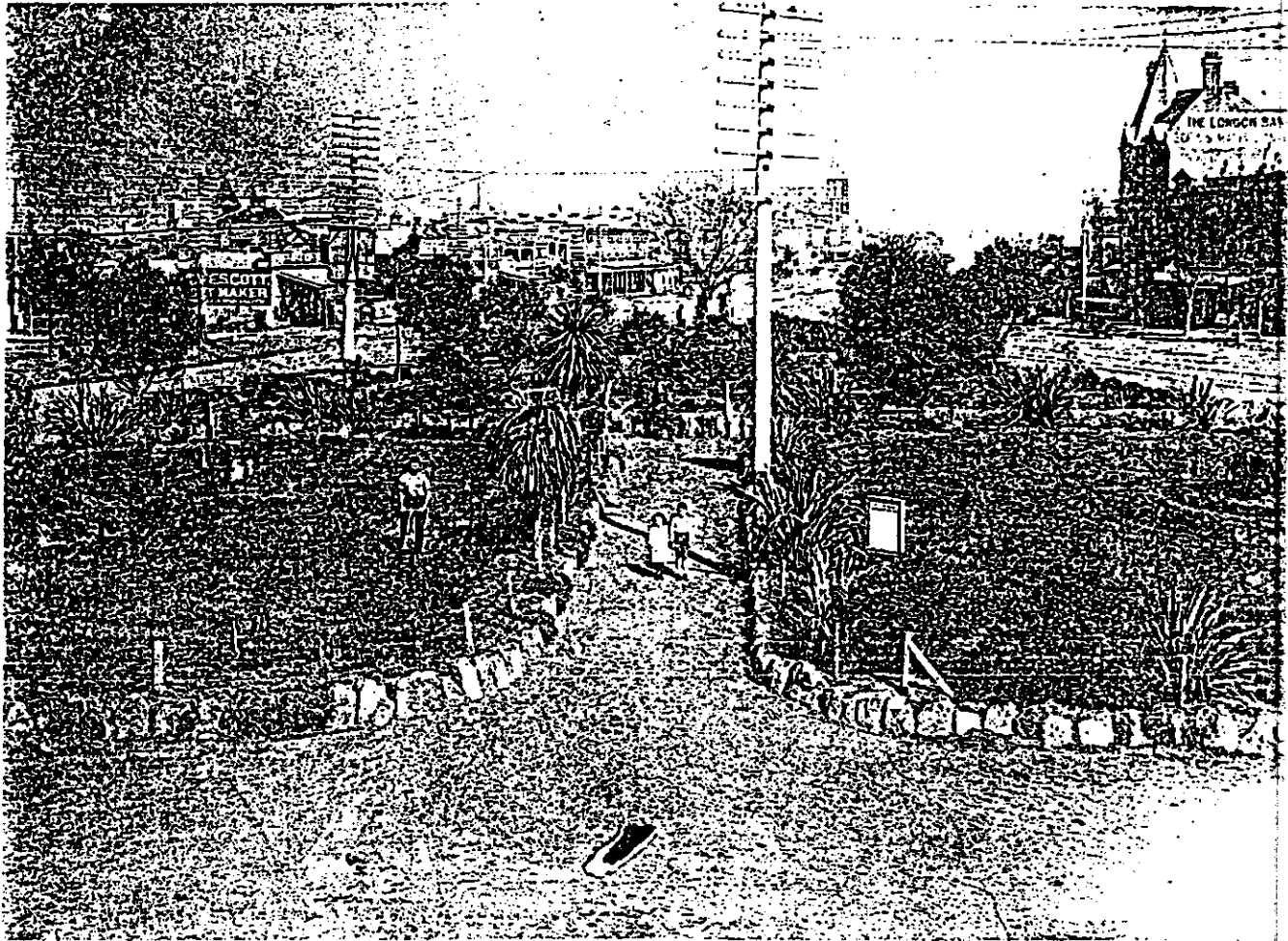


Fig. 3.19. The gardens, now a car park, at the intersection of Queens Parade and Heidelberg Road, showing the shops forming the northern boundary of the Clifton Hill Western Residential precinct. The spire of St. Johns Catholic church, to the right of the telephone post was completed in 1907.

Source: Collingwood History Collection.

and Council Streets, the middle class cottages facing these streets have left a smaller triangular space in the centre of the block occupied by a cottage facing a lane running off Council Street and by small cottages in the remaining land facing each other across Hilton Street which is a mere metres wide at this point.

Early commercial uses in a comparatively intact state form a boundary along Queens Parade, whilst other non-residential uses including the Gold Street State School of 1874 and the former Yate's boot factory (later Hill, Norman and Beard Pty Ltd, organ builders) are located in the centre of the precinct and add interest to it. Along its south boundary, important early industrial buildings, as noted in 3.4.2 survive, the shot tower being a local land mark.

The eastern precinct consists of the plateau, to the north of Ramsden Street, and sloping land, formerly quarry sites, extending south, to Roseneath Street, beyond which, proceeding south, the low lying land characteristic of the Flat prevails. The housing stock consists predominantly of late Victorian and Edwardian (especially south of Ramsden Street) detached houses, pairs and terraced developments. The larger houses were, and to a limited extent remain along Heidelberg Road and The Esplanade. Fenwick, Spensley and Berry Streets have also attracted some unusually opulent houses when compared with the balance of the precinct, examples at 56-58 Berry Street, 57-69 Spensley Street and 83 Fenwick Street ("Tarrengower") being of note in this respect. Focal points within the precinct include the railway station, situated in Hoddle Street at the western end of Spensley Street. Its late Victorian design bears witness to the age of Clifton Hill as a suburb, and it remains, today, as the only railway station within the municipality not to have been replaced in recent years. The railway, for a period terminating from the north, at this point, has nurtured some industrial development within its immediate vicinity which has within the last few decades shifted north ahead of Housing Commission development on the site of Brewer's timber yard and now has a frontage to Spensley Street, to the detriment of that thoroughfare's former residential character. To the south, the railway has acted as a barrier to the extension of industrial development eastward, the land separating it from Hoddle Street having been mostly withheld from development c.1900 and having since that date been intensely developed as factory sites. Today, the premises of the former Clifton Shoe company, and later "Ezywalkin", constitute an industrial focus within the precinct.

Elsewhere, the shops at the corner of Berry and Spensley Streets, developed mostly during this century, form a small retail centre, the traffic management devices at this intersection and Fenwick/Spensley Streets being intrusive upon the precinct's established character. The site of the closed Melbourne Corporation quarry continues to form a sharp transition with the residential eastern edge of the precinct, its level grasslands affording an expansive vista of the suburbs further east.



Fig. 3.20. Two views looking east (lower) and west (upper) along Queens Parade from Gold Street.



3.4.4 Significance

The Clifton Hill eastern and western residential precincts are important at the Metropolitan level as an expression of nineteenth century planning principles, which include the substantially intact Darling Gardens and associated residential development, and the centrally situated former branch railways with its associated land use pattern. They are also of note for their intact state. The comparatively high standards of residential amenity, which extend to the treed avenues, the road pattern, linking Heidelberg Road with Collingwood, south of Alexandra Parade, and the development of the former quarry sites on the hillside are of local importance.

3.4.5 Recommendations

The recommendations contained in Section 3.3.5 also apply to these precincts.

It is further recommended that the Council liaise with Metrail, with a view to securing the buildings comprising the Clifton Hill Station's complex including the two signal boxes and participating in the improvement of the station environs.

It is also recommended that the precincts be included on the National Estate Register.

3.5 "Victoria Park" Precinct

3.5.1 Location

Shown on Figures 3.1 and 3.21, this precinct occupies most of the land bounded by Alexandra Parade in the north, the railyards in the west, the Yarra River in the east and Johnston Street to the south. It has Victoria Park as its principle focus.

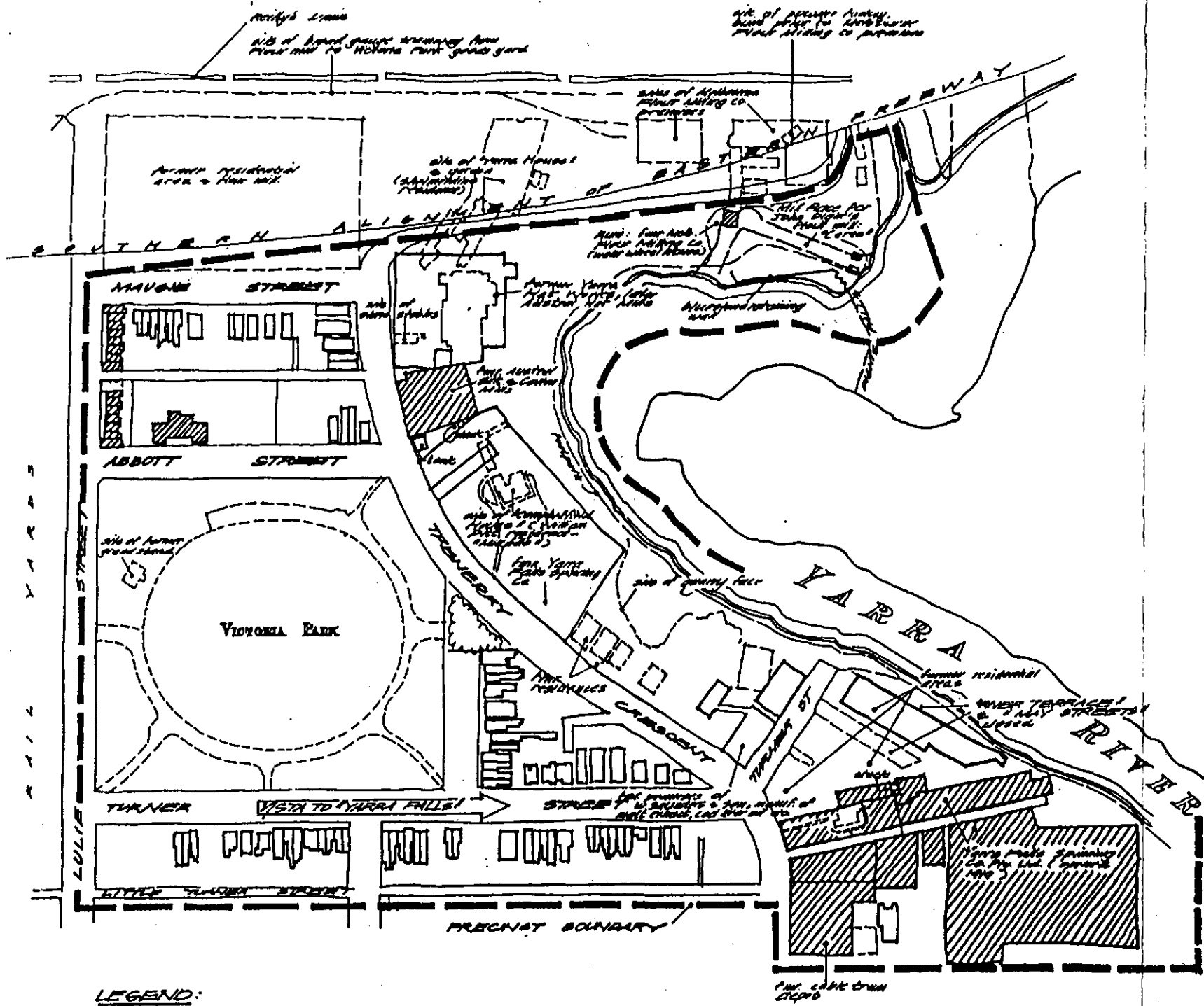
3.5.2 History

This precinct is formed from the original lots Nos. 78, 79 and 88, being alienated in 1839 to R. Dacre, J.D.L. Campbell (a pastoralist), and J. Dight respectively. John Dight built his home "Yarra House" (later the Shelmeradine residence) and mill on his allotment, and Campbell built his home "Campbellfield House" (later William Pitt's "Mikado") with a view over the Yarra River on his land. Hodgkinson's map of 1858 illustrates the development within the precinct at this time and shows that it was "covered with gum trees and sheoaks until a comparatively recent period".⁴ It also shows that access to "Campbellfield House" was obtained across Dacre's former holding with a front gate off Johnston Street.

In 1878, Edwin Trenerry, a shareholder in a deep shaft mining company⁵, had a plan of subdivision prepared for all three lots which recalls the earlier Darling Gardens development at Clifton Hill in that its central feature was to be the "Victoria Park" serving as ornamental gardens surrounded by residential properties with 33 foot frontages to the park. At its east end, the gardens were to be dominated by his home "Campbellfield House", approached along Trenerry Crescent which, like Victoria Crescent in Abbotsford, followed the line of the river, separating the residential quarter from the large river allotments.

The land was sold mostly to David Abbott by 1879 and to James and John Kelly by 1880. By 1885 all of the street lots had been again sold and many had been built upon. In 1882 it was the cost of buying back the land on the Collingwood Flat which discouraged construction of the Princes Bridge to Clifton Hill railway and gave the Fitzroy based railway league grounds for having Princes Bridge connected with Fitzroy station instead. The rail line, however, was authorised to run south from Clifton Hill, and it was opened in 1901 following the re-purchase of 90 allotments, of which six had been built on.⁶ Today, the western ends of Turner, Truro, Abbott and Maugie Streets running into Hoddle Street form remnants of Trenerry's plan of subdivision envisaged before the coming of the railway. Trenerry's vision of another "Darling Gardens" as the centrepiece of the "Campbellfield House" subdivision also failed, for the Council purchased the land as a recreation reserve, "Victoria Park" becoming the home of the Collingwood Football Club, from its inception in 1892.

By 1900, the Reilly Street frontage had been developed partially for industrial purposes, D. Stretton and Company's Flour Mills being one industry west of Trenerry Crescent and the Melbourne Flour Milling Company being located at Dight's old mill. By the same time, the



LEGEND:

□ EARLY BUILDINGS

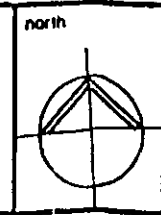
▨ BUILDINGS OF INTEREST CULTURAL SIGNIFICANCE WITHIN FREZNET

FIG. 3.21

REVISIONS	ISSUED

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING

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project
CITY OF COLLINGWOOD URBAN CONSERVATION STUDY

date
 MARCH '88

scale
 N=1:500

drwg. title
VICTORIA PARK HISTORIC FREZNET

drawn by
 AW

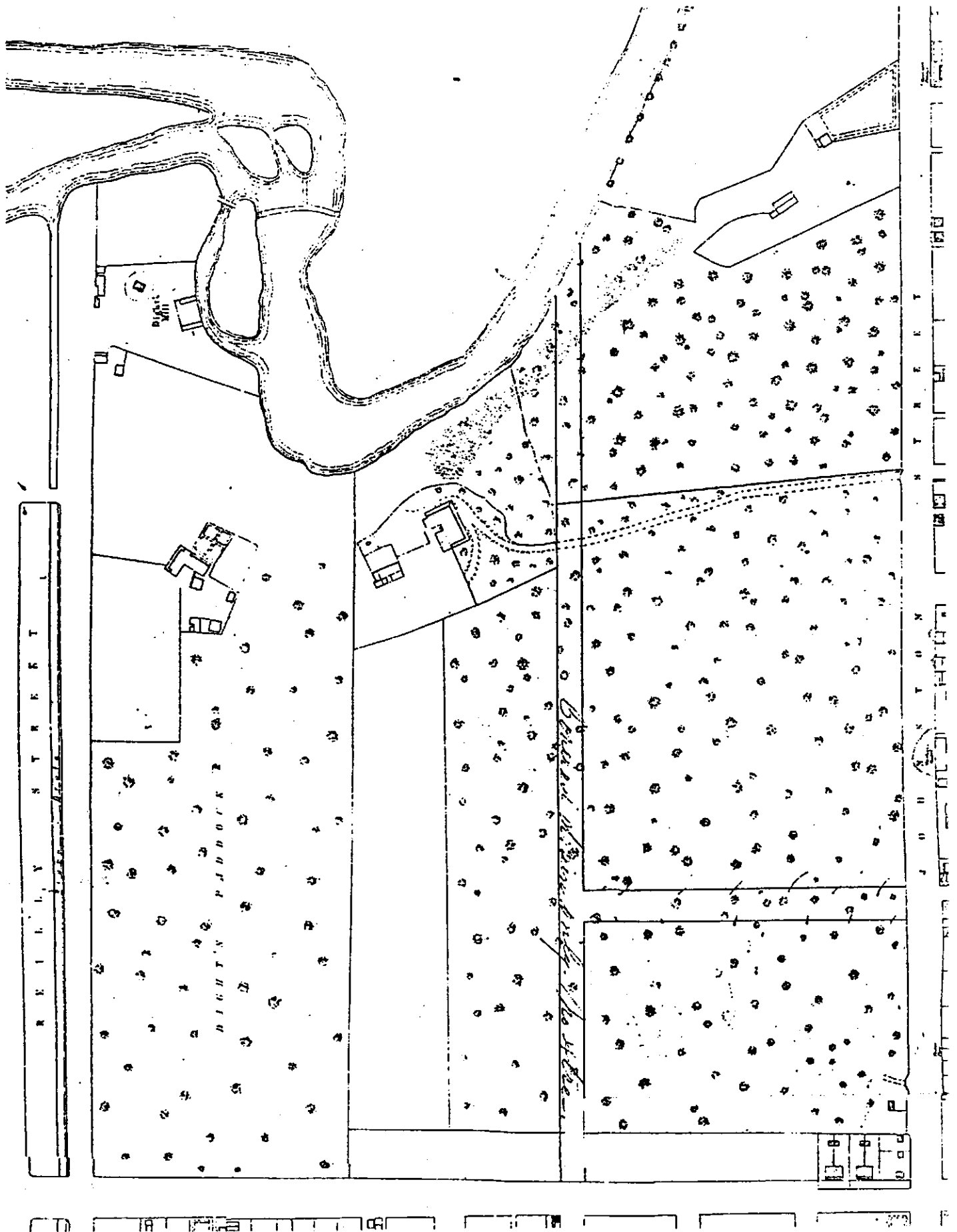


Fig. 3.22 The Victoria Park Precinct, 1858.

Source: "Plan shewing the streets and buildings in existence in East Collingwood on January 1st. 1858", C. Hodgkinson. (City of Collingwood Engineer's Office)

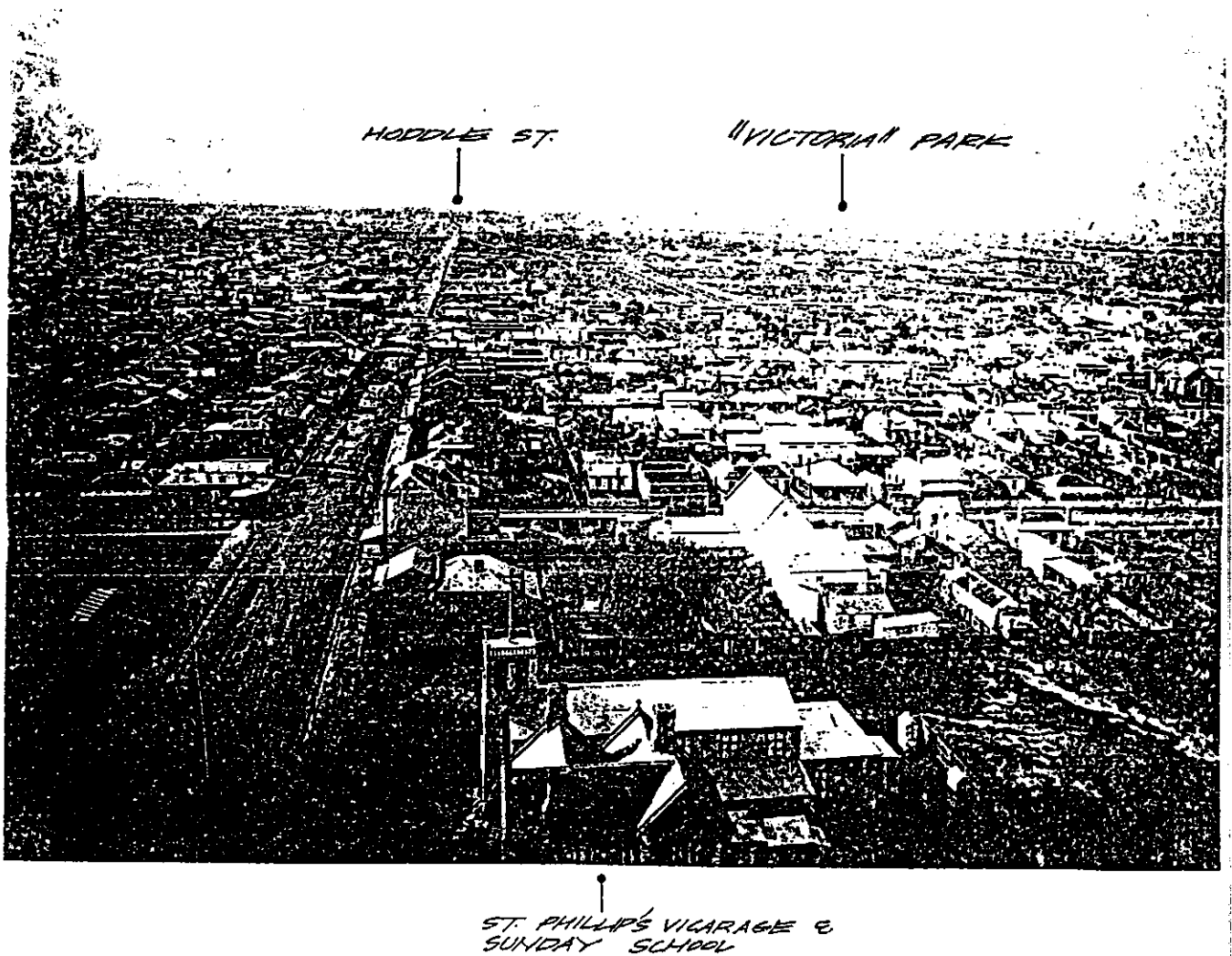


Fig. 3.23 Collingwood, looking north from the town hall tower
c. 1890, showing "Victoria Park" in the middle distance.
Source: Collingwood History Collection.

river frontage allotments were undergoing a transformation from residential to industrial uses. The Shelmeradine's Yarra Hat Works were operational by this date and a quarry was in existence a short distance down the river. At Johnston Street the cable tram sheds of the had been opened in 1887 and a small residential subdivision ran down to the water's edge at Turner Street. It was later replaced with industrial buildings due partly to its susceptibility to flooding which is reflected, today, in the flood wall protecting the Yarra Falls Spinning Company in this vicinity. Elsewhere within the subdivision rows of terraces had been built by this date, the Lullie Street row houses between Maugie and Abbott Streets being indicative of the speculative development undertaken prior to the 1890's depression. The Abbott Street School (opened 1889) and the oval opposite was defined by a fence line and path visible in the figure overleaf.

During this century the industrial land east of Trenerry Crescent was fully developed. The residential land within the precinct remains substantially intact with the exception of the northern boundary which was demolished between Alexandra Parade and Maugie Street to make way for the Eastern Freeway, opened in 1977. In 1981, Victoria Park Station was rebuilt in its present form, and in 1986-88 a number of former industrial properties in the crescent have been re-cycled as office space.

3.5.3 Description

Today, the principal features of the precinct consist of the Collingwood football ground, now almost completely encircled by a continuous grandstand, and having at its south-eastern corner, a remnant of the parkland which was intended to extend across this reserve. The river bank industrial land is a second key element, its Victorian origins being mostly obscured by Edwardian and later works. On the former quarry site, a small group of houses has recently been demolished to make way for office development. It remains, however, predominantly industrial and is responsible for the "first impressions" of Collingwood obtained by west bound travellers on the Eastern Freeway and Studley Park Road. The railway and freeway environments have a twentieth century character, whilst the remaining residential land is substantially intact and in this respect is unusual in the municipality which is invariably made up of original but altered Victorian and Edwardian housing stock. In Lullie Street, the symmetrical west facing terraces with closed corner shops between Maugie and Abbott Streets are important early buildings and are complimented by the patterned bluestone pitcher pavements at the street intersections. The balance of the street network has not been altered in recent years.

The Yarra River bank constitutes an environment within this precinct of outstanding historic and scenic character which can be viewed from the footpath built along the water's edge. The main components are the river itself, the high west bank and the huge factories which evocatively recall the attraction of the river to industry during the nineteenth century. At the north end, the Dight's Mill ruins and



Fig. 3.24 Studley Park Road, looking west to Collingwood, 1987, showing the former Yarra Falls Spinning Mills Co. buildings and the Austral Silk and Cotton Mills immediately to the north. The shot tower in Alexandra Parade forms the central feature of this vista.

falls constitute a picturesque and extraordinary survivor from Collingwood's earliest years. At the south end, the deafening roar of the Yarra Falls Spinning Company Mills, the dense building development here, and the smoking chimney stack show that the Collingwood of old is by no means dead.

3.5.4 Significance

The Victoria Park precinct is important at the metropolitan level as a visually striking example of industrial development associated with the Yarra River it includes elements from some of Collingwood's major development phases, being the period of predominantly residential occupation along the river bank during the 1840's (the Dight's Mill Site), and the period of industrial consolidation during the Edwardian era (the Yarra Falls Spinning Co. Works and the former Austral Silk and Cotton Mills). This band of industrial buildings is also critical to popular perceptions of Collingwood as a place within the metropolis, the industrial vista from the Studley Park Road being evocative of the industrial Collingwood of old.

The residential land is important at the local level for its intact state, being supported by the Abbott Street School and early pavement materials. Its street plan is important also as a reflection of late nineteenth century planning principles and for the way in which it is expressive of a co-ordinated approach to land subdivision made possible by Edwin Trenerry during the years leading up to the land boom of the middle to late 1880's.

3.5.5 Recommendations

The recommendations contained in Section 3.3.5 also apply to this precinct.

3.6 The Collingwood Flat (Abbotsford)

3.6.1 Location

Shown on Figures 3.1 and 3.26, this precinct has Nicholson Street as its spine and the rail line as its western boundary, extended to Hoddle Street in the vicinity of the town hall. It extends from Stafford/Valiant Streets in the north to Victoria Street in the south and to the Yarra River at Church Street at its eastern extremity.

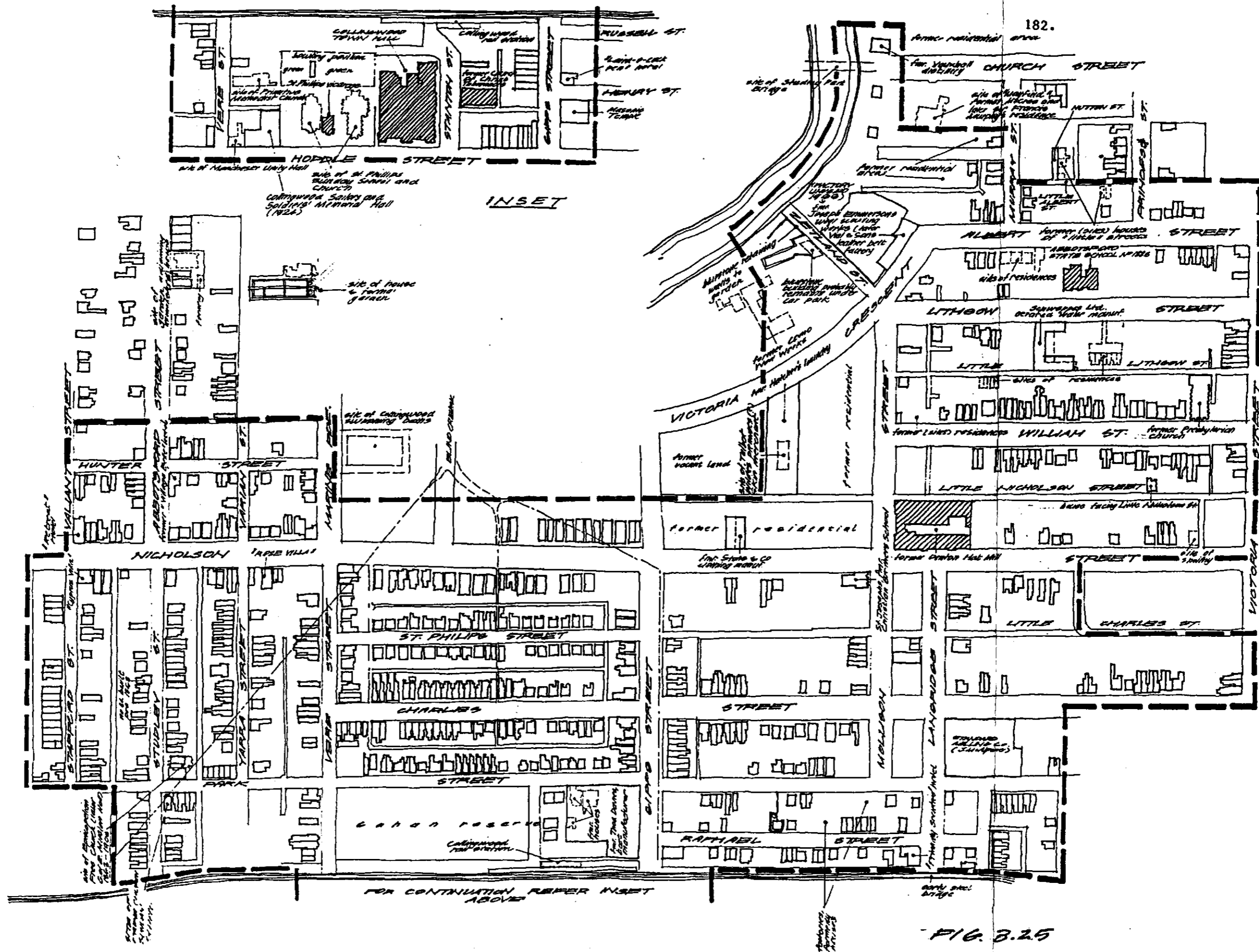
3.6.2 History

The land now occupied by this precinct was alienated in 1839 and remained in a semi-rural state until the 1850's. By this time, the area had been cleared of timber⁷ and was constantly subject to flash floods from the rainwater shed by the higher land to the west. In 1841 the McCrae family settled at "Mayfield", overlooking the Yarra River at Church Street, and it appears to have been the first building in the precinct. It later became the home of Sir Francis Murphy (1809-1891), MLC, and was demolished to make way for industrial buildings in 1962.

Large sections of the Flat were subdivided in 1853, including the property of R. Henry Way, known as "Islington" and forming Lot 74 between Vere Street and Johnsons Street.⁸ Sir Charles Nicholson's holdings in lots 57, 58 and 59, between Gipps Street and Victoria Street (Simpson's Road) were also subdivided in that year.⁹ By this date, Victoria Street between Charles and Church Streets was occupied by four buildings.¹⁰ By 1858, there were twelve, one of which was Simpson's hotel on the north-west corner of Nicholson and Victoria Streets.

Hodgkinson's map of 1858 shows that "Islington" was one of the earliest areas to witness residential development within the precinct the house at No. 84 Studley Street possibly dating from this period. Further development had also occurred west of Park Street to the south of Gipps Street and Sir Charles Nicholson's land was also the scene of some activity including several small buildings (houses?) overlooking the Yarra River along Victoria Crescent. With some exceptions, the land between Vere Street in the north and Gipps Street in the south was vacant, due mainly to its susceptibility to flooding.

During the decades leading up to the 1890's Depression, however, the Abbotsford Flat became an area of intensive speculative development giving rise to rows of timber, brick and occasionally bluestone cottages with Gipps and Nicholson Streets invariably attracting larger and more prestigious development. Today, both the houses and mature treed avenues reflect on the perceived status of these streets. In 1901 the railway from Princes Bridge to Clifton Hill was opened on a continuous embankment eliminating the level crossings in its path and on the site of land already intensely developed for residential purposes. Its bridges were amongst the first steel girder bridges used by the Victorian Railways, the Langridge Street bridge being a



REVISIONS	ISSUED

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING

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project
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URBAN CONSERVATION
STUDY
drwg. title
COLLINGWOOD FLAT (ABBOTSFORD)
HISTORIC PRECINCT

date
11 MARCH 1988
scale
1:100 (A1)
drwg. no.
drawn by
AWJ



Fig. 3.26 Hoddle Street, outside the town hall, built in 1887, and showing the St. Phillip's vicarage and church (demolished).

Source: Collingwood History Collection.

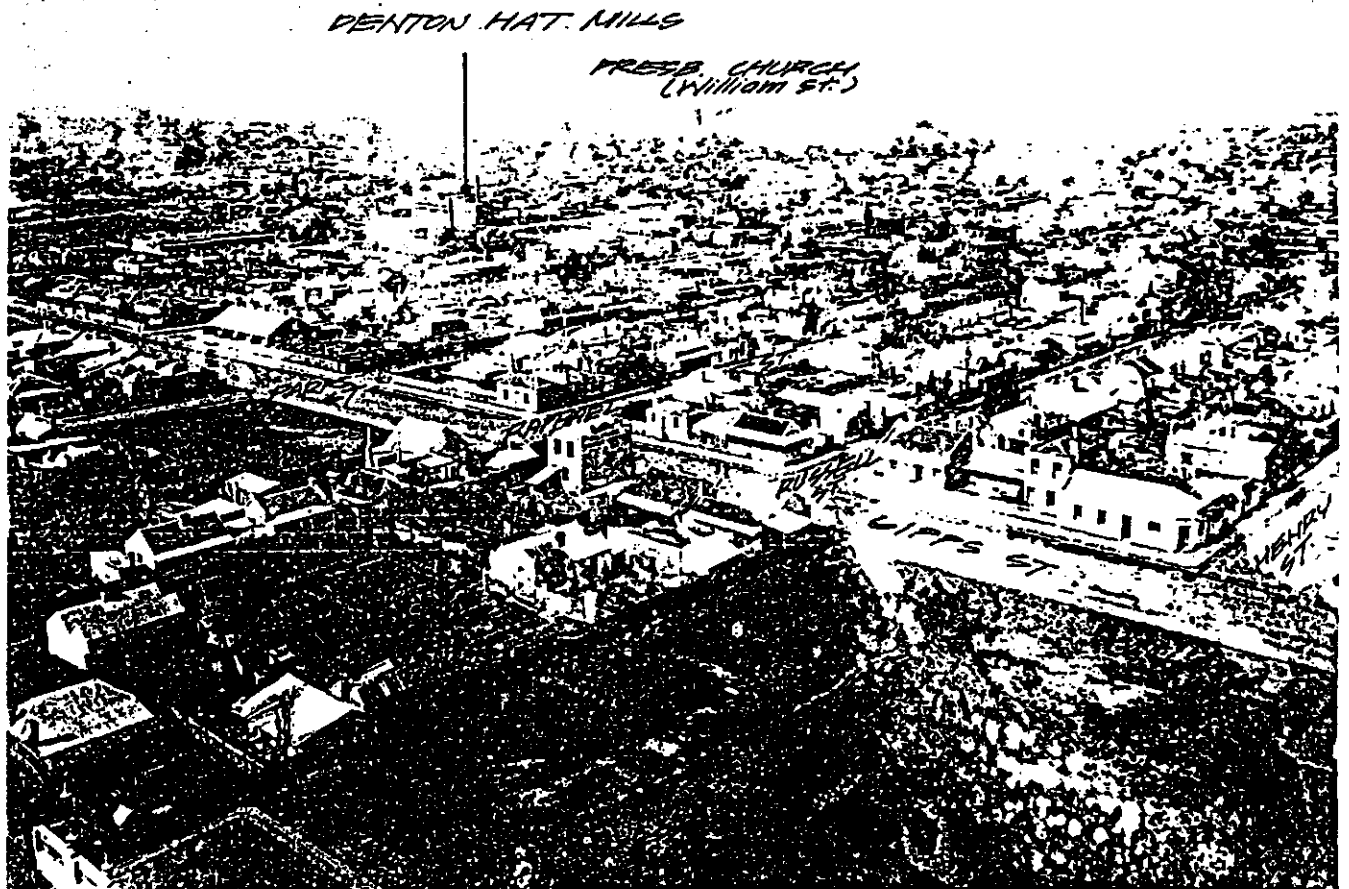


Fig. 3.27 Looking south-east from the town hall tower, c. 1890.
By 1901, the railway was operating between Russell
and Raphael Streets.

Source: Collingwood History Collection.

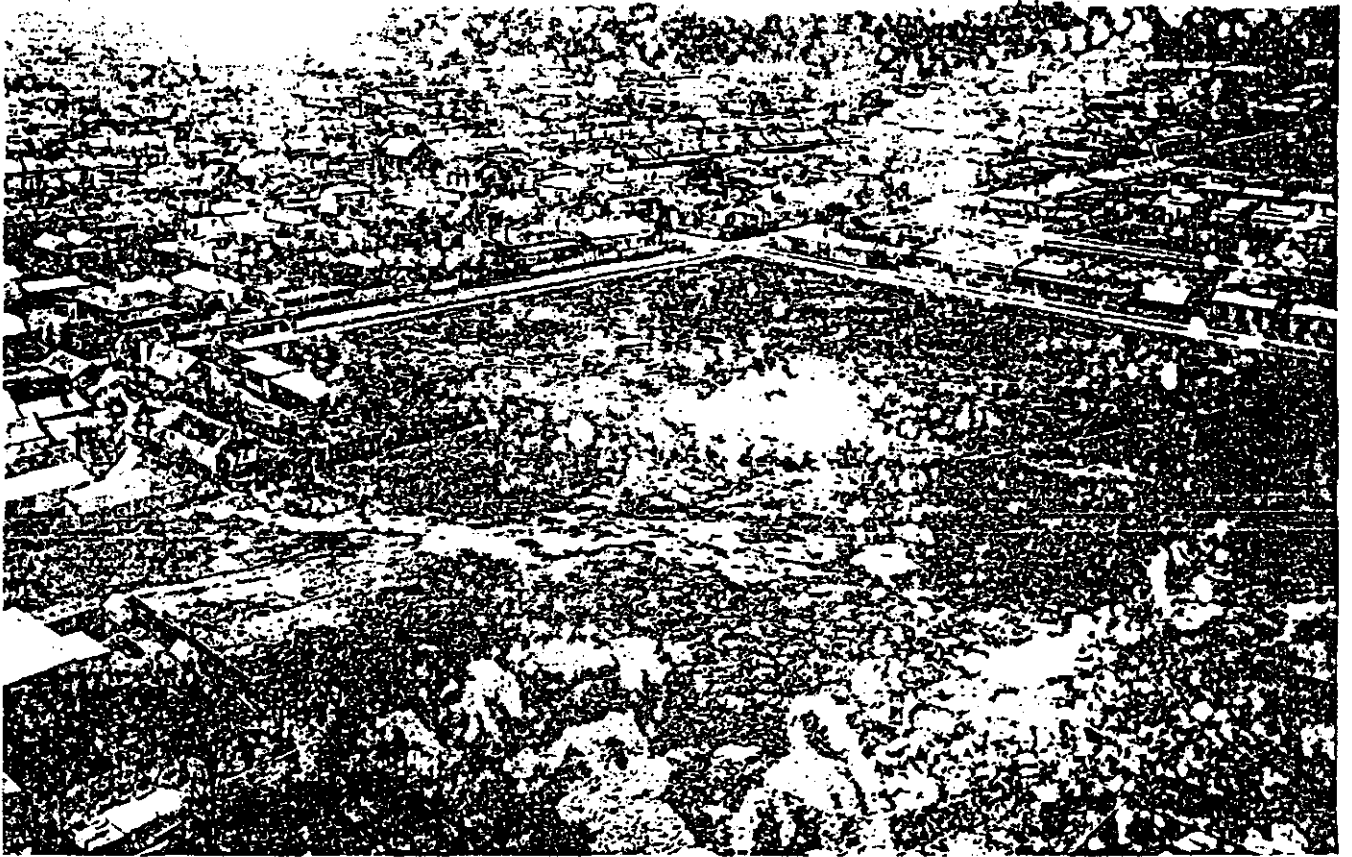


Fig. 3.28 Looking north-east from the town hall tower, c. 1890, across poorly drained land later forming the Gahan reserve to the intersection of Park and Vere Streets.
Source: Collingwood History Collection.

remaining example, others, including the Vere and Bloomsburg Street bridges contracted for in June, 1893, having been replaced with concrete beams.

By the turn of the century, the river bank in the vicinity of Zetland Street (now closed) was occupied by wool scouring works forming the nucleus of an industrial area extending to the Vauxhall Distillery, a portion of which survives, at Church Street. The Denton Hat Mills survived in a residential area to be eventually linked with the river by the redevelopment of properties facing Mollison Street for industrial purposes. In Gipps Street, the Edwardian and post Edwardian periods, witnessed industrial development on vacant sites, especially east of Nicholson Street, providing evidence of the continuing attractiveness of the municipality as an industrial location during these years.

Associated with the nineteenth century development was group of shops, now closed, at the "Friendly Societies" hotel corner and the construction of schools by the State, in Lithgow Street, and by the Catholic Church at the Christian Brothers School (now St. Josephs). Churches were built and in many cases demolished, the former outstanding group of public buildings centred on architect G.R. Johnson's Town Hall, Post Office and Court House of 1887 being supported by the former Church of Christ Tabernacle and St. Phillips Church of England (demolished 1968).

In recent years, the further industrialisation of residential land has transformed Nicholson Street between Gipps and Marine Parade. Inroads have been made into other residential areas in conjunction with a recent Ministry of Housing project also in Nicholson Street.

3.6.3 Description

This precinct consists mainly of working class housing of the mid and late Victorian period complimented by a range of associated building types including hotels, closed churches, schools, closed shops and places of employment. The remnants of nineteenth century industrial development associated with the Yarra and including bluestone buildings and retaining walls are important and generally unrecognised elements. An overlay of Edwardian and post Edwardian industrial development also constitutes a major contribution to urban character, the precinct being substantially intact, in spite of intensive recent work in the vicinity of Mollison Street. Traffic management projects in the streets north of Vere Street and elsewhere have used materials which are unsympathetic with the Victorian character of the precinct. Tree planting programs are generally inappropriate - the high amenity of Nicholson and Gipps Streets standing out as early and successful treed avenues.

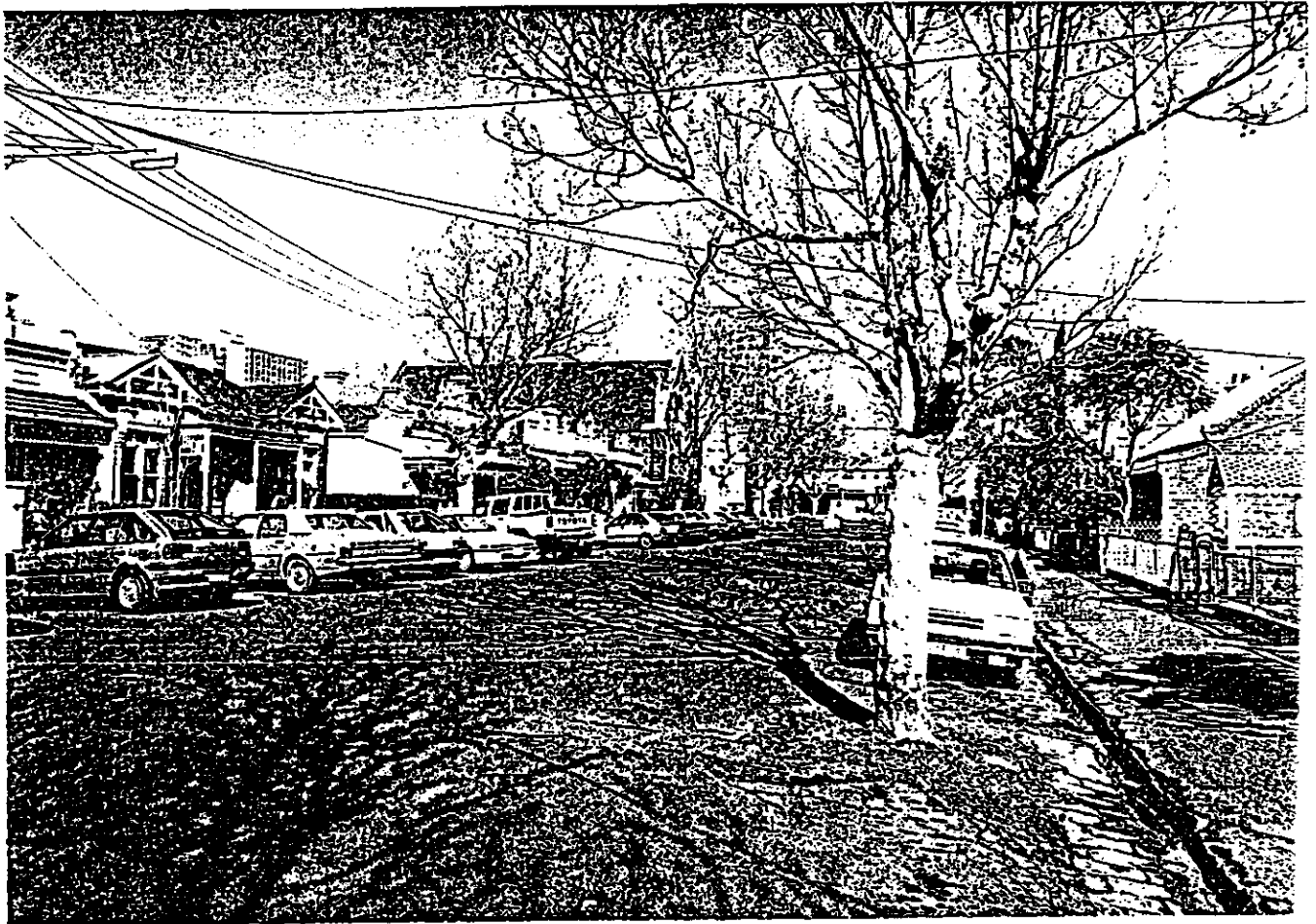


Fig. 3.29 William Street, showing the pitched kerbs and channels and street trees planted on the pavement shoulder: commonplace elements in the nineteenth century street plan.

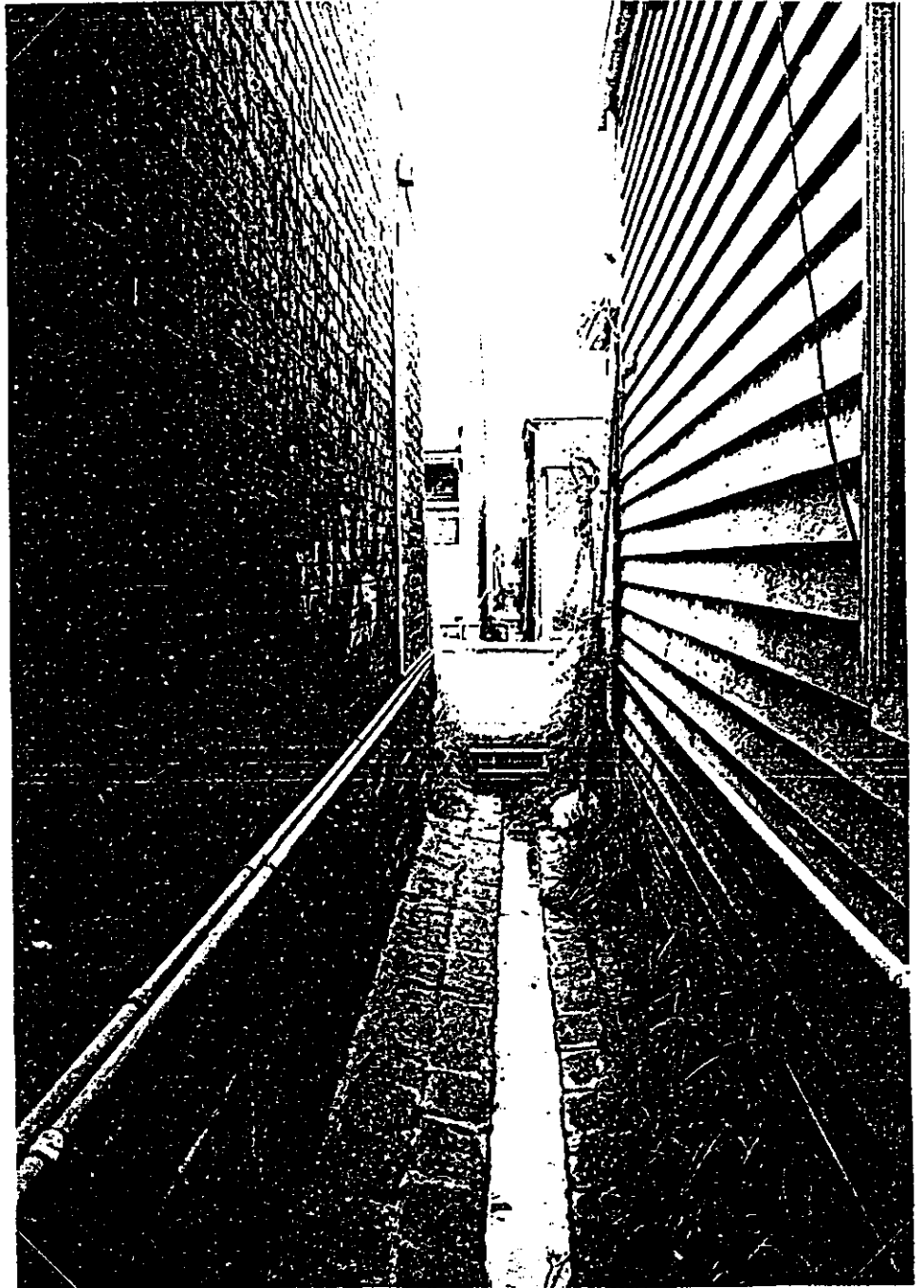


Fig. 3.30 The open drain running two blocks between Charles and Nicholson Streets, viewed here at its intersection with St. Philips Street. Its relationship with the houses it passes causes it to be unique within the municipality.

3.6.4 Significance

This precinct is of local importance for its comparatively intact residential areas which recall the earliest phase of housing on the Collingwood Flat as well as the boom period during which the character of Streets such as Gipps and Nicholson was established. The complex of public buildings, of which the Town Hall forms the major element is important at the metropolitan level, in spite of the demolition of St. Phillips Church, on account of its architecture and range of building types which offer insights into the social history of the municipality.

The remnants of the precincts nineteenth century riverside industrial activities consisting of the remnants of the Vauxhall Distillery, Emmerson's Wool Scouring Works, the former Como Wool Works(?) and other bluestone structures recall the Yarra Rivers former role as a drain for noxious trades locating on the eastern side of the city.

3.6.5 Recommendations

The recommendations contained in Section 3.3.5 also apply to this precinct.

It is further recommended that the remnants of nineteenth and early twentieth century riverbank industrial activity be preserved, including the Vauxhall distillery ruins.

It is recommended that a management plan be prepared for the public buildings sub-precinct extending from Vere Street to Gipps Street which should have as its main objectives the definition of items of historic significance and the enhancement of their surroundings in a manner which is consistent with their historic character.

It is also recommended that this precinct be included on the National Estate Register.

3.7 Collingwood Flat Residential precinct - Campbell Street

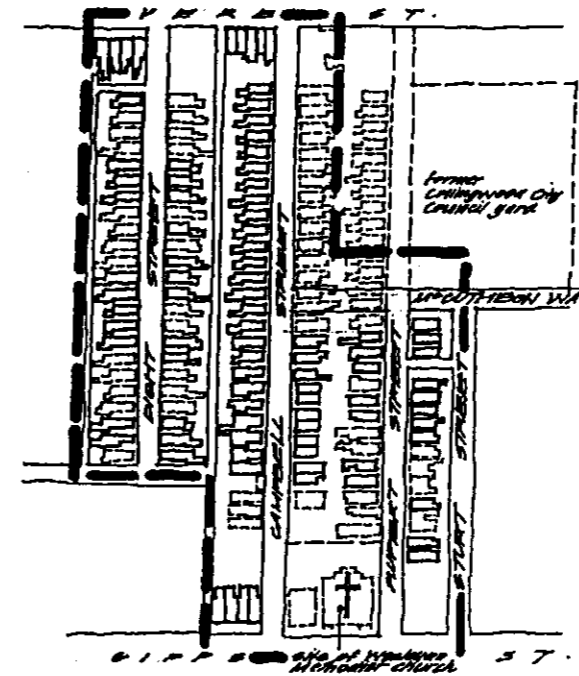
3.7.1 Location

Shown on Figure 3.1 and 3.3.1, this precinct is situated on the Flat between Gipps and Vere Streets and has Campbell Street as its north-south spine.

3.7.2 History

As early as 1853 (Clement Hodgkinson map), Gipps Street (then Hodgson's Road), Vere Street and Rupert Street had been laid out across the Flat. The land now occupied by this precinct was vacant, and the central drain carrying water from the swamp just north of Johnston Street crossed Rupert Street diagonally on its way to the Blind Creek. There was a building, identified in the Clement Hodgkinson map of 1858 as the "Wellington" hotel on the south-west corner of Vere and Cromwell Streets intersection, with a garden (in 1858) running west to Rupert Street. In 1857, the Council paved Rupert Street and undertook drainage works. Drains were run the length of Gipps Street in 1862.

In November, 1873, Messrs. Gemmell, Tuckett and Co. auctioned off most of the land bounded by Dight, Cromwell, Gipps and Vere Streets; forming Dight, Campbell and Sturt Streets in the process. Their plan of subdivision included Rokeby Street running north-south between Dight and Campbell Streets. It was never built, the proposed route being occupied by a right of way. The streets were 33 feet wide and each allotment measured 25 feet with an average depth of 62 feet. The land was held by the Metropolitan Permanent Building and Investment Society and although the lot sizes and street widths appear to express the rapaciousness of that organization, it should also be borne in mind that here at least was an opportunity for the working man to build a home and pay for his land "by monthly instalments".¹¹



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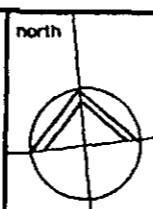
- PREV. BOUNDARY
- EARLY BUILDING
- EARLY BUILDING DESIGNATED

FIG. 3.31

REVISIONS	ISSUED

FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALING

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STUDY

drwg. title
COLLINGWOOD FLAT RESID-
ENTIAL PRECINCT
CAMPBELL STREET

date
SEPTEMBER

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drawn by
AAS

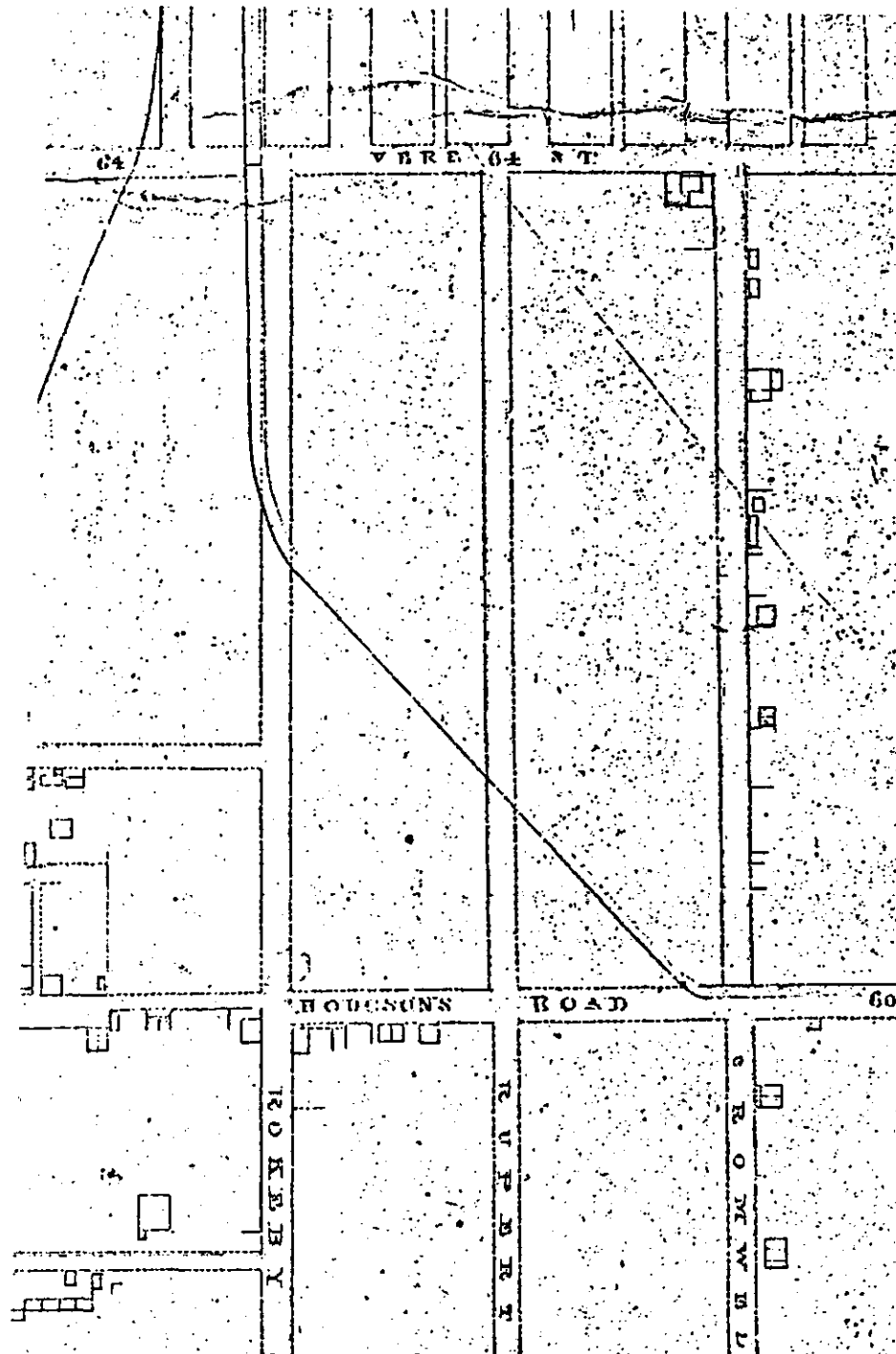


Fig. 3.32 Map of precinct in 1853 showing the course of the Central Drain across Rupert Street.

Source: "Contoured Plan of Collingwood and East Melbourne shewing the buildings facing the principal streets at period of survey", Clement Hodgkinson, Nov. 29th., 1853. CPO Melbourne Roll Plan 3.

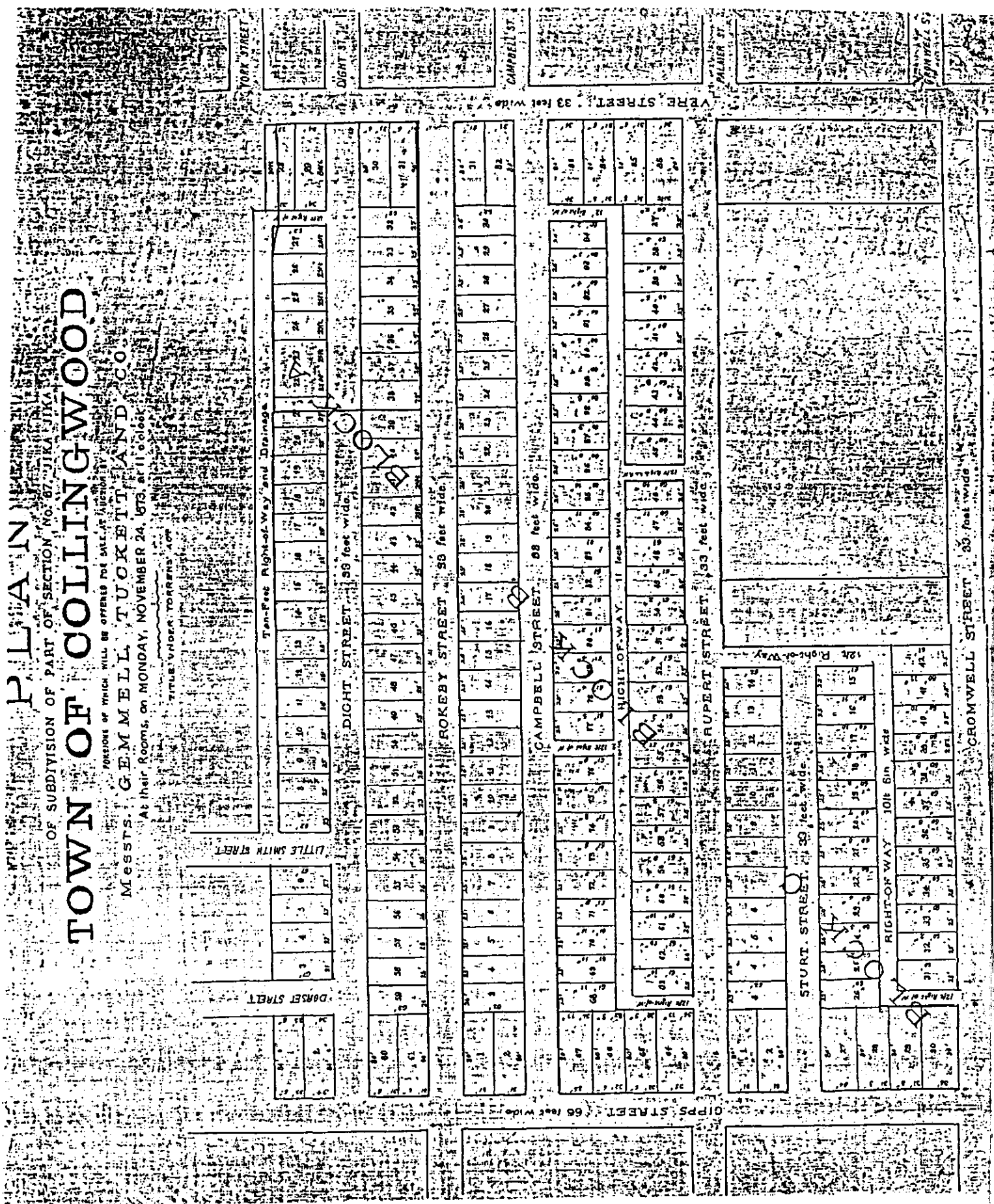
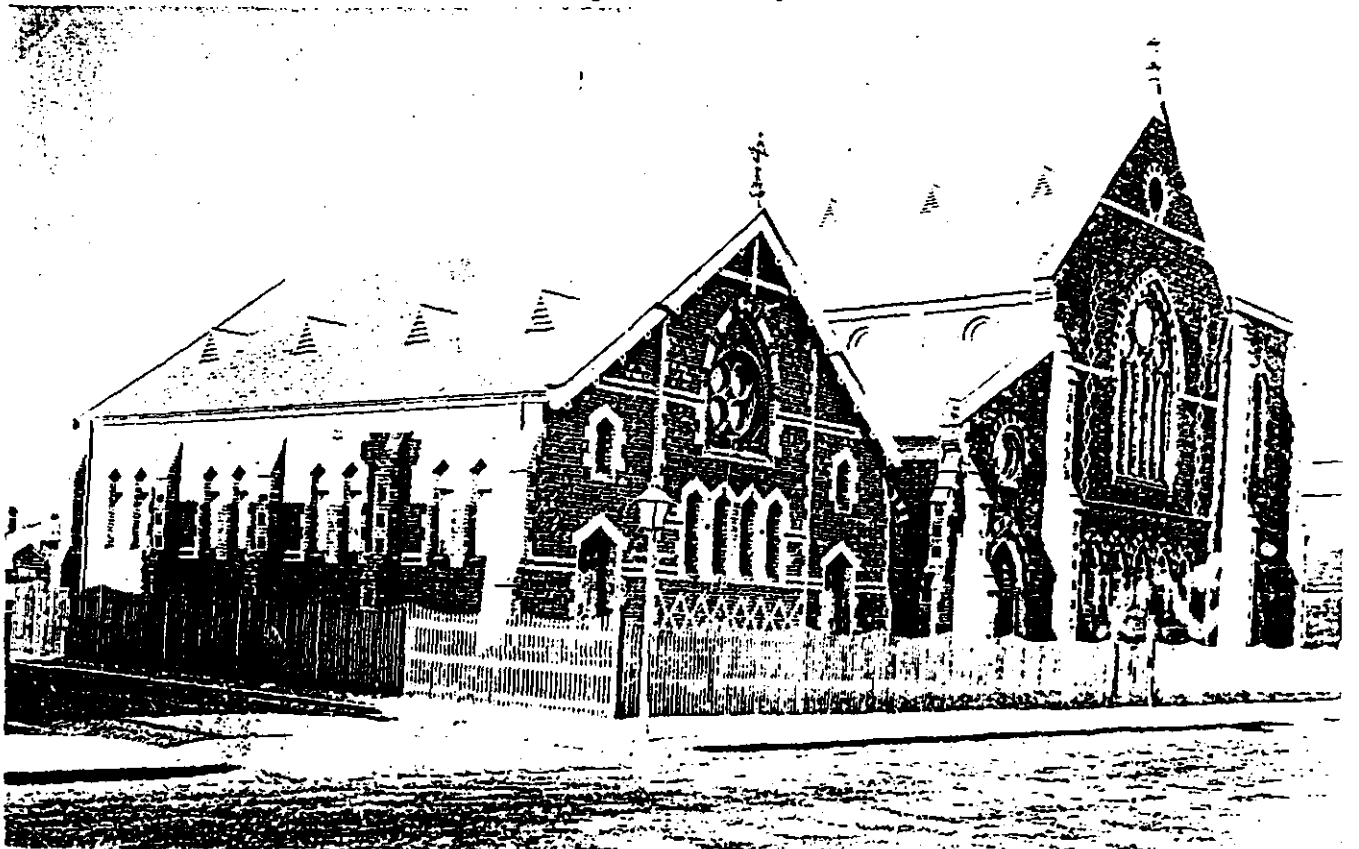


Fig. 3.33 Subdivision plan including precinct: 1873.
 Source: City of Collingwood litho no. 00158.



Fig, 3.34 View of precinct looking west from the town hall tower, c. 1890, showing the Collingwood City Council yard and market gardens on the right and the Gipps Street Wesleyan Methodist Mission Church on the left, (also below).

Source: Collingwood History Collection.



Nevertheless, by 1880, all of the land within this precinct remained vacant. In the following year a total of 23 houses had been built on the east side of Campbell Street and the west side of Rupert. By 1886, most of the vacant land had been built upon and there was a dairy, greengrocer, wood and coal yard in Campbell Street. The most important building was the Wesleyan Methodist Church of 1874 and the adjoining School hall, headquarters of the Collingwood Methodist Mission. It was appropriately situated in one of the centres of the municipality's poor areas, but was demolished during the mid 1960's. The foundation stone, however, was saved, and remains today in the wall of the Rupert Street kindergarten which adjoins this site.

3.7.3 Description

The timber cottages are typically single fronted detached at the front and attached with brick party walls at the rear. The roofs are hipped corrugated iron clad and the chimney stacks, some removed, are bichromatic in black body bricks with white dressings. No. 61 Campbell Street retains its slate roof. Other alterations include the provision of new front windows and doors and the reconstruction or construction of timber posted verandahs to varying designs. Nos. 27-61 Campbell Street are virtually identical and conform to this description (18 houses). Nos. 17, 21 and 25 have gable ends facing Campbell Street with scalloped barges whilst other houses have further variations, Nos. 8/10, 12/14, 16/18 and 20/22 Campbell Street being brick pairs on bluestone plinths. In Campbell Street the original bluestone kerb and channel drains are partly in situ, the Coops' shot tower is visible looking north and the town hall tower can be seen looking east along McCutcheon way.

In Rupert Street, the west facing houses Nos. 136-144 and 148-152 are identical with scalloped barges to the gable ends similar to those in Campbell Street (8 houses). The kerbs and channels are poured concrete.

In Sturt Street, Nos. 11, 13 and 15 are small brick cottages and the street drains are poured concrete.

In Dight Street, where land is zoned for industrial purposes, as opposed to Campbell Street, the houses are in various stages of dereliction and punctuated by factories and vacant blocks.

3.7.4 Significance

Although there remains many examples of working class timber dwellings in Collingwood, this precinct contains the largest number of standard design small cottages in the municipality. They recall the move to smaller and smaller lots facing increasingly narrow streets during the 1870's, the predominantly working class nature of the population and the Council's inadequate building code introduced in 1874. They offer insights into the way of life on the Flat, the lack of nearby recreational land for families and the role of the Mission Church in Gipps Street. Most importantly, they are a testimony to the "extremities" of the Land Boom years when the Metropolitan Permanent Building and Investment Society greedily re-subdivided Hodgson's land with the altruistic motive of accommodating Collingwood's deserving poor.



Fig. 3.35 Campbell Street, looking south from the Collingwood Education Centre.



Fig. 3.36 Rupert Street, looking south at the McCutcheon Way intersection.

3.7.5 Recommendations

Today, only a small portion of the development promoted by the Metropolitan Permanent Building and Investment Society is in situ. The north-east section is now occupied by the Collingwood Education Centre whilst the western and southern areas are zoned industrial and becoming progressively blighted.

It is recommended that this transitional phase from residential to industrial uses be reviewed with the intention of forming a buffer around the residentially zoned land; thereby securing its standard of amenity, assisting to retain as many cottages as possible and attempting to reduce the population drift away from Collingwood.

The following additional recommendations are made:

- the precinct should form an urban conservation area under the planning scheme, having the conservation of its historic character as its principal objective.
- encourage owners to re-instate missing and degraded details on their houses, but simultaneously preserving their working class character.
- retain the remaining sections of bluestone kerbs and channels.
- provide a satisfactory termination to the "severed" rows of houses along McCutcheon Way.

3.8 Convent of the Good Shepherd

3.8.1 Location

The former Convent of the Good Shepherd occupies the major part of the promontory of land running east of Clarke Street and is bounded by the Yarra River on its remaining sides. It is shown in Figure 3.1.

3.8.2 Significance

The significance of this site is summarised in Graeme Butler's "Conservation Analysis of the Convent of the Good Shepherd" (1987) in the following terms:

- "(i) its symbolism of the first permanent European occupation in Collingwood
- (ii) the role of the complex within the Collingwood community, fulfilling over a long period a charitable and educational role together with other similar but less substantial institutions

- (iii) in turn, the central role Collingwood played as a repository for Melbourne's poor in the mid to late 19th century and thus as a site for many charitable institutions, of which Abbotsford was by far the largest
- (iv) a primary role in the establishment of the Good Shepherd Order throughout Australia and New Zealand
- (v) a dominant role in the expansion of charitable facilities within the 19th and early 20th century building programme of the Australian Catholic Church
- (vi) an early role in the establishment of women's refuges in the State
- (vii) an early part in provision of privately operated reformatories and industrial schools and subsequently used as a model for the development of the State's late 19th century policy on rehabilitation of its wards also possessing the oldest known surviving privately built industrial school in the State.
- (viii) architecturally, a visually cohesive complex, developed from the repetition of simple built components and in part an outstanding expression of the influence of French Medieval and Renaissance architecture and symbolic of a Medieval village in miniature
- (ix) possessing an intact and substantial example from the important architectural firm, Reed Smart and Tappin
- (x) in the most part, an intact exemplification of 19th century institutional and early 20th century convent architecture; and
- (xi) containing individually notable architecture, both exteriors and interiors together with a notable landscape setting."

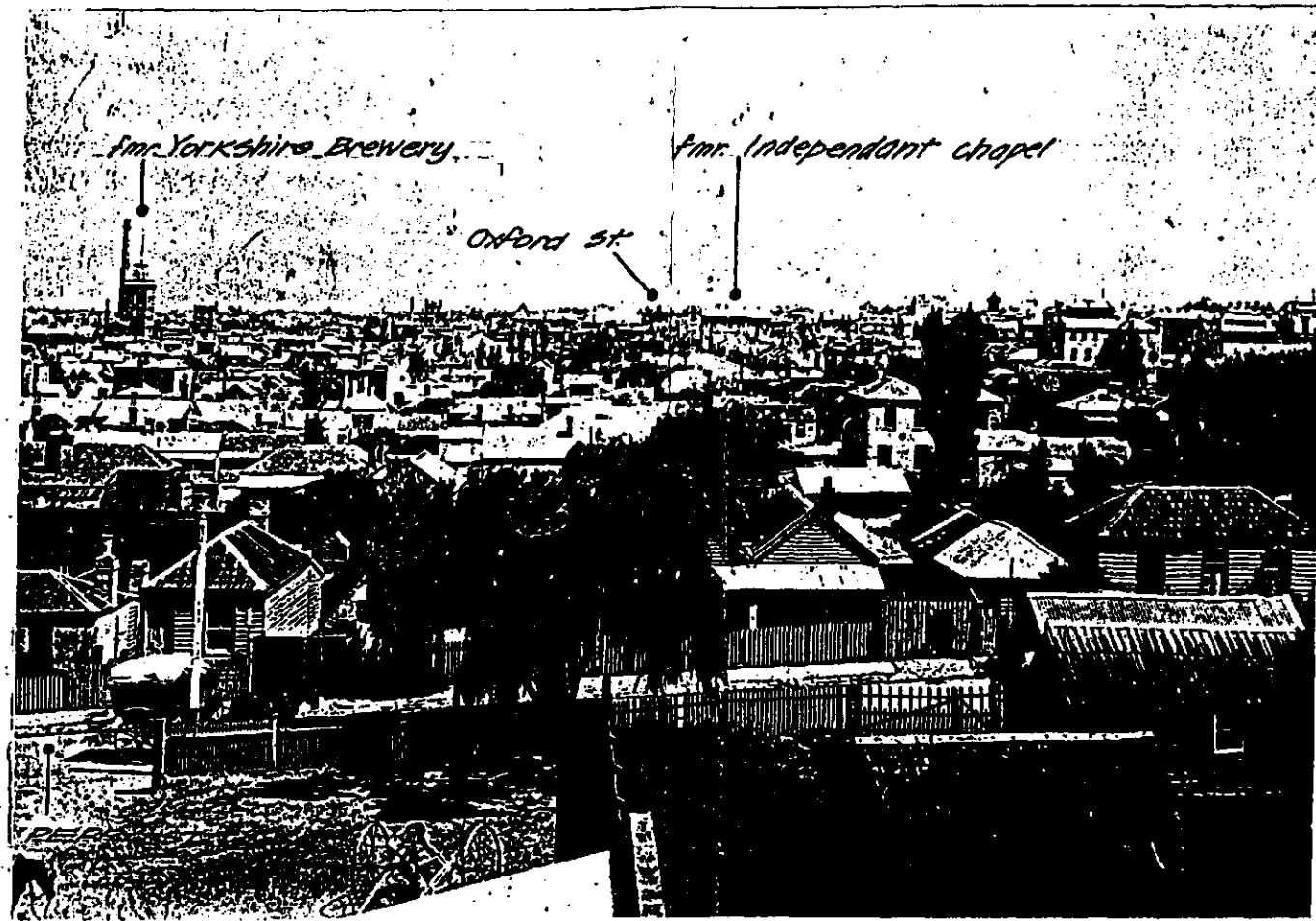
In the light of the more general appraisal of Collingwood undertaken in this study, it is useful to expand a little on item (i) above. Given the existence of Edward Curr's "St. Helliers" and John Orr's "Abbotsford House" on this site during the 1850's and the extensive ornamental and productive gardens which surrounded them, this site remains today as a dramatic reference to those circumstances. Its expansive gardens and peaceful withdrawn qualities are perpetuated in the present land use pattern which was, during the nineteenth century, characteristic of the Yarra River environment as it flowed past the municipality. The site's importance, in this respect, is enhanced by the survival of No. 16 St.Helliers Street, a two storeyed house erected during the late 1850's and forming the last surviving mid nineteenth century house in Collingwood sited to overlook the river.

3.8.3 Recommendations

Given the importance of the site presented in Graeme Butler's recent study and confirmed in this document, it is recommended that a level of protection be afforded the site in accordance with the provisions of the MMPS, Division 3(C), Clause 25(L) "Urban Conservation Areas". It is recommended that a Conservation Policy be prepared for the site which interprets the current owners' requirements in terms of the Site's cultural significance as defined above. It is further recommended that this precinct be included on the National Estate Register.

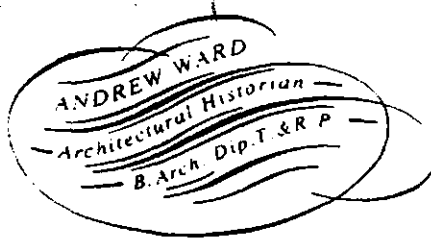
NOTES

1. The cabinet factory, wool stores and sorting rooms, at No. 70 Oxford Street were built in 1895, although the 3 storeyed building opposite No. 70 may be earlier.
2. Clement Hodgkinson: "Plan showing the Streets and Buildings in existence in East Collingwood on 1.1.1858".
3. The Melbourne Corporation quarry was reserved by 1853.
4. Petherick. E. A. "Early Collingwood Recollections" of the '50's and '60's of last Century". Victorian Historical Magazine, Vol. 1. Jan. 1911, p.6.
5. Barrett, B., "The Making of an Industrial Environment: Collingwood, Victoria, 1851-1891", M.A. Thesis, University of Melbourne, 1970, p.206.
6. State Transport Authority Plan and Section Book 8568, "Royal Park and Clifton Hill Line, Fitzroy Line and a portion of Richmond and Alphington Line from Johnston St to Heidelberg Road", (nd).
7. Petherick, E.A., op.cit., p.4.
8. Litho No. 00003, Engineers' Office, City of Collingwood
9. SLV, Vale Collection.
10. "Plan of Simpson's Road" C.Hodgkinson, January, 1853 (CPO).
11. City of Collingwood lith No. 00180.



POLICE STATION

Fig. 3.8 View taken from the former Council chambers in Johnston Street, looking south across Perry Street, c. 1886.
Source: Collingwood History Collection.



COLLINGWOOD CONSERVATION STUDY REVIEW

MAY 1995

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

Part A
A - J

Building	Location	inside outside PS NER HBR			
		UCA	UCA		
	4 Abbotsford St	*		*	
fmr "Village Belle" hotel	5-7 " "	*		*	
fmr shop and residence	6-12 " "	*		*	
"Winterlea"	9 " "	*		*	
fmr shop & residence	16 " "	*		*	
	40 " "		*	*	
	42 " "		*	*	
	2-4 Abbott Grove	*		*	
Victoria Park SS No. 2957	Abbott St	*		*	*
	17-19 " "	*		*	
	9-11 Alexander St		*	*	
	15 " "		*	*	
fmr Box's Hair Curling Works	62 Alexander Pde	*		*	*
Shot tower	94-124 " "	*		*	
"Hawkhurst"	7 Bath St	*		*	
	8 " "	*		*	
	12 " "	*		*	
fmr boot factory	15-17 Bedford St	*		*	
"Purfleet Cottages"	33, 37-43, 47, 54 Bedford St	*		*	
	25 Berry St	*		*	
	28 " "	*		*	
"Woodlawn Terrace"	56-58 " "	*		*	*
	74-76 " "	*		*	
fmr Grosvenor Common School	2-4 Bond St		*	*	
Cambridge St SS No.1895	Cambridge St	*		*	*
"Tyrone House"	20 " "	*		*	*
"Cambridge Terrace"	50-64 " "	*		*	*
	93 " "	*		*	*
fmr Foy & Gibsons	106-120 " "	*		*	
" " "	107 " "	*			
" " "	125 " "	*		*	*
" " "	125-127 " "	*		*	
fmr Elastic Webbing (Aust.) P/L	Cambridge St	*		*	
car park fence	" "	*		*	
	80 Charles St	*		*	
	137 " "	*		*	

Building	Location	inside	outside	PS	NER	HBR
		UCA	UCA			
"Eastern Terrace"	138-158 Charles St	*		*	*	
"Royal Terrace"	139-143 " "	*		*		
"Linda Terrace"	145-153 " "	*		*		
fmr Vauxhall Distillery	Church St	*		*	*	*
	32 " "		*	*		
	13 Clarke St		*	*		
"Yarradale"	29 " "		*	*		
	31-37 " "		*	*		
	27 Clifton Ave	*		*		*
	29 " "	*		*		*
	15-29 Cooke St		*	*		
	18-34 " "		*	*		
"Sunnyside"	27 Council St	*		*		
"Ben Lomond House"	40 " "	*		*		
	off Cromwell St		*	*		
	(demolished since survey)					
	1 Derby Rd	*		*	*	
	2 " "	*		*		
	3,5,7, " "	*		*	*	*
fmr Christian Chapel (Disciples of Christ)	4 " "	*		*		
	8 " "	*		*		
	10-14 " "	*		*	*	*
	125 Easey St	*		*		*
	139 " "	*		*		
	1-7 Fairchild St		*	*		
	6-24 " "		*	*		
"Tarrangower"	83 Fenwick St	*		*		
	2 Ford St	*		*		*
	18 Forest St		*	*		
Drain portal	Gipps St		*	*		
Collingwood United Masonic Temple	" "	*		*		
	52-58 " "	*		*		
"Laird O'Cockpen" hotel	149 " "	*		*		
	169-185 " "	*		*		
Drain & railing	Gold & Hodgkinson Sts	*		*	*	*

Building	Location	inside	outside	PS	NER	HBR
		UCA	UCA			
Clifton Hill SS No.1360	Gold St	*	*		*	
	203-207 Gold St	*	*		*	*
"Elsie Leigh"	231 " "	*	*		*	*
	3 Gordon St	*	*			
	43 " "	*	*			
fmr Clifton Hill Saw Mills and Box Factory	19-27 Grant St	*	*			
Residences & fmr shop	47-55 " "	*	*			
fmr stables	2 Greenwood St		*		*	
	13 Grosvenor St		*		*	
	19 " "		*		*	
fmr Victoria Ice Co.	" "		*		*	*
fmr Australian Asbestos Co.	" "		*		*	
	41 " "		*		*	
fmr Childrens' Church	31 Harmsworth St		*		*	
	59A " "		*		*	
Merri Creek Bridge	Heidelberg Rd		*		*	*
	47 " "	*	*			
"Ristoria House"	49 " "	*	*			
"Sirrah"	83 " "	*	*			
	85 " "	*	*			
	95 " "	*	*			
	103 " "	*	*			
fmr McGan's boot factory	2 Hoddle St	*	*			
"Yorkshire Stingo" hotel	48 " "	*	*			
Town Hall	140 " "	*	*			
fmr Bowling Club pavilion	rear 140 ""	*	*		*	*
St Philip's rectory	144 Hoddle St	*	*			*
Collingwood Sailors and Soldiers Memorial Hall	152A " "	*	*			
fmr Whybrow's Boot Factory	198-210 " "	*	*		*	*
fmr Trescowthicks Boot Factory	324-326 " "		*		*	
fmr Clifton Shoe Co. Factory	380-406 " "		*		*	*
fmr Llewellyn's Boot Factory	408-420 " "		*		*	*
fmr William Murray Wool Works	457 " "	*	*		*	
Clifton Hill Railway Station (Up and Downsides)	Hoddle St	*	*			

Building	Location	inside UCA	outside UCA	PS	NER	HBR
	12 Hodgkinson St	*		*		
	69 " "	*		*		
	94 " "	*		*		
"Elwood", "Collingwood"	71-73 " "	*		*		
Baptist Church & Sunday School Hall	96-100 " "	*		*		
	122 " "	*		*		
	3 Horne St	*		*		
	21-31 Hotham St		*	*		
"Falmouth Villa"	24 " "		*	*	*	
	48-58 " "	*		*		
fmr Smalley & Harkness factory	16 Islington St		*	*		
James Hood & Co.	61 " "		*	*	*	*
	66 " "		*	*		
Clifton Hill B Box	John St	*		*		
"Railway Terrace"	19-31 John St			*		*
"Belmont"	8 Johnston St	*		*	*	
fmr "Victoria Bakery"	139 " "	*		*	*	*
	146-148 " "	*		*		
"Bendigo" hotel	" "	*		*	*	*
	265 " "		*	*		
"Yarra" hotel	295 " "		*	*	*	*
	395 " "		*	*		
fmr cabletram depot	438 " "	*		*		
	5 Keele St		*	*		
"Shamrock Villa"	68 " "	*		*		
	74 " "	*		*	*	
	143 Langridge St		*	*		
	160-176 " "		*	*		
fmr Williams Shoe Factory	202 " "	*		*		
Shop & residence	211 " "	*		*		
fmr "Friendly Societies" hotel	228 " "	*		*	*	*
fmr McAlpine's bakery	Langridge St (cnr Charles)	*		*	*	*
fmr shop (?) & residence	213 Langridge St	*		*		
	233 " "	*		*		

Building	Location	inside UCA	outside UCA	PS	NER	HBR
Abbotsford SS No.1886 fmr cordial factory	Lithgow St 35-37 " "	*	*	*	*	*
	23A Little Nicholson	*	*			
Ruin	Little Oxford St (demolished since survey)	*	*			
"Winniefred Terrace" (demolished since survey)	18-32 Lulie St	*	*	*	*	*
"Dorothy Terrace"	34-48 " "	*	*	*	*	*
"Ballarat Terrace"	24 Mayfield Street 8-16 Mollison St	*	*	*		
fmr Denton's hat factory	12 Napoleon St 39-41 Nicholson St 48-60 " " 51 " " 99 " "	*	*	*	*	*
"The Retreat" hotel fmr street lamp base	226 " " Noone St, cnr Trenerry Cr.	*	*	*		
fmr "Wellington House"	12 North Terrace	*	*	*	*	*
fmr Victoria distillery	Northumberland St	*	*	*	*	*
St Joseph's church	12-18 Otter St " "	*	*	*	*	*
St Joseph's presbytery	" "	*	*			
fmr St Saviour's church	Oxford St 37 " " 39-41 " " 50-52 " " 51-55 " " 57-61 " " 58-62 " "	*	*	*	*	*
fmr Foy & Gibsons	70 " " 70-93 " " 101 " " 103-09 "" 115 " " 120-30 "" 125 " "	*	*	*	*	*

Building	Location	inside outside PS		NER	HBR
		UCA	UCA		
fmr Foy & Gibsons (boiler house)	150-154 Oxford St	*	*	*	
	Cnr Stanley & Oxford Sts	*	*	*	*
fmr Yates boot factory	6-10 Page St	*	*		*
	52A-54 Palmer St		*	*	
"Glandmire House"	1 Park St	*	*		
	11 " "	*	*		
	87-89 " "	*	*		
"Gulnare Terrace"	91 " "	*	*		
	138-148 " "	*	*		
fmr Clifton Shoe Co.	Parslow St		*	*	*
	23 Paterson St		*	*	
	2-4 Peel St	*	*		
	6 " "	*	*		
fmr "Star" hotel	9-11 " "	*	*		
fmr Congregational Church Hall	22 " "	*	*		
"Barnard's Building"	28-32 " "	*	*		
fmr W. & A. Bennetts & Son hay & corn store (demolished since survey)	15-33 Queens Pde	*	*	*	*
	35 " "	*	*	*	
fmr Luton Hatworks	37 " "	*	*		
	59 " "	*	*		
St John's presbytery	61 " "	*	*		
St John's church	61 " "	*	*	*	*
St John's school	77 " "	*	*		
"Clifton Hall"	85 " "	*	*		
"Clifton Hill" hotel	89 " "	*	*		
fmr State Savings Bank	99 " "	*	*	*	
fmr Albert Hall	127-9 " "	*	*		
"Normanby" hotel	139 " "	*	*		
fmr P.O.	141 " "	*	*		
fmr motor garage	205 " "		*	*	*
fmr "United Kingdom" hotel	" "		*	*	*
Railway bridge	" "		*	*	

Building	Location	inside	outside	PS	NER	HBR
		UCA	UCA			
Clifton Hill "A" Box	Ramsden St	*		*		
"Voltaire"	33 " "	*		*		
	42 " "	*		*		
"Ormiston"	66 " "	*		*		
	91 " "	*		*		
	1 Raphael St	*		*		
	17 " "	*		*	*	*
"Milrig Cottage"	35 " "	*		*	*	
fmr Fosters Brewery	15 Rokeby St	*		*	*	*
fmr Ideal Box factory	93-94 " "		*	*		
fmr United Tannery and Boot factory	" "		*	*		
Boot factory	51-57 Roseneath St	*		*		
	64-66 " "	*		*		
	68-70 " "		*		*	
	72 " "	*		*		
fmr Davis' Pickle and Sauce factory	89 Rupert St		*	*		
	2-4 Rutland St	*		*		
	16-28 " "	*		*		
fmr Methodist Mission Church	25-27 Sackville St		*	*	*	*
fmr Hyam's boot factory	108 " "	*		*		
fmr Ball's clothing factory	110 " "	*		*		
fmr Beath, Schiess & Co. factory	112 " "	*		*		
"Belfast Cottage"	130-132 " "	*		*		
	134 " "	*		*		
"Singapore House"	136 " "	*		*	*	
	20-26 St Phillips St	*		*		
	28 " "	*		*		
fmr Foresters Hall	Smith Street, cnr Langridge St	*		*	*	*
"Grace Darling" hotel	144 Smith St	*		*	*	
Collingwood PO	174 " "	*		*	*	
fmr Cromarty's Store	284 " "	*		*		
Shops & residence	298-312 " "	*		*	*	
"Albion" hotel	314 " "	*		*		

Building	Location	inside	outside	PS	NER	HBR
		UCA	UCA			
Shop & residence	378 Smith St	*		*		
Shop & residence	404-410 " "		*	*		
"Gasometer hotel"	484 Smith St cnr Alexandra Pde		*	*		
Factory	612-14 Smith St		*	*		
	6 South Terrace	*		*	*	*
"Kenilworth" and "Woodlands"	13-14 " "	*		*	*	*
fmr Kodak Factory	Southampton Cres.		*	*		
Shop & residence	15-17 Spensley St	*		*		
Shops & residences	24-30 " "	*		*		
"Royal" hotel	Cnr Spensley St & Berry St	*		*		
Shop & residences	57-69 Spensley St	*		*		
	2 Stanley St	*		*		
fmr Foy & Gibsons	7 " "	*		*		
fmr Church of Christ Tabernacle	11 Stanton St	*		*		
(demolished since survey)	13 " "	*		*		
	78-82 Studley St	*		*		
	84 " "	*		*	*	*
"Elgin"	84 The Esplanade	*		*		
"Merrivue"	88 " "	*		*		
	6-8 Thompson St		*	*		
fmr Yarra Falls Spinning Mills	80-110 Trenerry Cres	*		*		
fmr Austral Hat Mills	112 " "	*		*		
	39-41 Turner St	*		*		
	97-103 " "	*		*		
	29 Valiant St	*		*		
	6 Victoria Cres	*		*		
fmr Hatcher's Laundry	18 " "	*		*		
Bluestone walls	off " "	*		*		

Building	Location	inside		PS	NER	HBR
		UCA	UCA			
Factory	253-257 " "		*		*	
"Portsea House"	259 " "	*			*	
fmr St Joseph's School	" "	*			*	
"Linden Villa"	388 " "	*			*	
"Minerva" & "Kew View"	399-405 " "	*			*	*
	435 " "	*			*	
	474 " "	*			*	
fmr shop	474A " "	*			*	
	476-78 " "	*			*	
fmr Wesleyan Church and School Room		*			*	*
"Bohemia Cottage"	2 William St	*			*	
fmr St David's Presbyterian Church	2A " "	*			*	*
	4 " "	*			*	
	8 " "	*			*	
	9-11 " "	*			*	*
	13 " "	*			*	
"Rodboro"	35 " "	*			*	
	37 " "	*			*	*
	41-47 " "	*			*	
	72 Yarra Street	*			*	
Ceres Mill site	" "	*			*	*

Building: Former Shop and Residence
Address: 6-12 Abbotsford Street



Allotment Reference: Lot 76
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: June, 1988
Grantee: C.J. Garrard, 13-2-1839
Original Owner: Mary McGivern
Present Owner:
6 P.M. Brown
8 K. O'Dea
10 A.M. Dalvean
12 G.F. Ciechanowicz
Original Use: Shop and Residences
Present Use: Residences

Construction Date: 1891-92

Architect:

Builder:

Description: A single storeyed Italianate tuckpointed red brick (now painted) former corner shop and residences with corner splay and flanking shop windows surmounted by stuccoed balustraded parapet and curved corner pediment with "H" in roundel. A two course bluestone plinth is unusual.

Condition: Good

Integrity: Good. Verandah removed (?)

History: In 1891 Mary McGivern owned land on the north-west side corner of Abbotsford and Hunter Streets. In the same year, McGivern commenced building a brick shop with three adjacent brick houses.

The buildings were completed in 1892 (1891-1893 RB). In 1900, David Abbott was owner, leasing the shop to Joseph Gardiner, a grocer (1901 RB).

By 1919, Miss Elizabeth Love was a grocer here.

Significance: Nos. 6-12 Abbotsford Street form an important component of the intact nineteenth century intersection with Hunter Street.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: "Winterlea"
Address: 9 Abbotsford Street



Allotment Reference: Lot 76
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: June, 1988
Grantee: C.J. Garrard, 13-2-1839
Original Owner: Mary Banko
Present Owner:
Original Use: Residence
Present Use: Residence

Construction Date: 1892

Architect:

Builder:

Description: A single storeyed bi-chromatic brick and timber residence in the Italianate manner. Red formerly tuckpointed body bricks are relieved with white dressings, bracketted frieze and stuccoed ornamentation to the party wall ends, replicated in the window sill brackets. A recessed verandah with palisade fence and gate and concrete floor is at the corner, the Hunter Street elevation being stuccoed with ashlar markings and the blind brick wall forming the east end along Abbotsford Street being added later with attached timber room.

Condition: Good

Integrity: Good

History: In 1891 the land on the south-east corner of Abbotsford and Hunter Streets was not listed, (1892 RB). In 1892 a brick house owned by Mary Banko was built there, (1893 RB). Mary Banko continued as owner in 1900 and William McGillivray, an inspector, was tenant. (1901 RB).

Significance: "Winterlea" is important mainly for its contribution to the intact Victorian intersection at Hunter and Abbotsford Streets. Mary Banko also built the shop and residence at No. 16 Abbotsford Street (q.v.), at the same intersection.

Recommendations: Recommended for Planning Scheme protection.

References: - Rate Books

Issue No. 1: July, 1988

Building: Former Shop and Residence
Address: 16 Abbotsford Street (corner Hunter St.)



Allotment Reference: Lot 76
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: June, 1988
Grantee: C.J. Garrard, 13-2-1839
Original Owner: Mary Banko
Present Owner: P.F. & J.I. Bomball
Original Use: Shop and Residence
Present Use: Residence

Construction Date: 1892

Architect:

Builder:

Description: A two storeyed stuccoed former shop with corner splay (doorway built in) and identical detailing diagonally opposite No. 19 Hunter Street. Pediment above the corner splay is decorated with acorns and volutes.

Condition: Good

Integrity: Fair. Refer above. East facing verandah yard under construction.

History: In 1891 Christopher Banko owned a weatherboard dwelling on the north side of Abbotsford Street just east of Hunter Street (1891 RB). Banko's land may have extended west to Hunter Street. In 1892 Mary Banko built a brick shop on the Hunter Street corner, (1893 RB). Mary Banko continued as owner/occupant of the shop in 1901 (1901 RB) and remained there in 1912, (S & D).

Significance: A dominant two storeyed Victorian shop and residence forming an important component of the four intact nineteenth century buildings overlooking this intersection.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Andrew C Ward & Associates

Building:

Residences

Address:

2-4 Abbott Grove St

Allotment Reference:

Section 14, Lot 3

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Clifton Hill Eastern Residential precinct.

Photo Date

August, 1988

Grantee:

T. S. Smith, 3-12-1873

Building: Residence
Address: 4 Abbotsford Street



Allotment Reference: 76
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date August, 1988
Grantee: C. J. Garrard, 13-2-1839
Original Owner: Michael McGivern
Present Owner: -

<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	1858-1864
<u>Architect:</u>	
<u>Builder:</u>	
<u>Description:</u>	A distinctively detailed stuccoed cottage with gabled slated roof, ashlar markings and architrave moulds and with verandah to street alignment. The verandah has been rebuilt and may incorporate original detail. Forms a visual unit with adjoining Nos. 6-12 (q.v.).
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair-Good
<u>History:</u>	<p>This house is not shown on Clement Hodgkinson's map of 1858.</p> <p>In 1864 Michael McGivern, engineer, owned and occupied this wood house to which he made a brick addition in 1868, (1864, 1868 RB).</p> <p>McGivern continued to own the property renting it to Abraham Forster, a poulterer in 1884. Owner/occupancy remained unchanged in 1888, (1884, 1889 RB).</p>
<u>Significance:</u>	No. 4 Abbotsford Street is locally important in that it relates to the initial post gold rush development phase on the Flat. Its distinctive detail enriches this precinct.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue No. 1:</u>	September, 1988.

Building: Former "Village Belle" hotel
Address: 5-7 Abbotsford Street



Allotment Reference: Lot 76
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: June, 1988
Grantee: C.J. Garrard, 13.2.1839
Original Owner: Jonathan Falkingham
Present Owner:
Original Use: Hotel and Shop
Present use: House
Construction Date: 1875 (?)

Architect:

Builder:

Description:

A substantial two storeyed former shop and residence with single storeyed residential entrance to Hunter Street and single storeyed section and verandahed shop to Abbotsford Street. A second residential entrances faces Abbotsford Street. The street elevations are stuccoed with ashlar markings, simple cornice line and plain string course at first floor level. The former shop window is arcaded with colonettes and the chimney stack has terra cotta pots. The Hunter Street single storeyed wing has a bracketted frieze, hipped corrugated iron roof, recessed entrance surmounted by a round arch with drip mould to the porch, and altered windows. It has been built later than the corner building. The single storeyed shop to Abbotsford Street retains its original window and timber posted verandah and has an altered parapet.

Condition:

Good

Integrity:

Good, main windows at corner are recent.

History:

In 1864 George Young, a grocer, owned and operated a wood shop on the south-west corner of Abbotsford and Hunter Street. In 1867 the building was listed as having four rooms. In 1868 the property was listed as a wood hotel of six rooms with Young owner/occupant and still listed as a grocer, (1864, 1867, 1868, R.B.). In 1869 Edwin Dobbs, a publican purchased the property and in 1872 James Douglas was owner/occupant. Between 1869 and 1872 the property was listed as a shop, however it is likely that it operated as a hotel or licensed grocer shop as the occupants were publicans, (1869-1872 R.B.).

In 1874 Jonathan Falkingham, a publican and grocer became owner/occupant and in 1875 the building became known as the "Village Belle" hotel. The property had its share of lady publicans - in 1891 Margaret Price when the owner was James Sleeth and in 1900, Nellie Hayes when the owner was Charles Nelder, (1891, 1901, R.B.).

Significance:

The former "Village Belle" hotel is important an early Collingwood hotel and is local distinctive for its lack of ornamentation. forms a key element in the intact Hun Street/Abbotsford intersection.

Recommendations:

Recommended for planning scheme protection.

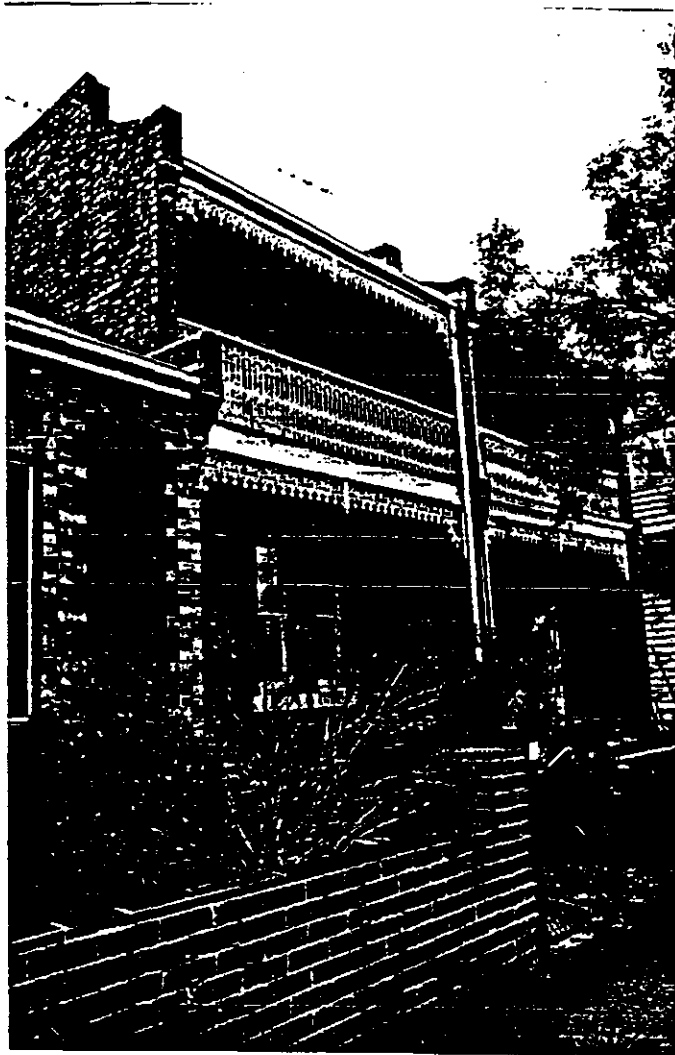
References:

Rate Books

Issue No. 1

August, 1988

Building: Residence
Address: 17-19 Abbott Street



Allotment Reference: Lot 88
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Victoria Park Precinct
Photo Date: June, 1988

Grantee: J. Dight, 13-2-1839

Original Owner: William Davies

Present Owner: 17 D.C. Savage & C.A. Brodie
19 R.N. & L.M. Read

Original Use: 2 Residences

Present Use: 2 Residences

Construction Date: 1909

Architect:

Builder: William Davies

Description: A two storeyed late Victorian styled terrace consisting of two dwellings in tuckpointed red brick with two level verandahs with cast iron lace to balustrade and valances (upper level thistle motif). Paired windows at ground level with stuccoed sills and glazed lights to doors allude to the comparatively recent date of construction.

Condition: Good

Integrity: Good. Fences replaced.

History: In 1908, William Davies owned Lot 16 with 33' frontage to Abbott Street, northside. In 1909 Davies, a builder, built two brick houses on the land selling the other house nearer Trenerry Crescent (No. 19) to Richard Clarke, a butcher, in the same year. Davies retained number 17 as his residence (1908-9, 1909-10 RB).

In 1914 Clarke continued as owner/occupant of number 19 and Davies continued as owner/occupant of number 17.

Significance: Nos. 17-19 Abbott Street are of local interest as a comparatively late terraced pair, attracted to Abbott Street on account of its aspect over the Victoria Park playing field.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Residence
Address: 40 Abbotsford 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: Thomas Wilson
Present Owner: M.L. & M. Etherton,
1 Johnston Street, Balnarring
Original Use: Residence
Present Use: Residence

Construction Date: 1867

Architect:

Builder: Thomas Wilson

Description: An unusual two storeyed Gothic styled timber cottage with attached gable roofed single storeyed section on west side and having distinctive bay window with slated roof and timber valance (compare Easey Street). The main gable roof is slated and a gabled hood overhangs the east facing window.

Condition: Good

Integrity: Good

History: In 1866 Thomas Wilson owned land on the north side of Abbotsford Street midway between Hunter and Patterson Streets, (1866 RB). In 1867 Wilson, a builder, built a two roomed weatherboard house as his residence. In 1868 the house had been extended to four rooms (1867, 1868 RB). Wilson continued as owner/occupant in 1873, (1873 RB). By 1900 Wilson still owned No. 40 renting it to James Meyer, a gentleman, (1901 RB). It remained in the Wilson family until World War I.

Significance: No. 40 Abbotsford Street is an unusual Gothic styled cottage, its picturesque design being associated possibly with its owner's Scottish origins. The valance detail is especially fine. Also refer No. 42 Abbotsford Street.

Recommendations: Recommended for Planning Scheme protection.

References:

- Rate Books
- The Melbourne Times, 23-2-1977
- The Age, 5-3-1977
- National Trust file

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building: Residences
Address: 2-4 Abbott Grove



Allotment Reference: Section 14, Lot 3
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential precinct.
Photo Date August, 1988
Grantee: T. S. Smith, 3-12-1873

Original Owner: Richard Johnson (2)
William Chidzey (4)

Present Owner: -

Original Use: Residences

Present Use: Residences

Construction Date: 1888

Architect:

Builder:

Description: An unusual dissimilar attached timber pair with common brick party wall. The northernmost dwelling (No. 2) has ashlar boarding, faceted bay window and shingled gable end and the southern (No. 4) beaded weatherboards (some replaced) timber posted cast iron verandah, decorated window hood and recent decorated barge.

Condition: Good

Integrity: Good

History: In 1887, the first seven houses from Spensley Street on the west side of Abbott Street were in the process of being built. In 1888 they were completed, number 2 being owned and occupied by Richard Johnson, a carrier, and number 4 by William Chidzey, a builder, (1887, 1889 RB).

Significance: Nos. 2-4 Abbott Grove are locally important for their distinctive design and for their links with William Chidzey, a builder and land developer who undertook work for himself at 36-46 Lulie Street and with Theodore Fink at 20-30 Lulie Street (q.v.)

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building: Victoria Park School No. 2957
Address: Abbott Street



Allotment Reference: Lot 88
National Estate Register: Recommended
Government Buildings Council Register: Registered
National Trust Register: -
Location within Precinct: Victoria Park Precinct
Photo Date: July, 1988
Grantee: J. Dight, 13-2-1839
Original Owner: Minister for Education
Present Owner: Minister for Education
Original Use: State School
Present Use: State School

Grantee: J. Dight, 13-2-1839

Original Owner: William Davies

Present Owner: 17 D.C. Savage & C.A. Brodie
19 R.N. & L.M. Read

Original Use: 2 Residences

Present Use: 2 Residences

Construction Date: 1909

Architect:

Builder: William Davies

Description: A two storeyed late Victorian styled terrace consisting of two dwellings in tuckpointed red brick with two level verandahs with cast iron lace to balustrade and valances (upper level thistle motif). Paired windows at ground level with stuccoed sills and glazed lights to doors allude to the comparatively recent date of construction.

Condition: Good

Integrity: Good. Fences replaced.

History: In 1908, William Davies owned Lot 16 with 33' frontage to Abbott Street, northside. In 1909 Davies, a builder, built two brick houses on the land selling the other house nearer Trenerry Crescent (No. 19) to Richard Clarke, a butcher, in the same year. Davies retained number 17 as his residence (1908-9, 1909-10 RB).

In 1914 Clarke continued as owner/occupant of number 19 and Davies continued as owner/occupant of number 17.

Significance: Nos. 17-19 Abbott Street are of local interest as a comparatively late terraced pair, attracted to Abbott Street on account of its aspect over the Victoria Park playing field.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building:

Address:

9-11 Alexander Street



Allotment Reference:

Lot 87

National Estate Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date:

May, 1995

Grantee:

A. Mossman, 13.2.1839

Original Owner:

Present Owner:

Original Use: Residential

Present Use: Residential

Construction Date: c.1890's

Architect:

Builder:

Description: A two storeyed white tuckpointed red brick terraced pair with cast cement enriched parapet, distinguished by its intact state including unpainted face brickwork.

Condition: Good

Integrity: Good

History:

Significance: Nos 9-11 Alexander Street have aesthetic value at the local level as a substantially intact terraced pair, highly representative of its period.

References:

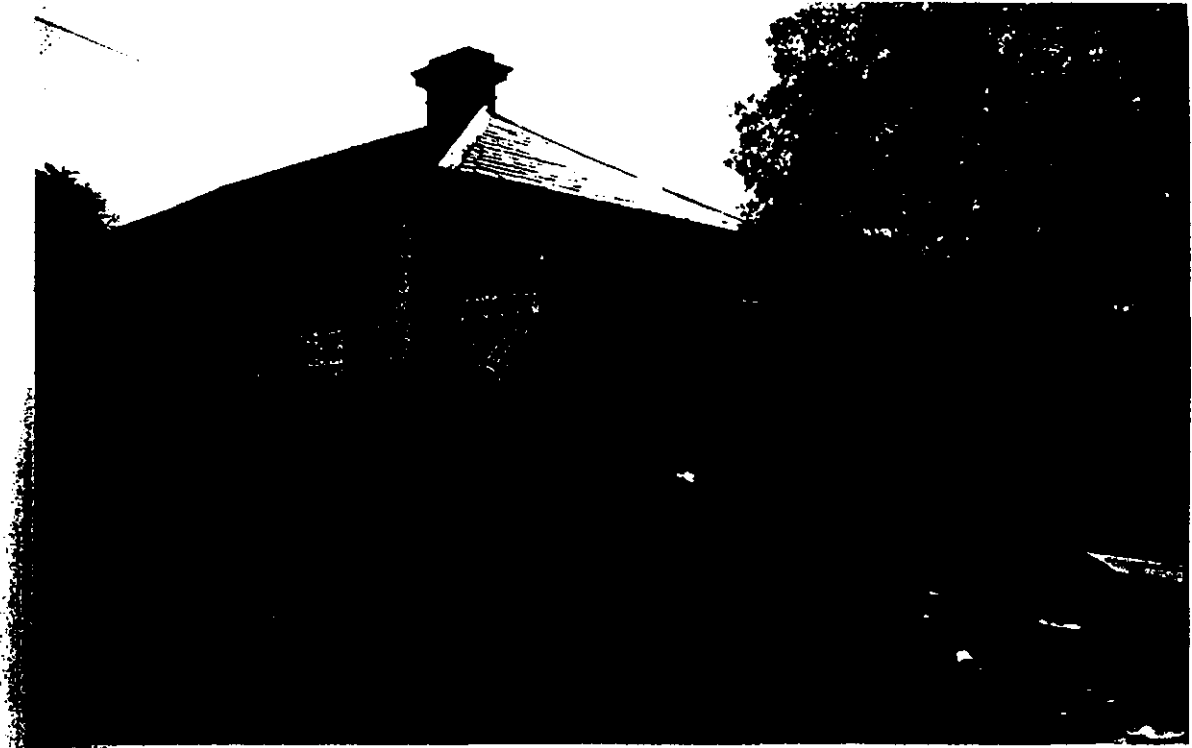
Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building:

Address:

15 Alexander Street



Allotment Reference:

Lot 87

National Estate Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date:

May, 1995

Grantee:

A. Mossman, 13.2.1839

Original Owner:

Present Owner:

Original Use:

Residential

Present Use:

Residential

Construction Date:

pre 1901

Architect:

Builder:

Description: A small single fronted timber cottage with hipped slate roof and distinguishing timber posted concave verandah having lattice end panels with round arch motifs and gate posts at the street alignment.

Condition: Good

Integrity: Good

History:

Significance: No. 15 Alexander Street is locally important as a substantially intact late Victorian timber cottage distinguished by timber lattice screens to the verandah end panels.

References:

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building: Residence
Address: 42 Abbotsford 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: Thomas Wilson
Present Owner: D.W. & J.M. Benham
Original Use: Residence
Present Use: Residence

Construction Date: 1873

Architect:

Builder: Thomas Wilson

Description: An unusually large two storeyed assymmetrical Italianate villa residence with stuccoed walls, vermiculated quoins, chamfered reveals, bayed window, window hood with cast iron valance, two-storeyed cast iron verandah and black and white tiled floor.

Condition: Good

Integrity: Good. Barge replaced, roof tiles recent.

History: In 1867 Thomas Wilson, a builder, owned land between two wood houses he owned on the north side of Abbotsford Street, (1867 RB). In 1873 Wilson built a brick house there using it as his residence in 1879, (1873, 1874, 1879 RB). In 1884-1885 Henry Tolhurst, a surveyor, rented the house, however by 1888, Wilson lived there again and continued to do so in 1900, (1884, 1885, 1889, 1901 RB).

Significance: No. 42 Abbotsford Street is important at the local level as an exceptionally substantial Italianate villa on the Collingwood Flat, presumably built with the proceeds of Wilson's property development in Abbotsford Street (and elsewhere?). It is also of interest in that this building was occupied for a period by Henry Tolhurst, architect, and the Collingwood surveyor at the time.

Recommendations: Recommended for Planning Scheme protection.

References: - Rate Books

Issue No. 1: July, 1988

Building: Former Box's Hair Curling Works
Address: Alexandra Parade, N-W corner Gold Street



Allotment Reference: Section 9, Lot 5
National Estate Register: Recommended
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential Precinct
Photo Date: July, 1968
Grantee: John Wood, 10.6.1873
Original Owner: George and Charles Box
Present Owner:

Original Use: Hair Curling Works

Present Use: Timber Yard

Construction Date: 1880

Architect: -

Builder: -

Description: A large timber framed corrugated iron clad factory complex consisting of comparatively recent single storeyed outbuildings at the western and northern extremities. The main two storeyed block has a double hip roofed western section with massive timber posts and shear head connections with floor beams. The later, eastern section has a saw tooth roof and rendered masonry corner at ground floor level, at the Gold Street intersection with Alexandra Parade.

Condition: Good

Integrity: Good

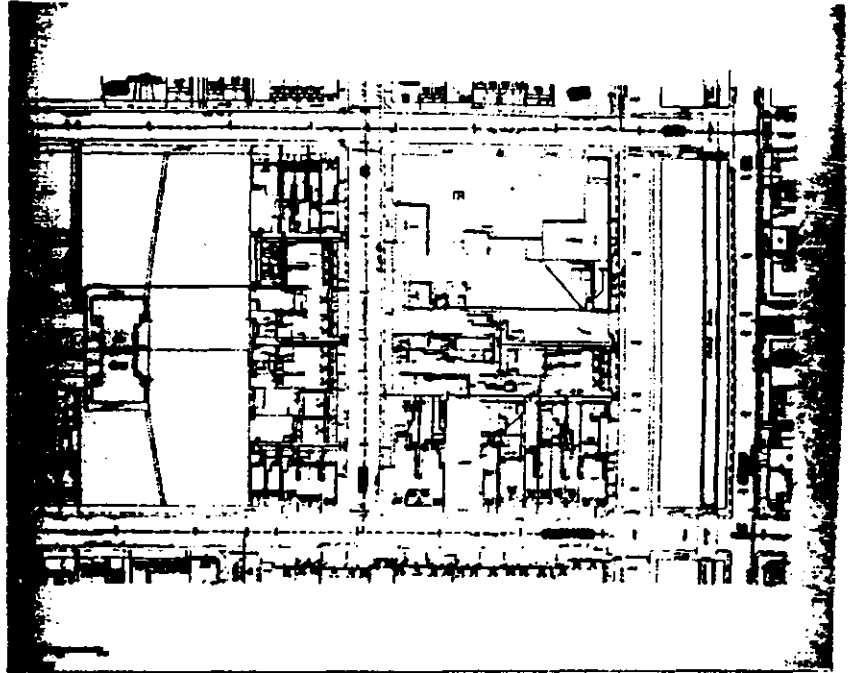
History: In 1879 the NW corner of Reilly and Gold Streets was vacant land. In 1880 George and Charles Box, curled hair manufacturers, built a factory on the site (1879, 1880 RB). By 1888 Messrs. Box and Son were owners with John and Charles Box, importers, occupying the wood factory which was described as a hair curling works (1889 RB). By 1891, J.C. Bickford, curled hair manufacturer was in occupation, (S & M dir.). Occupancy and ownership remained as for 1888 in 1899 (RB), the property being listed as iron works and land 231 ft at 64 Reilly Street, (1900 RB).

In 1909 George Box continued as owner but the factory was operated by Franz Kadden(?), a manufacturer. (1909-1910 RB).

Arthur Searll, also a manufacturer had purchased the property by 1920 for his own use, (1920-1921 RB), as the proprietor of the Clifton Wheel Company Carriage Woodware Manufacturers.

Significance:

The original hair curling works, shown on the MMBW litho is a unique structure of its type.



It is an important reference to the early role of Reilly Parade as an industrial area growing up along the Reilly Street drain. It is the only nineteenth century timber framed factory remaining in the municipality and although a utilitarian industrial structure, is a rare survivor, enhanced by its close proximity with the shot tower (q.v.) and the William Murray and Co. Woolworks (q.v.).

Recommendations:

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

References:

Rate Books

Issue No. 1:

July, 1988

Issue No. 2:

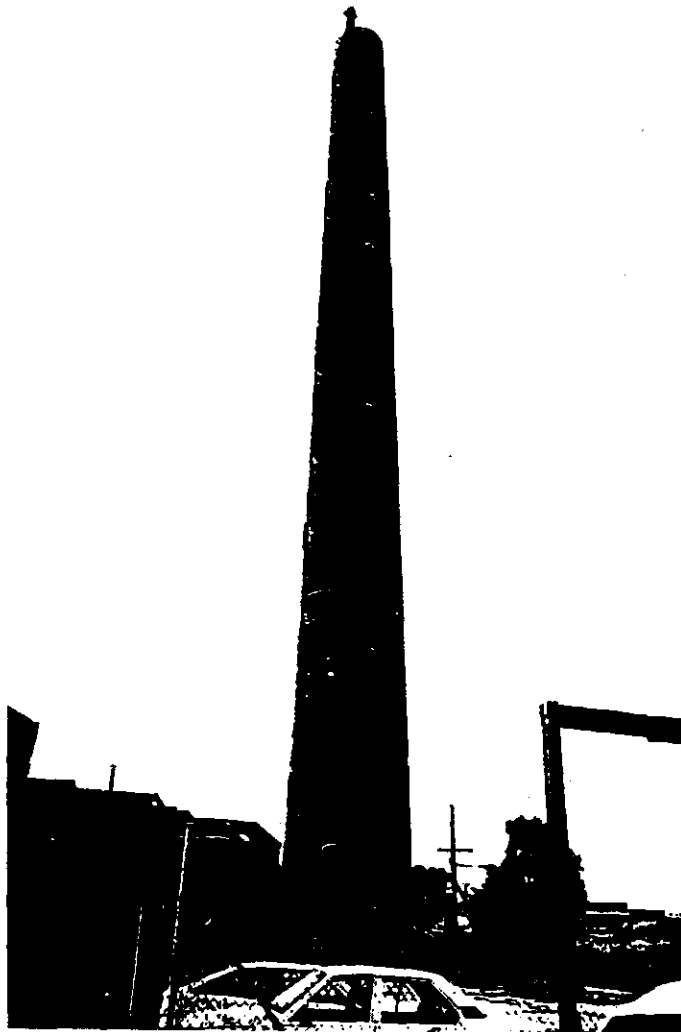
May, 1995

Building:

Shot Tower

Address:

94-124 Alexandra Parade



Allotment Reference:

Section 10, Lot 2

National Estate Register:

Registered

Historic Buildings Council Register:

Registered

National Trust Register:

Recommended

Location within Precinct:

Clifton Hill Western Residential Precinct

Photo Date:

June, 1988

Grantee: Samual Ramsden

Original Owner: Richard Hodgson

Present Owner:

Original Use: Shot Tower

Present Use: Store

Construction Date: 1882

Architect:

Builder:

Description: A large 6 metre at base bi-chromatic brick shot tower built in red body bricks and white decoration. Windows have bluestone sills and white voussoirs to round heads whilst three rows of chequerboard (red and white) banding are defined by courses of white and blackened bricks. At the top of the tower, which has chequerboard banding, a bichrome chimney stack is in situ. At the base, a gable roofed attached building has been removed.

Condition: Good

Integrity: Good, (Shot tower). Original surrounding buildings removed, substation and wall at base. Bluestone pitcher r.o.w. at base.

History: From the late 1860's Richard Hodgson owned land in Noone Street occupied by Simon Hughes and Abraham Preston whose Smelting and Antimony Works were on Lot 2, Section 10, (RB). Hodgson's Antimony and Smelting Works remained there throughout the 1870's (RB) and the shot tower is listed on the site for the first time in 1882 (RB). In 1887, Alfred Barber is recorded as the owner of the shot tower property with Simon Hughes as manager. In 1896, Walter Coop, owner of a second shot tower in Knox's Lane, City of Melbourne, became the owner, the structure remaining in the Coop family's possession for more than 90 years.

The Sands and McDougall Directories show that the site was occupied by J.H. Halliburton & Co., Woolworks in 1902 and in 1904 by The City Metal Works of Baker and Cawsey, shot manufacturers. By 1907, John McIlwraith operated the Melbourne leadworks at this site (also, 1910, 1919).

Significance:

The significance of the shot tower is summarised as follows:

1. It is probably the largest shot tower in Australia and is certainly taller than the Knox Place tower.
2. It is the earliest of the two surviving Victorian shot towers.
3. The tower provides an interesting illustration of an early industrial process and recalls the long association of the Coop family with shot manufacture and smelting.
4. The tower is a fine example of a rare and distinctive building type.
5. It has been a local landmark for more than a century and has been associated with one family, the Coops, for over 90 years.
6. The Shot Tower is generally intact.

Furthermore, it forms a prominent element in the Clifton Hill Eastern Precinct and as a local landmark, forms an element in the industrial vista of Collingwood obtained from Studley Park Road. Within the precinct, it is associated with other earlier industries along Alexandra (formerly Relfly Street) Parade including the former Clifton Wheel Company factory - corner Gold Street (q.v.) and Williams Murray and Co's Woolworks - corner Hoddle Street (q.v.). As such it relates directly to the early industrial development attracted to Relfly Street by the Council drain which ran along its length and as a result recalls this important phase in the development of the municipality. The shot tower is a key element in the surprisingly intact nineteenth century industrial landscape extending from Wellington Street to Hoddle Street along the north side of Alexandra Parade.

Recommendations:

Recommended for Planning Scheme protection.

References:

- Rate Books
 - MPE Heritage Unit research notes
 - National Trust file
- July, 1988

Issue No. 1:

Issue No. 2:

May, 1995

Building:

"Hawkhurst"

Address:

7 Bath Street



Allotment Reference:

Lot 78

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Victoria Park Precinct

Photo Date:

June, 1988

Grantee:

R. Dacre, 13-2-1839

Original Owner: Charles Bayley

Present Owner: G. & M. Lavella

Original Use: Residence

Present Use: Residence

Construction Date: 1888

Architect:

Builder:

Description: A two storeyed Italianate late Victorian terrace house with richly decorated stuccoed main elevation including curved central pediment "Hawkhurst", two storeyed cast iron verandah and ceramic tiled panels. The iron fence with gate has decorated stuccoed pillars.

Condition: Good

Integrity: Good.

History: In 1887, Charles Bayley owned land with 29' frontage on the east side of Bath Street. Bayley, a teacher, built a brick dwelling as his residence in 1888, (1887, 1889 RB) and continued as owner/occupant in 1900, (1901 RB).

Significance: "Hawkhurst" is typical of the substantial residences attracted to Bath and Turner Streets, having an aspect over Victoria Park, prior to its development in its present form. It is a substantially intact villa residence in the terraced form and forms a visual unit with other houses in Bath Street.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Construction Date: 1887-1888

Architect: -

Builder: -

Description: A late Victorian symmetrical timber villa with ashlar boarding, cast iron posted verandah and bracketted eaves.

Condition: Good

Integrity: Good. Verandah floor concrete, wire mesh fence.

History: In 1887 William Barker, a storeman, commenced building a weatherboard dwelling for his residence on the east side of Bath Street. The house was completed in 1888, (1887, 1889 RB). Barker still owned and occupied the property in 1900, (1901 RB).

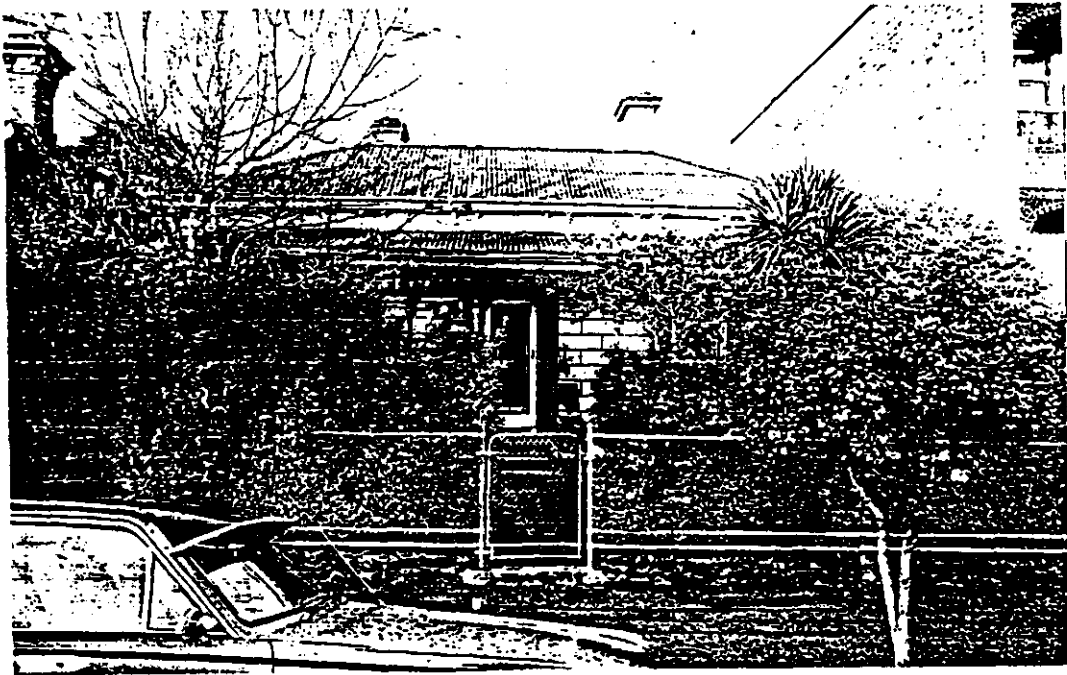
Significance: No. 8 Bath Street is a typical weatherboard clad late Victorian villa, forming a group with other houses in Bath Street.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Residence
Address: 8 Bath Street



Allotment Reference: Lot 79
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Victoria Park precinct
Photo Date: June, 1988
Grantee: J.D.L. Campbell, 13-2-1839
Original Owner: William Barker
Present Owner: G. & M. Lavella
Original Use: Residence
Present Use: Residence

Andrew C Ward & Associates

Construction Date: 1887-1888

Architect: -

Builder: -

Description: A late Victorian symmetrical timber villa with ashlar boarding, cast iron posted verandah and bracketted eaves.

Condition: Good

Integrity: Good. Verandah floor concrete, wire mesh fence.

History: In 1887 William Barker, a storeman, commenced building a weatherboard dwelling for his residence on the east side of Bath Street. The house was completed in 1888, (1887, 1889 RB). Barker still owned and occupied the property in 1900, (1901 RB).

Significance: No. 8 Bath Street is a typical weatherboard clad late Victorian villa, forming a group with other houses in Bath Street.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Residence
Address: 12 Bath Street



Allotment Reference: Lot 79
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Victoria Park precinct
Photo Date: June, 1988
Grantee: J.D.L. Campbell, 13-2-1839
Original Owner: John Hudson
Present Owner: M.J. & J.E. Boyle
Original Use: Residence
Present Use: Residence

Construction Date: 1891

Architect: -

Bulder: -

Description: A late Victorian bi-chromatic Italinete villa with patterned slate hipped roof, red body bricks with white dressings, cast iron verandah, extended party walls enriched with stuccoed ornamentation, bracketted eaves, slate(?) and marble verandah floor, bluestone plinth and iron palisade fence and prominent north facing side elevation.

Condition: Good

Integrity: Good

History: In 1887 John Woolcock owned land lot 8 on the corner of Bath Street and Trenerry Crescent, (1887 RB). In 1891 John Hudson, a marble merchant, purchased the land and in the same year, built a brick house on it as his residence, (1891, 1892 RB).

By 1896 John Woolcock had bought the property, renting it to Aaron Maston, an evangelist (1896 RB). Woolcock continued as owner in 1900 at which time he leased the property to Edward Hughes, a carpenter, (1901 RB).

Significance: No. 12 Bath Street is an unusually substantial villa in Collingwood, prominently situated at the intersection of Bath Street and Trenerry Crescent. It forms a group with other Bath Street houses.

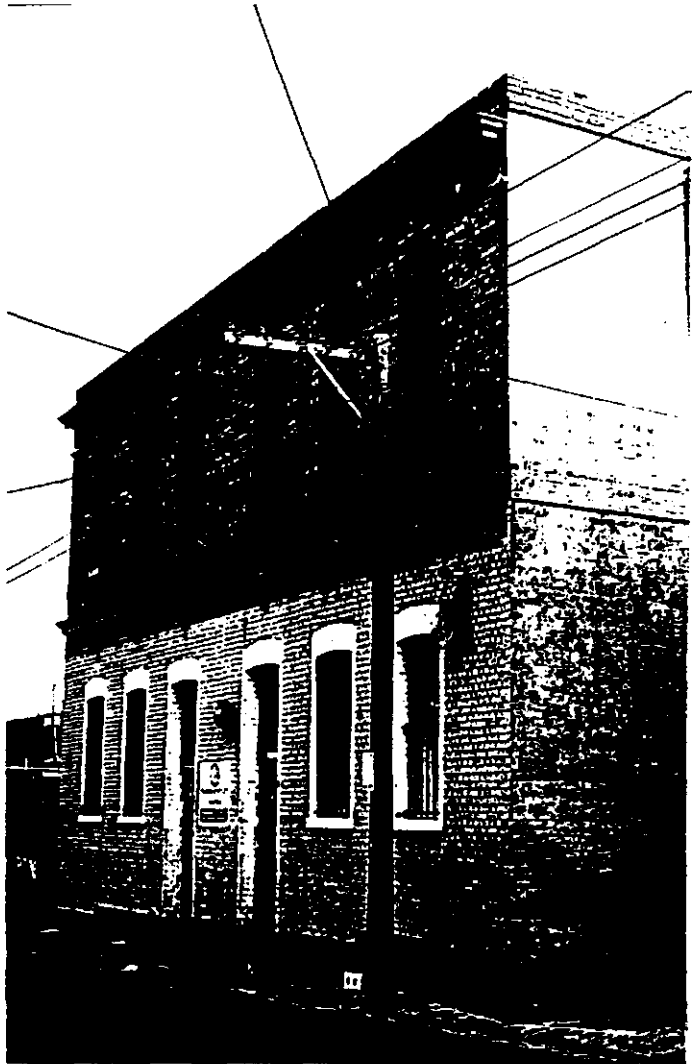
Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building:

15-17 Bedford Street



Allotment Reference: 73

National Trust Register: -

National Estate Register: -

Historic Buildings Council Register -

Location within Precinct: Collingwood Slope

Photograph Date: 13.6.87

Grantee: George Otter

Original Owner: Thomas Kelly

Present Owner:

Original Use: Factories

Present Use: DDC Trading Co. Pty Ltd

Construction Date:

1886

Builder:

Description:

A two storeyed red brick factory with unpainted stuccoed string course and cornice line with frieze panel beneath. Segmentally arched and barred windows return along the north side r.o.w., the similar, upper level windows being unbarred. The Bedford Street facade is symmetrical with two entrances suggesting dual occupancy. "Meik Bros. Pty Ltd Jason Stropps" appears in faded lettering on north and south elevations.

Condition:

Good

Integrity:

Good, the lower level to Bedford Street has been painted.

History:

Thomas Kelly built two factories on this site in 1886 (1885 RB - no entry), the first tenants being Henry Bloomfield, manufacturer and ? (illegible). Kelly retained ownership in 1892, the tenants being Richard McGan, and Frederick Fowler, boot manufacturers, trading as McGan and Fowler.

Significance:

This building is important as a rare example, in Collingwood, of a late Victorian speculative industrial development, built to a high standard and substantially intact, today. Its association with Richard McGan, a Collingwood born boot manufacturer and major employer at his Hoddle Street factory during the 1884 boot making trade dispute is of interest. McGan, treasurer of the Manufacturers' Association, successfully held out against the Bootmakers Union and W. Trenwith, general agent for the Union, over wages for nearly three months.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books
Sands & McDougall Dir. 1891
The Age, 24.11.1884, 28.11.1884, 1.9.1884
Cyclopedia of Victoria, 1904, Vols 1 & 2, p.103

Issue:

No. 1

Building:

"Purfleet Cottages" 33, 37, 39, 41, 43, ⁴⁵ 47, 54,
47 Bedford Street



<u>Allotment Reference:</u>	73
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	-
<u>Historic Buildings Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	13.6.87
<u>Grantee:</u>	George Otter
<u>Original Owner:</u>	Thomas Pearson
<u>Present Owner:</u>	
<u>Original Use:</u>	Residential

Present Use: 33 residential
37 gallery
39 residential
41 residential
43 residential
45 residential
47 residential

Construction Date: 1873

Architect:

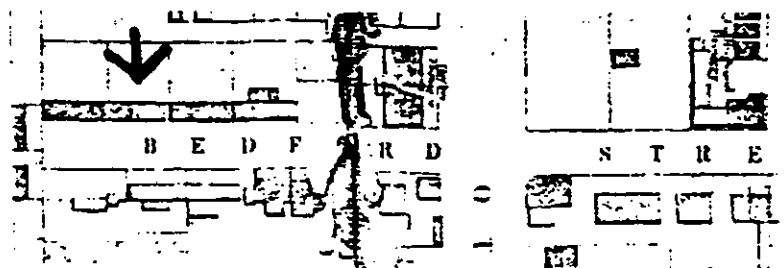
Builder:

Description: A single storeyed Victorian brick residential terrace, formerly consisting of 12 identical units, now reduced to 8. It is unusual in that it has no verandah and is built to the street alignment. Nos 39 and 41 are substantially intact, and include tuckpointed brickwork, bluestone plinths, corrugated iron clad gable roof and chimney stacks. Nos 37 and 39 formed the middle of the terrace and retain half of the name and date of construction of the development: "Purf...187...Cotta...".

Condition: Good

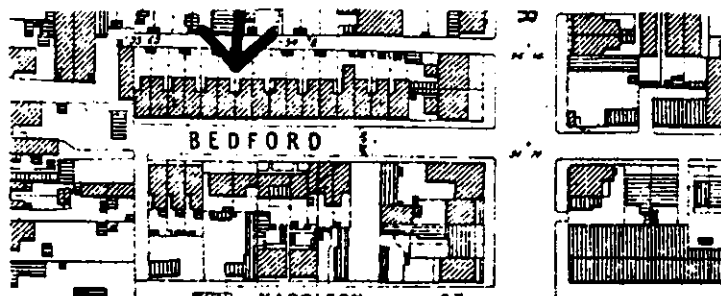
Integrity: Good. No. 37 (formerly nos 37 and 35) have been defaced, nos, 33, 43, 45 and 47 are painted.

History: The 1858 Hodgkinson map shows a terraced row on this site.



In 1872 Thomas Pearson owned 8 wood houses on this site (RB) and in the following year he built the "Puffleet Cottages", which consisted of 12 or 13 similar units, (RB 1873: 13 "houses", later entries 13 "brick houses").

25



MMBW litho: 1897

Pearson retained possession in 1874, ownership passing to John O'Connor (1885 RB, 1886 RB Paul Costello, agent, 1888 RB John Connor). By 1888, with Connor as owner, the tenants included a mason, laborers, moulder, chimney sweep, carters, driver, dealer and a french polisher.

Significance:

The remaining portion of the "Purfleet Cottages" is significant as an unusual terraced development in Collingwood with the front walls built to the street alignment.

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books
Sands & McDougall Directories

Issue:

No. 1

Issue No. 2:

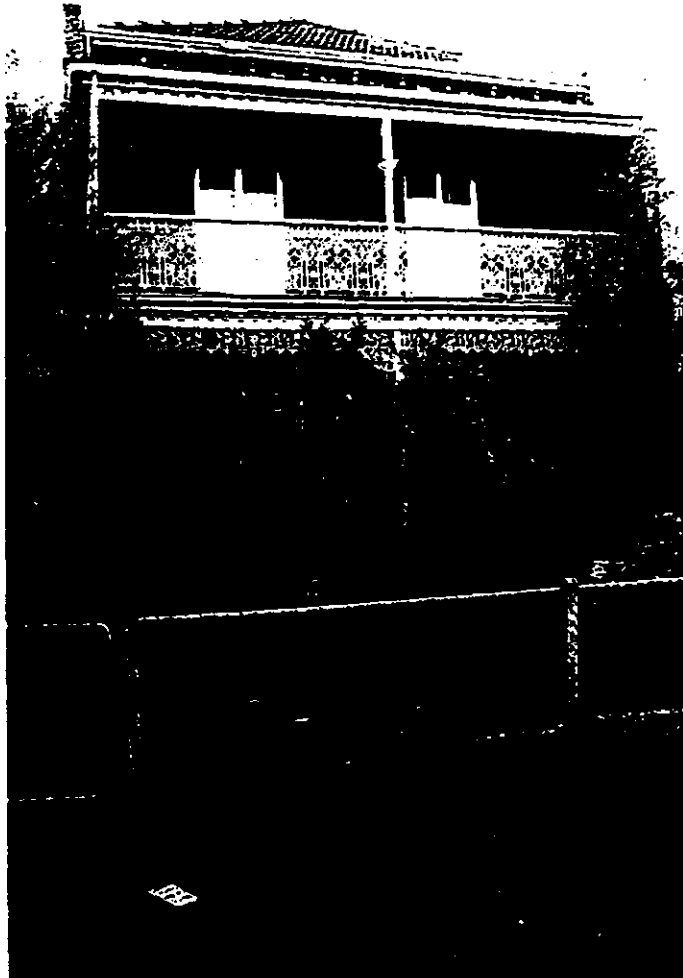
May, 1995

Building:

Residence

Address:

25 Berry Street



Allotment Reference:

Section 13, Lot 13

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Clifton Hill Eastern Residential Precinct.

Photo Date:

July, 1988

Grantee: M. Moss, 22-8-1871

Original Owner: Henry Rowe

Present Owner: George Makris

Original Use: Residence

Present Use: Residence

Construction Date: 1888-1889

Architect:

Builder:

Description: A two storeyed tuckpointed bichromatic brick villa in the terrace form with two storeyed cast iron verandah having cockatoo and sparrow motifs in the frieze and brackets. Black body bricks are relieved with red dressings.

Condition: Good

Integrity: Good. Verandah floor rebuilt.

History: In 1887 most of the land on the west side of Berry Street, between Spensley and Ramsden Streets was vacant. No. 25 Berry Street appears to have been built on land, Lot 7 (44' frontage) which was owned in 1885-1887 by John Truidles, (1885-87 RB).

By 1888, Henry Rowe owned the property and had commenced building a brick house which was completed in 1889. (1889-90 RB).

John Read, a gardener, owned and occupied the property in 1891, (1891 RB). By 1897, Thomas Nation, a plumber, had purchased the property for his residence. Watson continued as owner/occupant in 1900, (1898, 1901 RB).

Significance: No. 25 Berry Street is locally important as a substantially intact late Victorian residence in the terraced form, the cast iron work being unusual and comparing with 68 Keel Street (q.v.). The site's early association with Mark Moss, the Jewish financier and land speculator whose fortunes rose and fell with the late Victorian land boom is of interest.

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

July, 1988

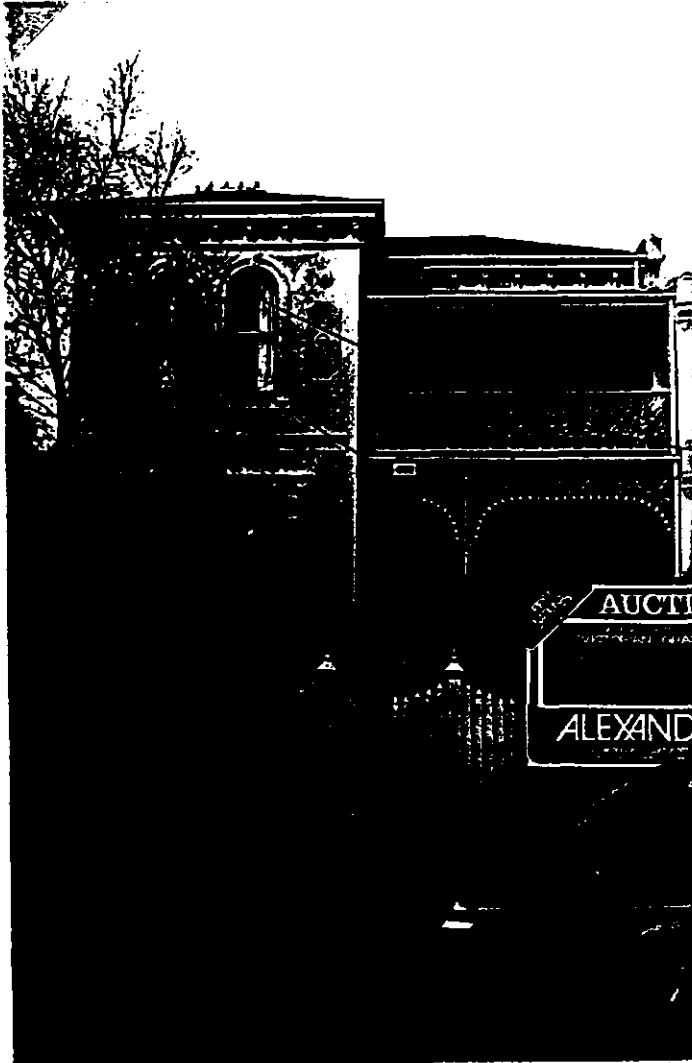
47

Building:

Residence

Address:

28 Berry Street



Allotment Reference:

Section 14, Lot 1

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Clifton Hill Eastern Residential Precinct.

Photo Date:

July, 1988

Grantee: J. Ryan
Original Owner: John Brewer
Present Owner: L.J. & H.W. Maylor
Original Use: Residence
Present Use: Residence
Construction Date: 1885-1886

Architect:

Builder: John Brewer

Description: A two storeyed stuccoed Italianate villa in the terrace form with two storeyed cast iron verandah and projecting wing and unusually extensive vermiculated panels with incised decoration and sill brackets with faces (same as No. 15-17 Spensley St. q.v.). The windows are round and flat arched and the front room window incorporates an unusual console motif.

Condition: Good

Integrity: Good

History: In 1888, John Brewer commenced building a brick dwelling on land (lot 8) between Caroline and Spensely Streets. Brewer, a carpenter, completed the dwelling and resided there in 1886, (1885-86 RB).

He continued as owner/occupant in 1900, (1901 RB).

This house is linked with William J. Brewer's timber and iron merchants business in Grant Street (site of present Ministry for Housing complex). John Brewer, W.J. Brewer's father, "one of the oldest and most esteemed colonists" (Cyclopedia, of Victoria, Vol. 2, p.546) established this business in 1881 with his brother. John, however, died in 1889, the John Brewer of 1900 referring possibly to is son.

Significance:

No. 28 Berry Street is noteworthy for its decorative stuccoed treatment which includes the incised work, vermiculated panels and consoles to the front window. It is also important for its links with the successful local timber merchants business under the proprietorship of W.J. Brewer.

Recommendations:

Recommended for Planning Scheme protection.

References:

- Rate Books
- Smith, J., The Cyclopedia of Victoria, Vol. 2 pp 545-546, for profile of W.J. Brewer.

Issue No. 1:

July, 1988

Issue No. 2:

May, 1995

Building: "Woodlawn Terrace"
Address: 56-68 Berry Street



Allotment Reference: Section 16, Lots 16-17
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: J. Ryan, 3.10.1871
Original Owner: J.H. Macoboy
Present Owner: F. Alexander,
C/- A. P. McLaren & Co.,
P.O. Box 38, Kew./

Original Use: Five residences and two shops
Present Use: Seven residences

Construction Date: 1888

Architect: -

Builder: -

Description: A single storeyed Italianate terrace consisting of five similar dwellings flanked by attached hip roofed cottages (2) at either end. Brickwork is tuckpointed bi-chromatic with black body bricks and white dressings, the verandahs (rebuilt) have extended party walls with stuccoed boundary walls extending to similar fence pillars and single palisade cast iron fence. The parapet, which has balustraded sections and a raised central section with the name and date in low relief returns around the central five dwellings.

Condition: Good

Integrity: Good. The north and south shops have been defaced.

History: In 1882 the land on the west side of Berry Street between George and O'Grady Streets, was vacant. It was 137' wide and was owned by Malachi Farrell. (1887 RB).

In 1888 five brick houses and two brick shops (the shops occupying the corner blocks) had been built, although No. 56 was unfinished in November 1888. The properties were owned by J.H. Macoboy and were leased out by 1889, (1889, 1890 RB), to a green grocer, clerk, hatter, clerk, tram conductor, woman ("domestic duties") and the shop at No. 68 was unoccupied (no entry).

In 1892 the National Trustees Ex Ag. Coy owned the properties and continued to do so in 1900, (1893 & 1901 RB).

Significance: "Woodlawn Terrace" is important at the State level and an unusually grandiose former residential and commercial terrace in Clifton Hill. The alterations to the shops detract from its significance.

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

References: Rate Books

Issue No. 2: September, 1988

Building: Residential pair "Clifton House" (No. 74)
Address: 74-76 Berry Street



Allotment Reference: Section 16, Lots 1 and 2
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: J. Goer, 3.10.1871

Original Owner: Henry Clarke

Present Owner: 74 G.J. Duggan,
C/- Department of Veteran Affairs
Box 481E, Hobart.
76 A. Johnston

Original Use: Residences

Present Use: Residences

Construction Date: 1890

Architect: -

Builder: -

Description: A two storeyed stuccoed Italianate terrace pair with two storeyed cast iron verandah, fluted and vermiculated panel ends, and balustraded parapets with volutes and tiled panels to rectangular "pediments".

Condition: Good

Integrity: Good. Double palisade c.i. fence, tiled floors to verandahs replaced.

History: In 1887 the land on the east side of Berry Street between O'Grady and Rose Streets, was vacant except for the surviving large brick dwelling on the corner of O'Grady and Berry Streets. The vacant land (lot 39) had a frontage of 66ft and was owned by Frederick Fullard, (1887 RB). Henry Clarke owned the land in 1889, building two brick houses in 1890, (1890, 91RB). Clarke, a wood merchant, resided in number 76 and leased number 74. Clarke continued to own the properties in 1900 and still resided at number 76, (1901 RB).

Significance: A typical and substantially intact late Victorian two storeyed residential pair.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Former Grosvenor Common School
Address: 2-4 Bond Street



Allotment Reference: 61
National Estate Register: Registered
Historic Building Register: Registered
National Trust Register: Classified
Location within Precinct: -
Photo Date: November 1988
Grantee: W. Lonsdale, 13.2.1839
Original Owner: -
Present Owner: -
Original Use: School, later Cocoa Mills
Present Use: "Residential and Industrial Roofing Pty. Ltd."
Construction Date: 1863
Architect: -

Builder:

Description:

A two storeyed red brick and bluestone former school with symmetrical hip roofed front elevation consisting of central entrance doors with red brick quoining flanked by tri-partite windows with similar detail. The lower level is of bluestone construction and is separated from the red brick upper level by a stuccoed string course. The eaves are bracketted and stuccoed panels are in situ, the south facing example having "Bates' Cocoa Mills" in low relief. Internal structure is timber.

Condition:

Fair. Cracking through differential settlement.

Integrity:

Good

History:

A privately owned school built in 1863 as a school on the ground floor and with the school master's apartments upstairs. By 1873, following the foundation of the Education Department which commenced operations in that year, it was known as the "Grosvenor State School No. 811".

By 1901 Charles F. Bates operated his Cocoa Mills at this address and the property was in the ownership of Mrs. John Puckey (RB).

Significance:

The former "Grosvenor" Common School was one of the nine such schools in Melbourne and one of four in Collingwood. Today, only three remain (Bell St., Fitzroy, Faraday Street, Carlton) and this example is the most intact. It is important also for its unusual palazzo form, and as a nineteenth century industrial building in Collingwood.

Recommendations:

Recommended for planning scheme protection.

References:

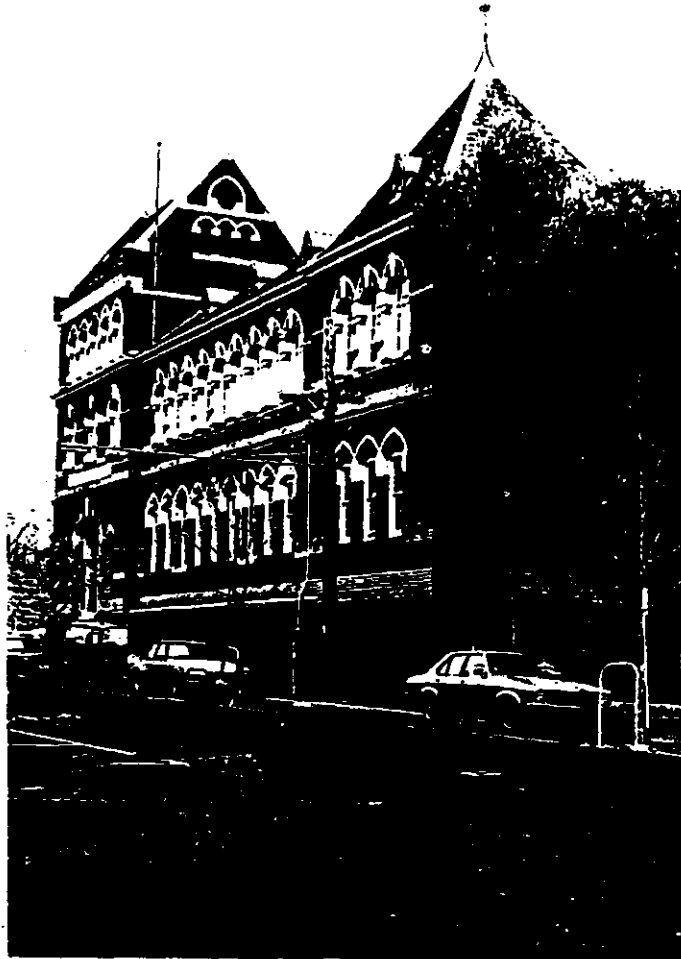
- The Argus, 21-12-1940
- National Trust File
- Burchell, L. Victorian Schools MUP, (1980)

Issue No. 1:

November 1988

Building:

Cambridge Street School No. 1895



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Register of Government Buildings:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	12.6.87

Grantee: S.A. Donaldson
Original Owner: Minister for Education
Present Owner: Minister for Education
Original Use: Primary and Secondary Education
Present Use: Language Centre, Special School Annexe,
Special Education Unit, Primary School.
Construction Date: 1877
Architect: Henry Bastow, State Schools Division,
P.W.D.
Builder: Thomas Wright

Description:

A substantial generally two storeyed polychrome brick State School in the Gothic style typical of the work of the Department's architects in the 1870's period. At the Cambridge Street/Mason Street corner, a three storeyed gable roofed tower forms the centre piece of the design and is flanked by pyramidal roofed pavillions at the street facade terminations, although the Mason Street roof has been replaced with a flat deck.

The remaining original roof sections are slated and relieved with projecting ventilators. Each level is defined by cream brick stringcoursing, the black body bricks being further relieved with a frieze course, and cream brick banding at the sill levels. The window heads are both round and segmentally arched with red voussoirs providing a lancet arched profile accentuated with cream bricks. A substantial bluestone plinth is pierced by the original front door onto Cambridge Street with "State School No. 1895" in low relief on a stuccoed panel above.

Inside, the small entrance is approached by steep bluestone steps and is enclosed by an encircling stair case with timber balustrade rising to a classroom which forms the upper room of the corner "tower". The roll of honour board is located in the lobby in memory of "Scholars of the Cambridge Street State School who served the Empire in the Great War". One classroom has a cast iron bracket system supporting the ceiling over.

Condition:

Good

Integrity:

Good, the removal of the roof to the Mason Street facade detracts significantly. Inside, the main rooms are substantially intact.

History:

In November, 1873, the Ministry of Education purchased freeholds in this closely settled area and accepted Thomas Wright's tender of 6,400 pounds to build the Fife (now Oxford) St School. This school replaced 205 Collingwood, 282 Collingwood and 474 Collingwood. The first Head Teacher Jonas Horsfall, opened the school on 1st of September 1877. Five days later 1360 children had enrolled. Both day and evening classes were organised, and a rural training school for teaching practice conducted until 1886. Sloyd and cookery centres and a cadet corps were also established. In 1905 twelve cottages facing the lane to the North of the school were bought for 27 pounds ten shillings each and demolished to enlarge the playing area. In the early 1920's, after the Government had been pressed to give the school HES status, the Department agreed to rename SS1895 as the Cambridge Street Central School. In 1922 enrolments were: primary, 509 and central, 108; by 1925 these figures had fallen to 392 and 104 respectively. Attendances continued to fall until in February 1933 the central classes were discontinued and the sewing centre was closed.

Since 1952 other Departmental activities have been accommodated within this building in addition to its traditional teaching activities.

Significance:

Important at the State level as the largest school in the colony for a period and as a substantially intact example of the work of Henry Bastow. It is a major example of the Department's work during the 1870's and is comparable with the Golden Point School, Castlemaine (1874) Faraday Street School, Carlton (1877) and Coburg School No. 484 (1874).

It is of local importance for its role in the district and as a visually key building within the precinct.

Recommendations:

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

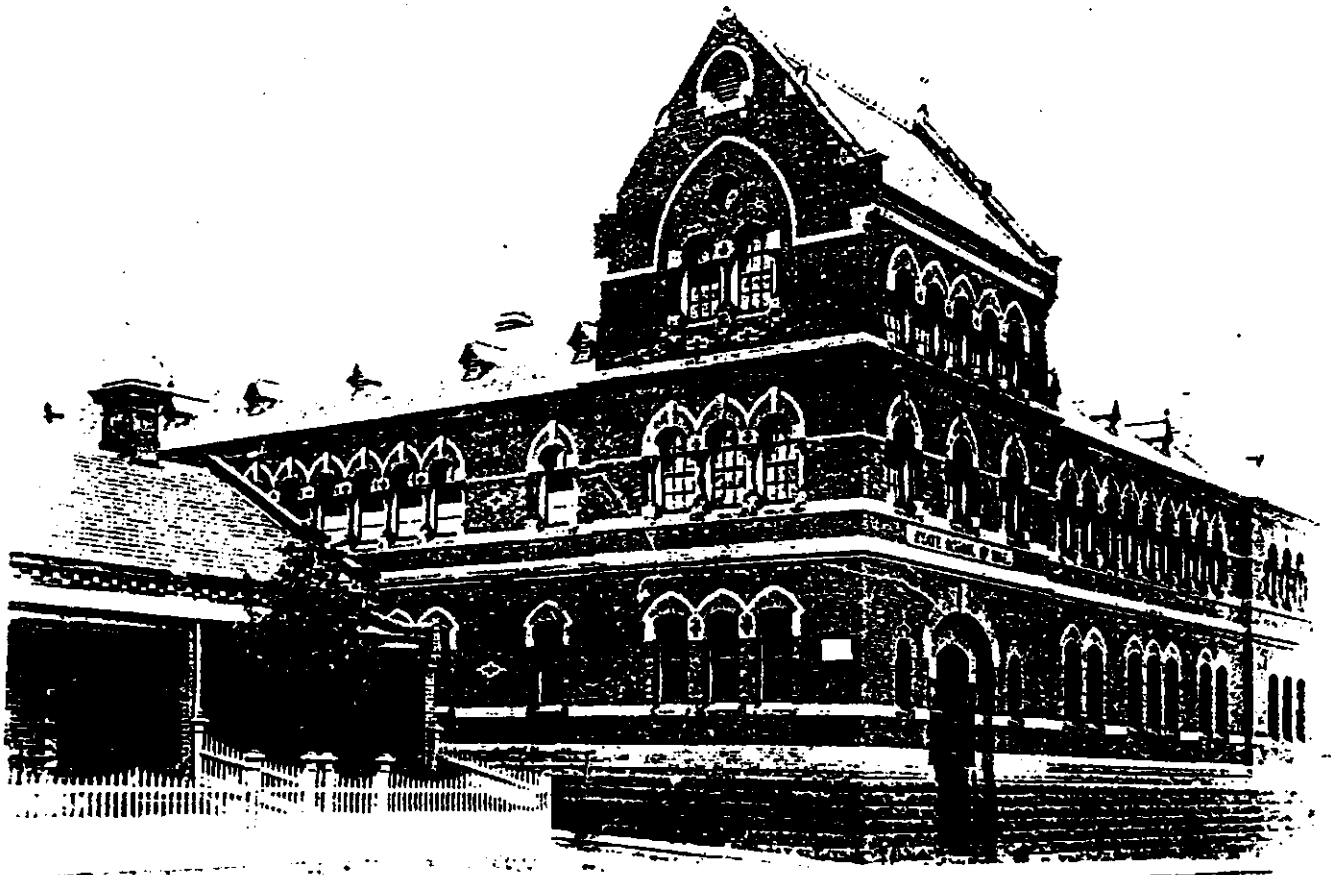
References:

Education Department of Victoria, Vision and Realisation, vol. 3, Government Printer, Melbourne, 1973.

Burchell, L., Victorian Schools, Melbourne, 1980.

Issue:

No. 1



Building:

"Tyrone House", 20 Cambridge Street



Allotment Reference:

53

National Trust Register:

-

National Estate Register:

Recommended

Historic Buildings Council Register:

-

Location within Precinct:

Collingwood Slope

Photograph Date:

9.6.87

Grantee:

S.A. Donaldson

Original Use: Residential

Present Use: Residential

Original Owner:

Present Owner:

Construction Date:

Architect:

Builder:

Description: A two storeyed Victorian terrace with two storeyed verandah and stuccoed main facade. The parapet has a simple cornice with dentils contained within expressed party walls surmounted by urns and a central curved pediment containing the words "Tyrone House" in low relief. The cast iron lace work to the verandah is thought to include the figure of Flora, Roman goddess of springtime, with May blossoms, (see Turner, B., Australia's Iron Lace, George Allen & Unwin, 1985, p.156).

Condition: Good

Integrity: Good. The verandah floor and garden path are concrete.

History: Hodgkinson's 1858 map shows a wood cottage on this site.

By 1891 Robert Kinnin, compositor, owned and occupied No. 20 (RB). He remained therein 1898 (RB).

Significance: No. 20 Cambridge Street is important for its unusual cast iron balustrade panels which are understood to include the figure of Fiona, the Roman goddess of springtime.

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

References: Rate Books

Issue No. 1:

Issue No. 2: May, 1995

Building:

"Cambridge Terrace", Nos 50-64 Cambridge Street



<u>Allotment Reference:</u>	53
<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>	John Raphael
<u>Present Owner:</u>	
<u>Original Use:</u>	retail, residential

Present Use:

50
52 Keith Reid & John R. Reid,
Architects
54 Unlimited Motifs Pty Ltd
56
58 Australian and New Zealand
Federation of Animal Societies
60 Hanna Match Group
62
Duncan Herniman Loftus Pty Ltd,
Architects
64

Construction Date:

1892

Architect:

Builder:

Description:

A two storeyed Victorian red brick former retail/residential terrace with corner shop and cream brick dressings to the window openings, frieze panel, string course and pediment. The pediment, which has the words "Cambridge Terrace" in low relief is surmounted by the cement image of a reclining lion. Other elements include a corner splay with former shop entrance, projecting bracketted sills with cast iron lace of uncertain origin, and window louvres to Derby Street.

Condition:

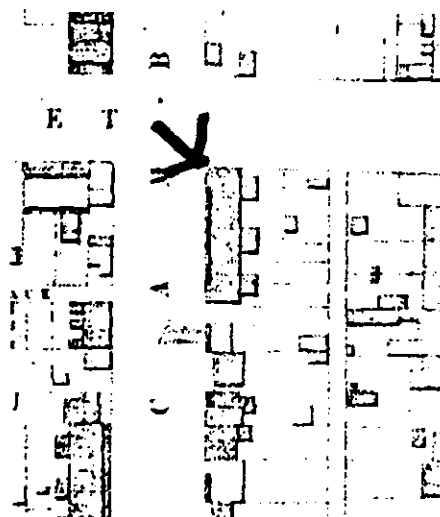
Good

Integrity:

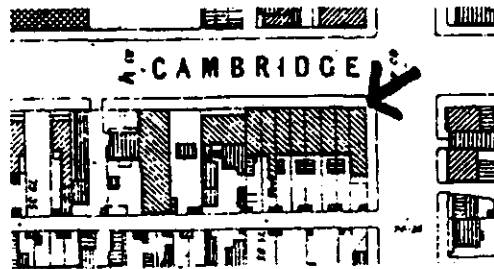
Good. Alterations include the provision of new doors and the reconstruction of the original window at No. 50.

History:

Hodgkinson's 1858 map shows a terraced building on this site:



John Raphael owned six wooden houses on this site in 1891 (RB) and he was building "Cambridge Terrace" there in 1892 (RB brick houses "unfinished"). Joseph Raphael remained (?) in possession in 1898, and the development was fully tenanted, the northern and southernmost units being "shops", No. 64 occupied by a tailor and No. 50 by an upholsterer. (RB)



MMBW litho 1897

Significance:

"Cambridge Terrace" is of regional importance as a prominent intact example of a bichromatic brick terrace of a form which is common on the Collingwood slope.

Recommendations:

Recommended for inclusion on the National Estate Register and for Planning Scheme protection. Reinstatement of the window at No. 50 is recommended.

References:

Rate Books

Issue:

No. 1

Issue No. 2:

May, 1995



Building:

93 Cambridge Street



Allotment Reference:

52

National Trust Register:

-

National Estate Register:

Recommended

Historic Buildings Council Register:

-

Location within Precinct:

Collingwood Slope

Photo Date:

9.6.87

Grantee:

S.A. Donaldson

Original Owner: John King (?)

Present Owner:

Original Use: Residential

Present Use: Residential

Construction Date: c.1870

Architect:

Builder: John King (?)

Description: A two storeyed tuckpointed brick Victorian terrrace unusual in the locality for its use of stuccoed moulds and ornamentation with blue/black body bricks and ornamental bricks below the upper level window sills. The quoining is distinctive and the verandah floor has encaustic tiles with bluestone margin. The wooden eaves brackets are distinctive.

Condition: Good

Integrity: Good, lower level painted black.

History: The 1858 Hodgkinson map shows a small brick building on this site. It is recorded in 1865 as being the home of Andrew Wright and in 1867 as being a three roomed brick house owned and occupied by the carpenter, Edward Tickess.

In 1868 it had four rooms, passing to John King in 1869. By 1871, King, the bricklayer was living in a "brick house" (RB) here and he remained there, as owner, in 1891.

Significance: King's residence is important at the regional level as a quality residence built at a time when the Slope attracted a superior standard of housing to the Flat. In this respect it is an expression of the Slope's special historic character and is enhanced by its intact state, and use of unpainted cement moulds in conjunction with distinctive blue/black bricks.

Recommendations:

Recommended for inclusion on the National Estate Register and for Planning Scheme protection. Removal of lower level paint using approved techniques recommended.

References:

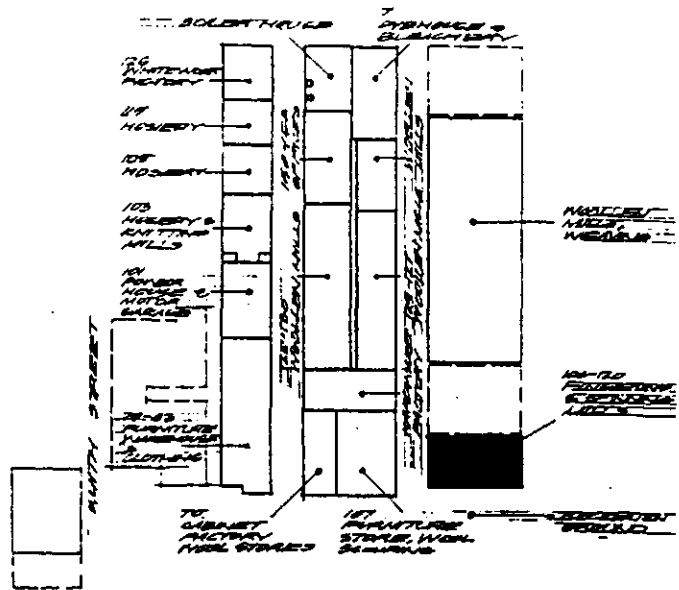
Rate Books

Issue No. 1:

Issue No. 2:

May, 1995

Building
106-120 Cambridge Street



Allotment Reference

53

National Trust Register

Under consideration

National Estate Register

-

Historic Buildings Council Register

-

Location within Precinct

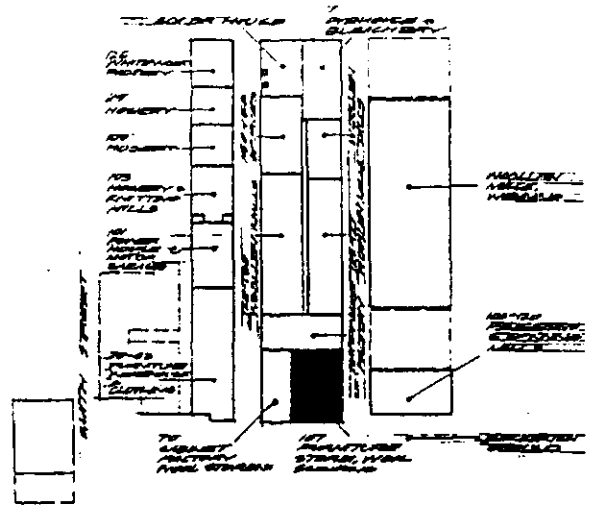
Collingwood Slope

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>	Fingering and Spinning Mills
<u>Present Use</u>	Telecom Offices
<u>Construction Date:</u>	1919-1923
<u>Architect</u>	
<u>Bulder</u>	
<u>Description</u>	A separate three storeyed building with bayed windows to upper levels and red brick cornice line and with pilaster capitals typical of other former Foy and Gibson's buildings. Includes "F & G" wall vents.
<u>Condition</u>	Good
<u>Integrity</u>	Fair, new windows and minor alterations to openings.
<u>History</u>	This building was erected on the site of a furniture factory, "Massie's" hotel (facing Wellington St) and houses. It faced a timber yard owned by F & G to the south (now a carpark). It was built at some time between 1919 and 1923.
<u>Significance</u>	Nos. 106-120 Cambridge Street was the last surviving building to be erected by F & G in this complex, its bayed windows being unique in the buildings east of Little Oxford Street.
<u>Recommendations</u>	Recommended for Planning Scheme protection.
<u>References</u>	
<u>Issue</u>	April 1988

Building
107 Cambridge Street



Allotment Reference

52

National Trust Register

Under consideration

National Estate Register

-

Historic Buildings Council Register

-

Location within Precinct

Collingwood Slope

Photograph Date:

29.3.1988

Grantee S.A. Donaldson

Original Owner Foy & Gibson Pty. Ltd.

Present Owner

Original Use Furniture timber storage, wood scouring sheds

Present Use Sterling Clothing Co.

Construction Date:

Architect probably William Pitt

Builder

Description A plain, partially pilastered single storeyed blank facade to Cambridge Street with higher portion at south end affording vehicular access to rear car park. The main wall as noted appears to have undergone extensive changes. This building facade does not have any of the typical Foy and Gibson building details. Inside, the original building fabric has been removed and replaced and occupancy continues through to No. 70 Oxford Street.

Condition Good

Integrity Poor

History By 1906, F & G's furniture timber rack and steam carrying shed was situated here, servicing the cabinet factory (q.v.) which adjoined. Later, (by 1923), the present building had been erected as wool scouring sheds, forming part of the textile manufacturing process.

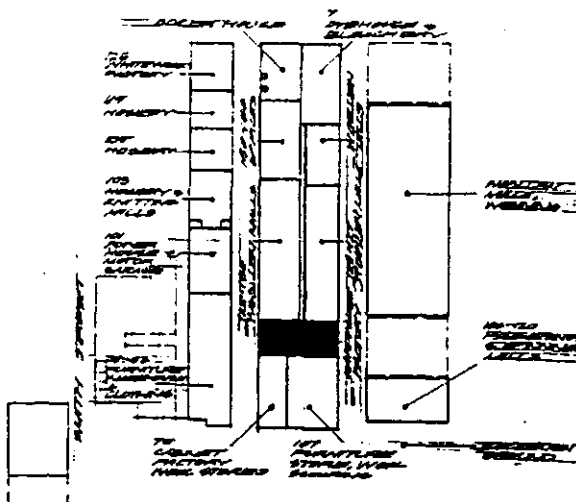
Significance This unusually utilitarian structure is of interest as the wool scouring sheds at the "Gibsonia" mills. It has been completely gutted.

Recommendations Nil

References The Advance Australia, 15.10.1906, p.279
'Reprint' of the original catalogue 1923 Foy and Gibson (Latrobe Lib. SP658.8710994 F83R).

Building

Former hardware factory,
(unnumbered, forms southern
component of Exacto,
125 Cambridge 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

74

<u>Grantee</u>	S.A. Donaldson
<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Engineering, Machine Shop (hardware)
<u>Present Use</u>	Exacto/Pelaco
<u>Construction Date:</u>	1900
<u>Architect</u>	William Pitt
<u>Builder</u>	
<u>Description</u>	A 2 storeyed facade consisting of original timber windows tuckpointed red brickwork and chamfered pilasters surmounted by stuccoed parapet ("Engineering Foy and Gibson Pty. Ltd. Machine Shop") with raised central section, cornice line and pilaster capitals. Unpainted stuccoed lintels and sills are typical. There are no "F & G" wall units. Inside, the original first floor has been replaced with a three level "Dexion" racking system, although the original massive oregon (?) roof trusses and continuous lantern are in situ.
<u>Condition</u>	Good
<u>Integrity</u>	Fair, extensive internal changes.
<u>History</u>	The former hardware factory was built in 1900 (RB "factory unfinished"), the architect's drawing (M.N. archives) being dated 26.7.1899.
<u>Significance</u>	The former F & G Engineering/machine shop in Oxford and Cambridge Streets forms an integral part of the streetscape in both streets and is important also for its probable link with William Pitt, architect and City of Collingwood councillor. Its junction with the former F & G cabinet factory is a typical for the standard F & G facade details.
<u>Recommendations</u>	Recommended for inclusion on the National Estate and HBC registers and for planning scheme protection.

References

M.U. Archives
Rate Books

Issue

April 1988

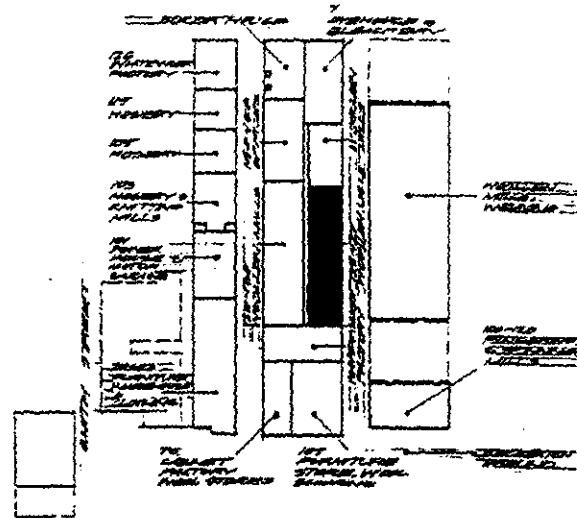


Roof trusses



Oxford St.
elevation.

Building
125-127 Cambridge Street

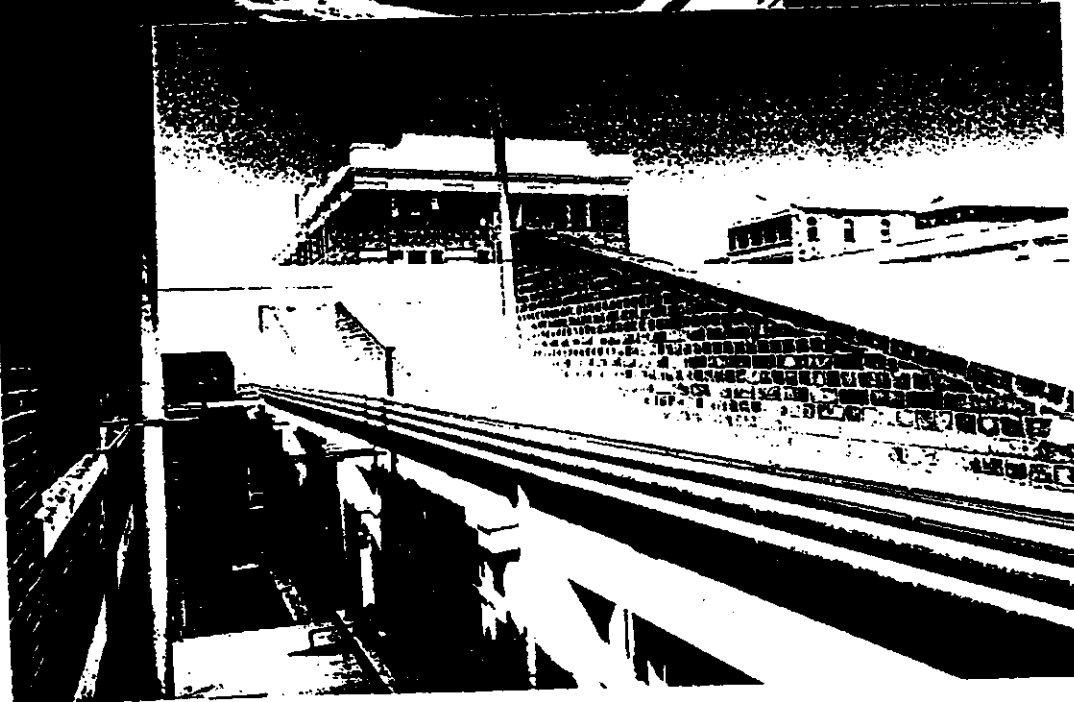


<u>Allotment Reference</u>	68
<u>National Trust Register</u>	Under consideration
<u>National Estate Register</u>	-
<u>Historic Buildings Council Register</u>	-
<u>Location within Precinct</u>	Collingwood Slope
<u>Photograph Date:</u>	29.3.1988

<u>Grantee</u>	S.A. Donaldson
<u>Original Owner</u>	Foy & Gibson Pty. Ltd.
<u>Present Owner</u>	
<u>Original Use</u>	Woollen Mills: Spinning and Carding
<u>Present Use</u>	Exacto (No. 125) Al's labels (No. 127)
<u>Construction Date:</u>	1899 - 1904-c1912
<u>Architect</u>	
<u>Builder</u>	
<u>Description</u>	<p>A two storeyed 12 bayed building with stuccoed parapet and raised central section ("Wool Spinning Foy and Gibson Pty. Ltd. Wool Carding") having standard F & G details generally.</p> <p>Inside, the northern steel framed building is partially renovated, with new windows to Cambridge Street, manufacturing space at ground floor level, and offices above.</p> <p>Inside, this building is also steel framed, and has continuous access to Oxford Street (Nos. 120-130).</p>
<u>Condition</u>	Good
<u>Integrity</u>	Facades (fair) interior (removed)
<u>History</u>	<p>The northern portion of the former Woollen Mills was built in 1899 (RB1900) on land formerly occupied by houses. The middle portion was built in 1904 (1905 RB) and the southern building, situated north of the former tinware and brass factory was built later on the site of the Cambridge Arms hotel and houses, the land being acquired c.1907-1912.</p>
<u>Significance</u>	<p>The former spinning and carding mills at 125 Cambridge Street forms an integral part of the Streetscape and are representative of a stage in textiles manufacture, for which the F & G complex was noted.</p>
<u>Recommendations</u>	Recommended for Planning Scheme protection.
<u>References</u>	Rate Books
<u>Issue</u>	April 1988

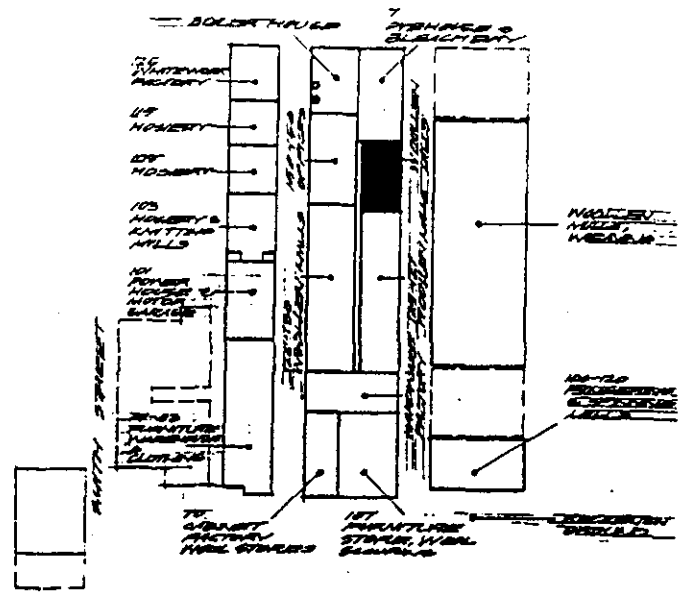


Ground Floor level.



The former right of way serving the rear of the fo residential properties in this vicinity, looking south.

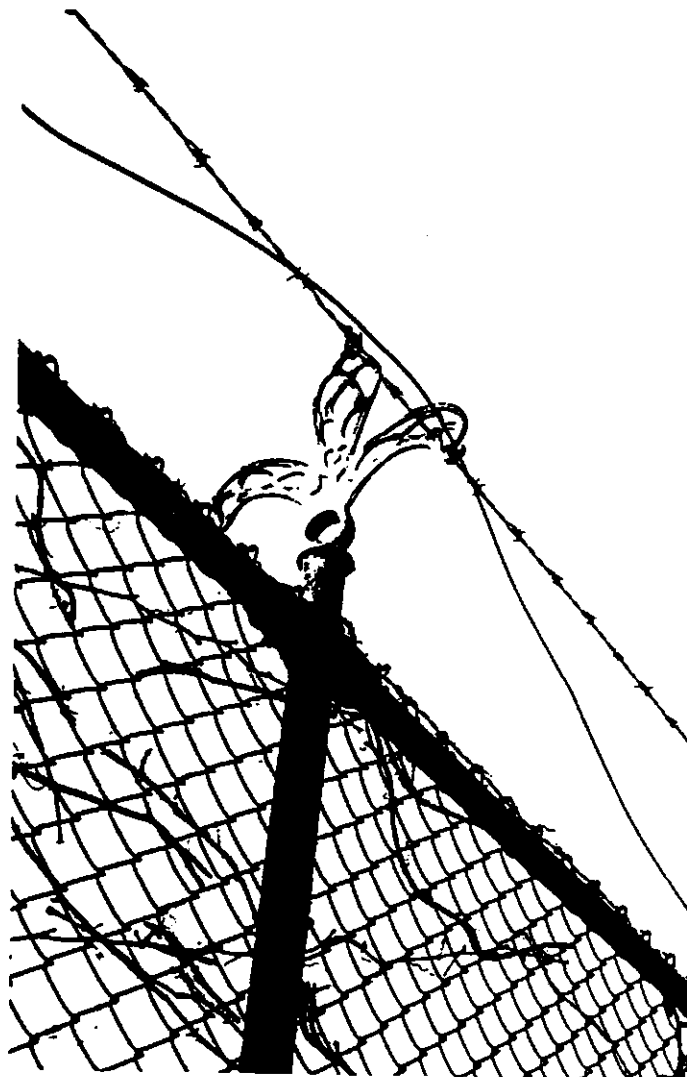
Building
 Former Elastic Webbing
 (Aust.) Pty Ltd
 (Cambridge Street)



<u>Allotment Reference</u>	68
<u>National Trust Register</u>	Under consideration
<u>National Estate Register</u>	-
<u>Historic Buildings Council Register</u>	-
<u>Location within Precinct</u>	Collingwood Slope
<u>Photograph Date:</u>	29.3.1988

<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>	Car Park
<u>Construction Date:</u>	1904
<u>Architect</u>	
<u>Builder</u>	
<u>Description</u>	<p>This building forms a continuation of No.7 Stanley Street and consists of 6 two storeyed bays to Cambridge Street with most windows removed and using standard F & G details. Inside, this building has been gutted and now accommodates a 120 space car park through to Oxford Street, on 4 levels.</p>
<u>Condition</u>	Good
<u>Integrity</u>	Poor
<u>History</u>	<p>This building was erected as an addition to the Woollen Mills immediately to the north in 1904 (RB's 1904, 1905), on land having a frontage to Cambridge Street of 180 feet.</p>
<u>Significance</u>	<p>This building is important as an integral part of the Cambridge Street elevation; and as a part of the former Woollen Mills complex.</p>
<u>Recommendations</u>	Recommended for Planning Scheme protection.
<u>References</u>	Rate Books
<u>Issue</u>	April 1988

Building
Car Park,
north-east corner
Cambridge & Peel Streets



<u>Allotment Reference</u>	53
<u>National Trust Register</u>	Under consideration
<u>National Estate Register</u>	-
<u>Historic Buildings Council Register</u>	-
<u>Location within Precinct</u>	Collingwood Slope
<u>Photograph Date:</u>	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>	Timber Yard
<u>Present Use</u>	Car Park
<u>Construction Date:</u>	pre 1923
<u>Architect</u>	
<u>Builder</u>	
<u>Description</u>	A car park surrounded by a wire mesh fence on brick base with "fleur-de-lis" decoration to poles, and corner gate.
<u>Condition</u>	Fair
<u>Integrity</u>	Good
<u>History</u>	Originally a timber yard, this land was in use as a recreation ground, by 1923.
<u>Significance</u>	This unusual fence contributes to the architectural character of the F & G complex.
<u>Recommendations</u>	Recommended for Planning Scheme protection.
<u>References</u>	
<u>Issue</u>	April 1988

Building: Residence
Address: 80 Charles Street



Allotment Reference: Lot 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: Julian Miller

Present Owner:

Original Use: Residence

Present Use: Residence

Construction Date: 1874

Architect:

Builder: Thomas Julian (?)

Description: A two storeyed stuccoed residence in the terrace form with ashlar markings and chamfered reveals but devoid of other ornamentation. The two storeyed iron verandah has a later balustrade and the side walls are face brick.

Condition: Good

Integrity: Fair

History: In 1873, 80 Charles Street was not built and the land was unlisted. In 1874 Julian and Miller owned a house in Charles Street, east side between Mollison and Gipps Streets. In 1875 the property was owned and occupied by Thomas Julian, a builder. It was described as a "workshop and land". (1873 to 1875 RB). In 1877 George Matthews, a brush maker, owned and occupied a factory and brick house on this site. By 1892 the property was owned and occupied by Mary Matthews and listed as a brick house, etc. By 1900 the property was listed similarly and owned by the Universal Building Society. (1877, 1893, 1901, RB).

Significance: No. 80 Charles Street is of local significance as a substantially intact "pre-boom" villa in the terraced form.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: December 1988

Building:

Residence

Address:

137 Charles Street



Allotment Reference:

Lot 66

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Collingwood Flat Precinct

Photo Date

June, 1988

Grantee:

P.L. Campbell 13-2-1839

Original Owner:

Frank Horton

Present Owner:

F.P. Golding and E.H. Moore

Original Use: Residence

Present Use: Residence

Construction Date: 1889

Architect:

Builder:

Description: A two storeyed late Victorian terrace house, set back from the street alignment and having an upper level verandah with cast iron lace balustrade and valances, encaustic tiled verandah floor and painted tuckpointed brickwork. The lower level front room window has a main d.h. light flanked by smaller d.h. lights.

Condition: Good

Integrity: Fair. Brickwork painted, new front fence.

History: Nichols Pill owned a vacant lot at No. 137 during the late 1880's (1887 RB).

By December 1891 a brick house had been built there, owned and occupied by Frank Horton, an engineer. Horton continued as owner/occupant in 1900, (1891, 1892, 1901 RB).

Significance: No. 137 Charles Street is locally important since it forms the southernmost unit of the two storeyed terrace row including Nos. 139-143 "Royal Terrace" (q.v.) and Nos. 145-143 "Linda Terrace" (q.v.).

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

Building: "Eastern Terrace"
Address: 138-158 Charles Street



Allotment Reference: Lot 66
National Estate Register: Recommended
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: July, 1988
Grantee: P.L. Campbell 13.2.1839

Original Owner:

William Loveday

Present Owner:

138 W. Viertmann
140 H. Mouskli
142 B.J. & D.E. Hogan,
139 Charles Street, Abbotsford
144 P.A. & B. Roff
146 R.G. Flavell
148 G.P. McDermott
150 K. Mitsios,
14 Biggs Street, St.Albans
152 R.R. Grubisic
154 M.J. & M. Murray
156 C.R. & M.I. Manger
158 G. Panagiotu
484 Waterdale Road, West Heidelberg

Original Use:

Eleven Residences

Present Use:

Eleven Residences

Construction Date:

1888

Architect:

-

Builder:

-

Description:

A two storeyed late Victorian terrace set back from the street alignment consisting of 11 dwellings with raised section in centre of parapet having the name "Eastern Terrace" in low relief flanked by vermiculated panels and volutes. Each dwelling has an upper level verandah with iron lace balustrade and valances. The brickwork is tuckpointed polychrome work, with red body bricks and black and white dressings (painted) to openings and blind arches in extended party walls. Stuccoed decoration to the parapet is limited (possibly rebuilt), the party wall ends having vermiculated panels and heads surmounted by urns (removed) and sill brackets also having small faces cast in them.

Condition:

Fair. Nos. 142, 156 and 158 show structural movement.

Integrity:

Fair. All dwelling facades now painted except No. 156, verandahs altered in many instances. Original fences removed.

History:

In 1887 the land on which "Eastern Terrace" was built was owned by David Buchan, transferring to W. Chidzey (36-46 and 20-30 Lulie Street q.v.) and Southgate and Attenborough. Later in the same year, Chidzey sold to William Loveday, and in 1888, Loveday assumed control of the entire site, building Nos. 138-158 in the same year. The tenants included a carpenter, machinist, two clerks, an agent, hairdresser, conductor and a hatter. Loveday retained

Significance:

"Eastern Terrace" dramatically recalls the final years of the late Victorian land boom through its size and paucity of ornamentation. The apparently hectic change of ownership in the year prior to construction is of interest, Chidzey and Buchan having other property interests in Collingwood.

Recommendations:

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

References:

Rate Books

Issue No. 2:

September, 1988



Building: "Royal Terrace"
Address: 139-143 Charles Street



Allotment Reference: Lot 66
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat precinct
Photo Date: June, 1988
Grantee: P.L. Campbell, 13-2-1839

Original Owner: Elizabeth Drummond

Present Owner: 139 B.J. & D.E. Hogan
141 P.V. Sakoulas
143 J. F. B. Carter

Original Use: Three residences

Present Use: Three residences

Construction Date: 1889

Architect: -

Builder: -

Description: A two storeyed late Victorian terrace set back from the street alignment and consisting of 3 units, each with pedimented and balustraded stuccoed parapets, the central unit, No. 141, having the name "Royal Terrace" in low relief, flanked by volutes. Two storeyed verandahs have cast iron lace balustrades and valances and the polychrome brickwork, front room window and niche configuration is identical to adjoining "Linda Terrace" (Nos. 145-153 q.v.). Palisade iron fences are intact, verandah floor tiles remaining on No. 139 only. Timber seats to Nos. 141 and 143 are important details. Stuccoed ornamentation includes heads to party wall ends.

Condition: Good

Integrity: Fair. No. 141 extensively altered, one unit painted, 1 unit sand blasted, some ornamentation removed.

History: In 1889 Elizabeth Drummond built "Royal Terrace", letting all three dwellings to a driver, constable and draper. By 1895, (1896 RB), they had passed to the Modern Permanent Building Society, with whom they remained in 1900, (1901 RB).

Significance: "Royal Terrace" forms a visual unit with adjoining "Linda Terrace" and "Eastern Terrace" opposite.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: "Linda Terrace"
Address: 145-153 Charles Street



Allotment Reference: Lot 66
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: July, 1988
Grantee: P.L. Campbell 13.2.1839
Original Owner: William Booth
Present Owner: 145 E. Williams
1/24 St. Leonards Crt, Sth Yarra
147 W.P. Timms
149 A.F. Skinner
1512 T.S. Patradoon
153 Traps P/L
64 Lennox Street, Richmond

Original Use: Five Residences
Present Use: Five Residences
Construction Date: 1888-1889
Architect: -
Builder: -
Description: A single storeyed late Victorian terrace on the street alignment consisting of five units, each with stuccoed pedimented parapets decorated with shell ends, volutes and ceramic tiles. No. 149 is in original condition above the concave verandah line retaining a cream paint finish and the name "Linda Terrace" in shaded Tuscan letters painted over in black.

LINDA TERRACE.

with slight evidence of shading. Below the verandah line, face brickwork is tuckpointed polychrome, with black body bricks and cream dressings with reds to the party wall blind arches. Niches flank the single tri-partite front room window of each unit. Cast iron palisade fences to raised chequerboard tiled verandah floor with 3 bluestone steps up from the footpath are in situ, (tiles removed in two instances).

Condition: Good
Integrity: Good. Urns removed.

History: In 1888 Thomas Southgate commenced building five brick dwellings on the west side of Charles Street (1889 RB). All houses were completed in 1889 at which time they were owned by William Booth. Booth rented all houses (1890 RB). By 1891 the Standard Building Society owned the properties and continued to own them in 1900, (1891, 1901 RB).

Significance: "Linda Terrace" is a typical single storeyed terraced row of the late Victorian era, considerably enhanced by the early painted name "Linda Terrace".

Recommendations:

Recommended for Planning Scheme protection.
"Linda Terrace" to be protected.

References:

Rate Books

Issue No. 1:

July, 1988



Building:

Former Vauxhall Distillery

Address:

Church Street, east side of Yarra River



Allotment Reference:

60

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register:

Location within Precinct:

Collingwood Flat

Photo Date

August, 1988

Grantee:

J. A. Donaldson, 13-2-1839

Original Owner:

Henry Preston

Present Owner:

Carlton and United Breweries Pty. Ltd.

Original Use: Distillery

Present Use: ?

Construction Date: 1895

Architect:

Builder:

Description: A former bluestone distillery building once forming part of a larger complex and now situated beneath a car park pavement and having four windows overlooking the Yarra and one window facing west.

Condition: -

Integrity: Poor

History: In 1894 Henry Preston, a distiller, owned and occupied a brick house on this site on the east side of Church Street. In 1895 he built a distillery that he operated, just south of the Yarra River, also on the east side of Church Street and adjoining his house, (RB 1896).

Preston continued as owner/operator in 1900 at which time it was known as the Vauxhall Distillery. (1895, 1896, 1901 RB).

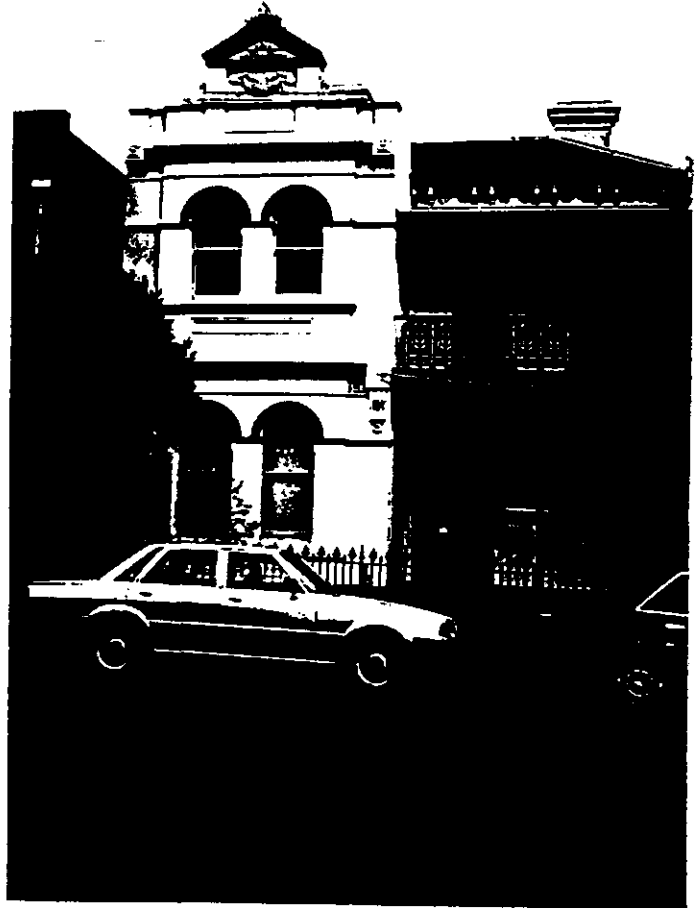
Significance: This remnant of the former Vauxhall Distillery complex is important at the State level as a rare surviving example of a nineteenth century industrial building located within Collingwood on the Yarra River. In this respect, it compares only with the Dight's Falls ruins and the former Alma Woolscouring complex and is an important reference to the Yarra River's former role as an industrial corridor. At the local level it compares with Thomas Aitken's distillery in Northumberland Street (q.v.).

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

References: Rate Books

Issue No. 1: September, 1988

Building: Former Residence
Address: 32 Church Street



Allotment Reference: 60
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: -
Photo Date: November 1989
Grantee: J. A. Donaldson
Original Owner: James Timms
Present Owner: -
Original Use: Residence
Present Use: Offices

Construction Date: 1888

Architect:

Builder:

Description: A two storey late Victorian asymmetrical villa of cement rendered brick on a bluestone base and having a slate roof. The projecting front has paired round arched windows and is topped by a parapet with pediment. The two storey cast iron verandah has a tiled floor.

Condition: Good

Integrity: Good. The verandah roof has been altered.

History: In 1887, a person named Hamilton owned vacant land Lot 69 on the east side of Church Street between Nelson and Victoria Streets. In 1888, James Timms owned the land, and built a brick house there for his residence. Timms continued as owner/occupier in 1891, however by 1900, the Bank of NSW was the owner with Alfred Saunders as tenant.
(RB 1887, 1889, 1891, 1901)

Significance: No. 32 Church Street is an unusually pretentious villa on the Collingwood Flat.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: December 1989

Building:

Address:

13 Clarke Street



Allotment Reference:

Lot 76

National Trust Register:

-

Historic Buildings Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date:

May, 1995

Grantee:

C.J. Garrard, 13.2.1839

Original Owner:

Present Owner:

Original Use:

Residential

Present Use:

Residential

Construction Date:

c.1870's

Architect:

Builder:

Description: An austere single fronted brick villa with concave timber posted verandah, hipped slate roof and fine sawn bluestone plinth.

Condition: Good

Integrity: Good, sympathetic garden and outbuildings

History:

Significance: No. 13 Clarke Street is locally important as a surviving middle class villa residence with spacious garden, recalling a lifestyle in Abbotsford of the pre-Boom period.

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building: "Yarradale"

Address: 29 Clarke Street



Allotment Reference: Lot 76

National Estate Register: -

Historic Building Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: May, 2005

Grantee: C.J. Garrard. 13.2.1839

Original Owner:

Present Owner:

Original Use: Flats

Present Use: Flats

Construction Date: c.1920's

Architect:

Builder:

Description:

A substantial two storeyed brick flat block distinguished by its symmetrical treatment and arched porch. The black tuckpointed red brickwork is relieved with white tuckpointed clinkers and rendered surfaced and the porch pavement is in Terrazzo with "Yarradale" inset. An upper level balcony surmounting the arched entry is fully glazed whilst the parapets suggest Arts and Crafts influence.

Condition:

Good

Integrity:

Good

History:

Significance:

"Yarradale", at No. 29 Clarke Street is aesthetically important in the former Collingwood municipality as a rare and well resolved design of its period demonstrating Arts and Crafts influence.

Recommendations:

Recommended for planning scheme protection.

Issue No. 1:

May, 1995

Building:

Residences

Address:

31-37 Clarke Street



Allotment Reference:

76

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1988

Grantee:

C.J. Garrard, 13-2-1839

Original Owner:

Daniel Keir

Present Owner:

-

Original Use: Residences

Present Use: Residences

Construction Date: 1910

Architect:

Builder:

Description: A single storeyed richly decorated Edwardian terraced row of four dwellings with simple iron palisade fence (Cochrane & Scott Phoenix Foundry Elizabeth Street North), cast iron lace verandahs, red tuckpointed brick with rough cast banding, bayed front windows surmounted by half timbered projecting gables, corrugated iron roofs with terra cotta ridge cresting, recessed round arched porches and tiled verandah floors.

Condition: Good

Integrity: Good

History: In 1900 Daniel Keir owned land on the west side of Clarke Street, rear Johnston Street, (1901 RB).

In 1910 Keir built four brick dwellings on the land, leasing out all of them. Keir continued as landlord in 1914, (1910-11, 1914-15 RB).

Significance: Nos. 31-37 Clarke Street are of local importance as an unusual at the municipal level and richly decorated Edwardian terrace.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building: Residence
Address: 27 Clifton Avenue



Allotment Reference: Quarry Allotments
National Estate Register: Registered
Historic Buildings Council Register: Recommended
National Trust Register: Classified
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: June, 1988
Grantee: -
Original Owner: Samuel Ramsden
Present Owner: R.A. Newton
Original Use: Residence
Present Use: Residence

Construction Date: pre 1853

Architect: -

Builder: Samuel Ramsden

Description: An early hip roofed coursed bluestone cottage with later bullnosed verandah and two windows to front, west facing elevation. Eaves are bracketted (joist ends) and the stonework consists of sparrow picked quoin and lintels with coursed rubble work fill.

Condition: Good

Integrity: Good

History: James Kearney's map of 1855 and the CPO map of the Electoral District of Collingwood - CEM 241 Jika Jika - of 1853, shows No. 27 Clifton Avenue and nearby Nos. 3 Horne Street and 2 Ford Street along with other scattered buildings in the Quarries Division of the municipality of East Collingwood, gazetted in that year. Samuel Ramsden, a stonemason, quarry owner and building contractor, was later a flour miller, owner of Melbourne's first paper mill (forerunner of APM) and a local councillor (1857-1859). He built this house some time after his purchase of three acres of land in Clifton Hill in the early 1850's. Ramsden retained possession during the 1870's whilst his son, George was in residence. Upon Samuel's death, in 1877, George moved again to his father's house in East Melbourne, no. 27 being tenanted in 1885 by Ernest Petherick, auctioneer. In 1888, Ramsden sold this lot, forming the eastern frontage to Clifton Avenue, to William R. Cooper, a builder, and by 1901 (RB) it was owned by Mrs. E. Cooper. During the 1920's ownership passed to Ernest Brewer, to James Henry and James McCoach.

Significance: No. 27 Clifton Avenue is important as one of three pre 1853 houses in the Quarries Division of the municipality of Collingwood and is therefore expressive both of the earliest development phase of this portion of Clifton Hill as well as of the quarrying industry for which Collingwood was to become noted. Its association with Samuel Ramsden is important in the history of Collingwood and the City of Melbourne. Together with the other properties mentioned, it is the oldest building in the municipality.

Recommendations:

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

References:

- Rate Books
- National Trust file for
(C. Kellaway, 2.11.1977)
- The Melbourne Times, 20-6-1979

Issue No. 1:

July, 1988

Issue No. 2:

May, 1995

Building: Former Outbuilding to No. Avenue
Address: 29 Clifton Avenue



Allotment Reference: Quarry Allotments
National Estate Register: Registered
Historic Buildings Council Register: Recommended
National Trust Register: Classified
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: June, 1988
Grantee: -
Original Owner: Samuel Ramsden
Present Owner: -
Original Use: Residence, Part of No. 27
Present Use: Residence

Construction Date: pre 1853

Architect: Victorian Railways Department

Builder: Samuel Ramsden

Description: A single storeyed hip roofed, bluestone cottage with later south verandah and entrance and having one window (recently altered to a doorway) to its west facing front elevation. At the rear, a second attached higher bluestone walled hip roofed extension is in situ.

Condition: Fair

Integrity: Good

History: This building is indicated on the James Kearney map of 1855 and the CPO map of Electoral District of Collingwood - CEM 241 Jika Jika - of 1853, although its original purpose is unclear. Also refer No. 27 Clifton Avenue. By 1901, both Nos. 27 and 29 were owned by Mrs. Elizabeth Cooper and tenanted by Gilbert Gluyas, tube merchant (RB). By 1914/15, although Cooper remained as the owner, the tenant of No. 29 is Sophia Stone. From this time, No. 29 has been occupied independantly of No. 27.

Significance: No. 29 Clifton Avenue is important as a former outbuilding of adjoining No. 27 and predates the 1853 Electoral District of Collingwood map. Also refer No. 27.

Recommendations: Recommended for inclusion on the HBC register and for planning scheme protection.
Edwardian additions to be protected.

References:

- Rate Books
- Kearney map
- National Trust file for
No. 27 Clifton Avenue

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building:

Residences

Address:

15-29 Cooke Street



Allotment Reference:

Lot 60

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1988

Grantee:

J.A. Donaldson, 13-2-1839

Original Owner:

A. (?) Cook

Present Owner:

- 15 K. Finn,
1 Valanne St, East Brighton
- 17 G. & E. Kritos
- 19 J.R. O'Toole
P.O. Box 282, Abbotsford
- 21 C.W. Argenzio
- 23 G. Miles & G. Densley,
531 Malvern Road, Toorak
- 25 M.V. Considine
- 27 C. Cannizzo
- 29 L. Pettre McCall
10 Regent St, Mt. Waverley

Original Use:

Residences

Present Use:

Residences

Construction Date:

1887

Architect:

Builder:

Description:

An eight unit single storeyed terraced row, each unit having a separate corrugated iron clad hipped roof, door and window facing the street. The brickwork is tuckpointed bi-chromatic (all overpainted except No. 21) and the verandah fin walls have blind arches with cast cement ornamentation including urns and faces.

Condition:

Good

Integrity:

Good

History:

In 1886 the west side of Cooke Street between Nelson & Victoria Streets was mostly vacant land. Land Lots 37-40 had a frontage totalling 125' 10" and on these eight brick terrace houses were built in 1887 by Cook. The houses were leased (1886, 1887 RB). Patrick Lacey purchased the properties in 1888. By 1896 Mary Morris was owner and in 1901 the landlord was Richard Gray, (1889, 1896, 1901 RB).

Significance:

Nos. 15-29 Cooke Street are major contributors to the substantially intact nineteenth century character of Cooke Street and are representative of low cost speculative developments of their period. Cook's connection if any with the name of this street is unconfirmed.

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988

112

Building:

Residences

Address:

18-34 Cooke Street



Allotment Reference:

Lot 60

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1988

Grantee:

J.A. Donaldson, 13-2-1839

Original Owner:

William Booth

Present Owner:

18	P.A. Coleman
20	L.A. Instone
22	K.F. Mansford 5 Oak Avenue, Boronia
24	L.M. Draper 67 Percy Street, Mitcham
26	A. & M. Zankovic
28	M.P. & R.R. Glennon
30	S.P. Chum
32	K.M. Minhinett
34	S. Makkvis 125 Glenroy Road, Glenroy

Original Use: Residences

Present Use: Residences

Construction Date: 1888

Architect:

Builder:

Description: A nine unit single storeyed terraced row, each unit being tuckpointed polychrome brick (all overpainted except No. 28), the verandah fin walls having blind arches with cast cement decoration including urns and faces. Each unit has a door and window with side lights facing Cook Street.

Condition: Good. No. 34 being demolished, (August, 1988).

Integrity: Fair

History: In 1887 the land on the east side of Cooke Street between Victoria and Nelson Streets was vacant. Thomas Wade owned lots 23 and 24 and Edward Wade owned lots 25 and 26. On these lots, nine brick terrace houses were built in 1888. William Booth, an agent, owned and leased them, (1887, 1889 RB). Elias Frenchard purchased the properties in 1889 and continued to own them in 1900, (1890, 1901 RB).

Significance: Nos. 18-34 Cooke Street are major contributors to the substantially intact nineteenth century character of Cooke Street and are representative of low cost speculative developments of the period.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

134-

Building:

"Sunnyside"

Address:

27 Council Street



<u>Allotment Reference:</u>	Section 1, Lot 1
<u>National Estate Register:</u>	-
<u>Historic Building Register:</u>	-
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	Clifton Hill Western residential precinct
<u>Photo Date:</u>	October 1988
<u>Grantee:</u>	D. Boyd, 9.2.1875
<u>Original Owner:</u>	Albert Burgess
<u>Present Owner:</u>	-
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	1873
<u>Architect:</u>	-

Builder:

Description:

A small gable roofed timber cottage with Italianate facade in timber having a bracketted cornice and parapet with timber posted verandah and iron lace as its main features.

Condition:

Fair-Poor

Integrity:

Fair. Iron palisade fence, later shingled weatherboards.

History:

In 1872, most of Council Street, South-side, was undeveloped. In 1873, Albert Burgess, a painter, owned and occupied a house on the south side between Reeves and Hilton Streets. Burgess continued to live in the wood house in 1876. By 1881, Alfred Sherry, was owner and Charles Goodwin was occupant. By 1887, Goodwin, a decorator, had purchased the property. He continued as owner occupant in 1900.

Significance:

"Sunnyside" is locally important as a rare cottage type in Collingwood with timber parapet.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

November 1988

Building: "Ben Lomond House"
Address: 40 Council Street



Allotment Reference: Section 2, Lot 16
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential Precinct
Photo Date: July, 1988
Grantee: W. McKean, 25-11-1870
Original Owner: Dougal McDougall
Present Owner: B.J. & J.A. Gale
19 Little Wood Street, Hampton
Original Use: Residence
Present Use: Residence

Construction Date: 1872

Architect: -

Builder: -

Description: A small assymmetrical stuccoed Italianate villa built unusually close to the street alignment which has a standard cast iron palisade fence with iron pillars and three course ash finished bluestone plinth. The walls have ashlar markings and are carried up to form a parapetted front with two pediments. The encaustic tiled pavement to the verandah floor extends to the fence line.

Condition: Good

Integrity: Good

History: In 1871, Council Street was mostly vacant land with only five wood houses. In 1872, Dougal McDougall built a brick dwelling on the north side of Council Street between Hilton and Smith Streets, (1871, 1872 RB). By 1893, the property had passed to Agnes McDougall with John McDougall, an engineer, in residence, (1893 RB). Mrs. McDougall continued as owner in 1900 at which time Albert McDougall, a plumber was occupant, (1901 RB).

Significance: "Ben Lomond" is of local interest in that it is built virtually to the street alignment, whilst the pedimented parapet form is unusual in its local context.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Residence
Address: Off Cromwell Street (corner McLeods Lane)

N.B. DEMOLISHED SINCE SURVEY

Allotment Reference: Lot 55
National Estate Register: Recommended
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: -
Photo Date: June, 1987
Grantee: J.D.L. Campbell, 13.2.1839
Original Owner: James Richards
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1873
Architect:
Builder:

Description:

A weatherboard clad timber cottage with corrugated iron gable roof and lean-to at rear. The symmetrical front elevation retains its original details which include galvanised iron sunhoods with decorated rims.

Condition:

Good, roof iron poor.

Integrity:

Good

History:

In 1872 Robert Taylor owned land in the vicinity of the lanes on the east side of Cromwell Street between Victoria Parade and Langride Street: (i) the lane between nos. 22 and 24 Cromwell Street; (ii) McLeods Lane which ran parallel with Cromwell with access via the lane between nos. 22 and 24, MMBW Map 1899. James Richards, a carpenter, owned and occupied a wood house built on the north side of the lane between 22 and 24 in 1873, (1872, 1873 RB).

By 1876 the address was "off Cromwell". Richards continued as owner/occupant in that year. However by 1878 he was leasing the house to Charles Elliott, a cook. By 1890 Henry Mills, a plasterer was owner/occupant of the house and continued as such in 1900, (1876, 1878, 1890, 1901, RB).

N.B. Information dependant upon assumption concerning order in which rates collector assessed properties in these lanes.

Significance:

This house is of local importance as a rare survivor, (compare also 23A Nicholson Street, q.v.) of a house facing a r.o.w. rather than a street. Houses such as these were once commonplace in Collingwood but they were almost completely demolished during the twentieth century expansion of industrial uses into former "blighted" residential areas.

Recommendations:

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

References:

Rate Books

Issue No. 2.

September, 1988

120

Building:

1 Derby Street



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Building 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>	
<u>Present Owner:</u>	Ministry for Housing
<u>Original Use:</u>	Residential
<u>Present Use:</u>	Accommodation; "Derby House"
<u>Construction Date:</u>	1876

Architect:

Builder:

Description:

A two storeyed Victorian stuccoed residential terrace with formerly recessed arcaded lower level on the street alignment. Facade elements include a bracketted cornice with frieze panel, quoining, dentillated string course, window moulds and sill brackets and rounded arched arcading.

Condition:

Good

Integrity:

Good. Two bays of the three bay lower level arcade have been built in, whilst the third, entrance bay, is tiled. Stuccoed surfaces have been painted. Forms a visual until with adjoining Nos 3-7.

History:

Refer to 3, 5, 7 Derby Street

Significance:

No. 1 Derby Street is of regional importance as a substantially intact example of quality development attracted to the Collingwood slope.

Recommendations:

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

References:

Rate Books

Issue:

No. 1

Issue No. 2:

May, 1995

Building:

2 Derby Street



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	-
<u>National Estate 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>	Peter Cooper
<u>Present Owner:</u>	
<u>Original Use:</u>	Residential
<u>Present Use:</u>	Residential
<u>Construction Date</u>	1875

Architect:

Builder:

Description:

A single fronted Victorian timber cottage with corrugated iron clad gable roof and skillion roof at rear. The front elevation has ashlar boarding and is located on the street alignment.

Condition:

Good

Integrity:

Good. The original front door and fan light have been replaced.

History:

The Hogkinson 1858 map shows this as a vacant site. In 1875, Peter Cooper, gentleman, built a wood house here (RB) and he remained there in 1880 (RB), retaining ownership but renting his former home in later years. (1887, 92 RB).

Significance:

This substantially intact workers' cottage is typical of many throughout Collingwood and Abbotsford. It contrasts with the otherwise opulent housing in Derby Street and is of local importance in this respect.

Recommendations:

Recommended for planning scheme protection. Reinstatement of front door and fan light recommended.

References:

Rate Books

Issue:

No. 1

Building: 3,5,7 Derby 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>	Henry Adamson
<u>Present Owner:</u>	

Original Use: Residential

Present Use: Residential

Construction Date: 1876

Architect:

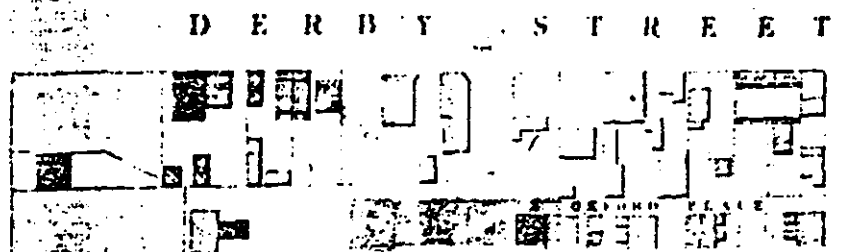
Builder:

Description: A two storeyed Victorian stuccoed residential terrace with arcaded recessed lower level, bracketted cornice line and undecorated parapet. The party walls are expressed with quoining and acanthus leaf motifs whilst the stringcourse and moulds to openings are contributors to character. The palisade iron fence is intact.

Condition: Good

Integrity: Good. The stuccoed surfaces have been painted and the parapet urns removed. Forms a visual unit with adjoining Nos 1 and 9.

History: The 1858 Hodgkinson map shows some development of this site which appears to be unrelated to the present structure.



In 1874 Henry Adamson, plasterer, owned land here and occupied his brick house "off" Derby Street (RB). Nos. 1-7 were under construction in 1876 ("unfinished" RB) and Adamson retained ownership for a period afterwards (RB 1877, '81, '84, '85). By 1887 John Tout had acquired them and they remained so, fully tenanted, in 1892.

126

Significance:

Nos 3-7 are of regional importance as intact examples of quality residential development attracted to the Collingwood slope.

Recommendations:

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

References:

Rate Books

Issue:

No. 1

Building: Former Christian Chapel (Disciples of Christ)

Address: 4 Derby Street



Allotment Reference: Lot 52

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct: Collingwood Slope

Photo Date: November 1988

Grantee: S.A. Donaldson, 13-2-1839

Original Owner: Trustees of the Baptist Church

Present Owner: -

Original Use: Church

Present Use: Industrial

Construction Date: 1873

Architect: -

Builder:

Description:

A parapetted gable end with oculus vent and stuccoed decoration to vent and parapet coping. At street level, bluestone plinths.

Condition:

Good

Integrity:

Poor

History:

In 1872, Trustees of the Baptist Church, owned vacant land in Derby Street, north-side, between Smith and Little Oxford Streets. In 1873, a Baptist Chapel was listed on the site. In 1874, the chapel was not listed under Derby or Langridge Streets, however in 1875, a Christian Chapel was listed in Langridge Street (1872-1875 RB).

From 1876 till 1887, the Chapel was listed as either Christian Chapel or Trustee's Christian Chapel (1876-1887). In 1888, the building was used as auction rooms by Waugh Brothers with George Benabo, an auctioneer, a tenant. By 1890, the building was used as a showroom and store by George and John Waugh, who were modellers. By 1891, the National Bank owned the property, the building being described as "brick store etc". By 1900, S.P. Derham was owner, (1888, 1891, 1892, 1902, RB).

Significance:

The former Christian Chapel is of local importance as an early non-conformist Church within the municipality. Although significantly degraded, it continues to enrich the Derby Street streetscape.

Recommendations:

Recommended for planning scheme protection.

References:

- Rate Books
- Collingwood History Collection view.

Issue No. 1:

November 1988

Building:

8 Derby Street



<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>	18.8.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	John Johnston
<u>Present Owner:</u>	

Original Use: Residence

Present Use: Residence

Construction Date: 1871

Architect:

Builder:

Description: Small two storeyed stuccoed (front elevation only) brick residence with ashlar markings and single storey portion at rear. Parapet wall with simple cornice conceals roof. Details include bluestone plinth, louvred shutters to lower level windows at street alignment.

Condition: Good

Integrity: Good

History: In 1870 John Johnston owned vacant land on this site and in the following year he had built this brick house, (RB 1870, 71), retaining ownership in 1892 (RB 1876, 87, 92) and having a tenant as occupant throughout this period.

Significance: This simple two storeyed house contributes to the historic character of the Collingwood slope in that it is an unusual house form in its immediate locality.

Recs: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1:

Building:

10-14 Derby Street



<u>Allotment Reference:</u>	52
<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>	9.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	John Stott, William Dale
<u>Present Owner:</u>	
<u>Original Use:</u>	residential

Present Use: 10 Peter Crone Pty Ltd, Architects
12 Geoffrey Mould, Architect
14

Construction Date: 1868, 1869

Architect:

Builder:

Description: A distinctive bichromatic Victorian terrace with stuccoed cornice, parapet and urns bluestone plinths and dark brown body bricks heavily decorated with cream dressings. The chimney stacks are important elements.

Condition: Good

Integrity: Good. Forms a visual unit with adjoining Nos 18-20.

History: The Hodgkinson 1858 map shows this site as vacant land. In 1868 it was owned by William Dale (east half) and John Stott (west half). Stott was building two brick houses there in this year (RB "building" two 4-roomed brick houses). By 1869 Dale had built two 4-roomed houses on his portion (RB 1869). Other owners of Stott's property were George Rushall (1877 RB) John Townsend (1880, 1887 RB) and William Smith (1892 RB). Other owners of Dale's houses included Richard Aysh (1874, 1877, 1880, 1887, 1892, RB), a mason, who lived in the western unit throughout this period, the remaining units being tenanted by both owners.

Significance: Nos. 10-14 Derby Street are of importance at the State level as fine intact examples of bi-chromatic brick architecture as it was applied to houses of this kind. It is of regional importance as a prominent example of bi-chromatic work which is common on the Collingwood slope.

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:

125 Easey Street



<u>Allotment Reference:</u>	80
<u>National Trust Register:</u>	--
<u>National Estate Register:</u>	Registered
<u>Historic Buildings Council Register:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Flat
<u>Photograph Date:</u>	18.8.87
<u>Grantee:</u>	Hughes and Hoskins
<u>Original Owner:</u>	Robert Jones
<u>Present Owner:</u>	
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	1868
<u>Architect:</u>	
<u>Builder:</u>	Robert Jones

Description:

A small brick cottage with slate gable roof and chimney stacks with pots at the apex of each gable end and timber posted verandah with distinctive valancing. Distinguishing features include the verandah post moulds, valance and door surround, the interior woodwork being also of note. A recent symmetrical stuccoed Georgian styled cottage adjoins to the east.

Condition:

Good

Integrity:

Good, extends to front fence and pear tree.

History:

The Hodgkinson map of 1858 shows a small building on this site.

By 1864 (RB) Robert Jones, brick layer, occupied a wooden house here (possibly including the room at the rear of the brick cottage). By 1865 he was described as a carpenter and in 1868 (RB) he became the owner/occupier of a brick house here. By 1876 (RB), although retaining ownership, William Hay, the chemist was his tenant. He retained possession in 1881, but had sold to Mrs. Munro by 1891 (RB).

Significance:

This brick cottage is noteworthy for its timber work to the front door surround, verandah and interior architraves which recalls the original owner's occupation as a carpenter. Its generous setback to Easey Street is also of note being a reminder of earlier days on the Collingwood Flat when space was more readily available for front gardens.

Recommendations:

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

References:

Rate Books
National Trust File

Issue No. 1:

Issue No. 2:

May, 1995

Building:

139 Easey Street



<u>Allotment Reference:</u>	80
<u>National Trust Register:</u>	--
<u>National Estate Register:</u>	--
<u>Historic Buildings Council Register:</u>	--
<u>Location within Precinct:</u>	Collingwood Flat
<u>Photograph Date:</u>	18.8.87
<u>Grantee:</u>	Hughes and Hoskins
<u>Original Owner:</u>	
<u>Present Owner:</u>	
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence
<u>Construction Date:</u>	
<u>Architect:</u>	
<u>Builder:</u>	

Description:

A symmetrical stuccoed brick (stone?), slate, gable roofed cottage with quoining, concave timber posted verandah and lacework and symmetrical chimney stacks at the gable apexes. The verandah front coincides with the street alignment.

Condition:

Good

Integrity:

Good

History:

The 1858 Hodkinkson map shows a small cottage on this site. By 1865 (RB) Thomas Box, labourer, was the owner/occupier of a brick house here (later described as stone). He remained there as a water meter inspector in 1881 (RB) and by 1891 it had passed to James Hughes (RB).

Significance:

A very early stone cottage in the pre-boom street situated on the street alignment and forming part of the Collingwood Flat Area 3 precinct.

Recommendations:

Recommended for Planning Scheme protection.

Issue No. 1:

May, 1995

Issue No. 2:

Building:

Residences

Address:

1-7 Fairchild Street



Allotment Reference:

Lot 60

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August; 1988

Grantee:

J.A. Donaldson, 13-2-1839

Original Owner:

Thomas George

Present Owner:

1. V.J. & I. Beasley
3. V.J. Dobson
5. T. & D. Zerkmanovic
7. L. Sevastopoulos

Original Use: Residences

Present Use: Residences

Construction Date: 1888-1889

Architect:

Builder:

Description: A four unit two storeyed terraced row, each unit being tuckpointed polychrome brick (overpainted except No. 1), parapet ornamentation consisting of pediment motifs decorated with swags, urns and volutes and cast iron lace decoration being intact.

Condition: Good

Integrity: Fair

History: In 1887 the land at the south-west end of Fairchild Street was vacant. In 1888 Thomas George purchased the land nearest Victoria Street and commenced building four brick terrace houses, (1887, 1889 RB). In 1889 the houses were completed and let, (1890 RB). Ownership passed to Charles George in 1895 and John George in 1900, (1896, 1901 RB).

Significance: Nos. 1-7 Fairchild Street are of local importance as a substantially intact and major component of the nineteenth century terraced housing which dominates this street.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

Building:

Residences

Address:

6-24 Fairchild Street



Allotment Reference:

Lot 60

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1988

Grantee:

J.A. Donaldson, 13-2-1839

Original Owner:

Thomas Stanford

Present Owner:

6. M. Parveris
8. A.B. Rohead
10. H. Sevastopoulos
37 Park Street, Abbotsford
12. P.A. Stacker & M.D. Hossack
1/405 Kooyong Rd, Elsternwick
14. G.M. & M.C. Taylor
16. E. Karbulantonakis
18. T.T. & Q.K. Nguyen
44/108 Elizabeth St, Elsternwick
20. R.F. & M.C. Cooper
22. A. & M. Sevastopoulos
24. S. Sevastopoulos

Original Use:

Residences

Present Use:

Residences

Construction Date:

1887-1888

Architect:

Builder:

Description:

A ten unit single storeyed terraced row, each unit having decorated parapets with curved pediment motif and shell end with flanking volutes. Each street facade has a door and d.h. window and the patterned brickwork is polychromatic (all overpainted except Nos. 16, 22, and 22). Original cast iron verandah ornamentation remains on No. 20.

Condition:

Good

Integrity:

Fair

History:

In 1887 Thomas Stanford commenced building ten brick terrace houses on the east side of Fairchild Street, just south of Nelson Street. The houses were completed in 1888 and were let, (1887, 1889 RB). Stanford continued as landlord in 1900 (19091 RB).

Significance:

Nos. 6-24 Fairchild Street are important as the longest (ten units) single storeyed terraced row in the municipality and are a major contributor to the nineteenth century character of this street.

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

August, 1988

Building: "Tarrangower"
Address: 83 Fenwick Street



Allotment Reference: Section 16, Lot 12
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: J. Ryan, 3.10.1871
Original Owner: Margaret Dunkin
Present Owner: C.M. Scott
Original Use: Residence
Present Use: Residence

Construction Date: 1899

Architect: -

Builder: -

Description: An assymetrical Italianate timber villa with ashlar boarding, bayed and parapetted window to projecting wing, slate roof and distinctive iron lace verandah with crown motif. The verandah extends around the south elevation.

Condition: Good

Integrity: Good

History: In 1885 the land on the west side of Fenwick Street between O'Grady and George Streets was vacant and divided into two lots, each with 66' frontage. Lot 58 on which No. 83 Fenwick is built, was owned by Patrick Burke, (1885 RB). Burke still owned the land in 1898, (1899 RB). In 1899 Margaret Dunkuill (?) purchased lot 58 and in the same year built a weatherboard dwelling to live in, (1900 RB).

Significance: "Tarrangower" is a typical villa of its type with unusual cast iron lacework incorporating a crown motif.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Residence
Address: 2 Ford Street



Allotment Reference: Quarry Allotments
National Estate Register: Registered
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: -
Original Owner: -
Present Owner: D.L. Bulick
Original Use: Residence
Present Use: Residence

Construction Date: pre 1853

Architect: -

Builder: Charles Brown

Description: A symmetrical bluestone villa in coursed rubble work with quoins and cement architraves and lintels to openings. The Edwardian verandah extends around two elevations and the hipped roof is slated.

Condition: Good

Integrity: Fair. Stucco removed.

History: No. 2 Ford Street was built during the early 1850's (shown on Kearney's map of 1855 and CPO map of Electoral District of Collingwood - CEI 241 - Jika Jika of 1853) by Charles Brown, a partner with Henry Brown in the large contracting firm of Brown and Ramsden. It was altered in 1888 and by 1892 was in the ownership of the Trustees of Charles Brown, with W. Cooper, the building contractor, as tenant. By 1895 William Ford, the solicitor, was the owner/occupant and by 1913 it was Charles Battey, a wood merchant.

Significance: No. 2 Ford Street compares with 27 and 29 Clifton Avenue (q.v.) and 3 Horne Street (q.v.) both architecturally and historically. It is important for its associations with the contracting firm of Brown and Ramsden, and also as one of the municipality's earliest houses relating to the first development phase of the Clifton Hill slope as quarry allotments.

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

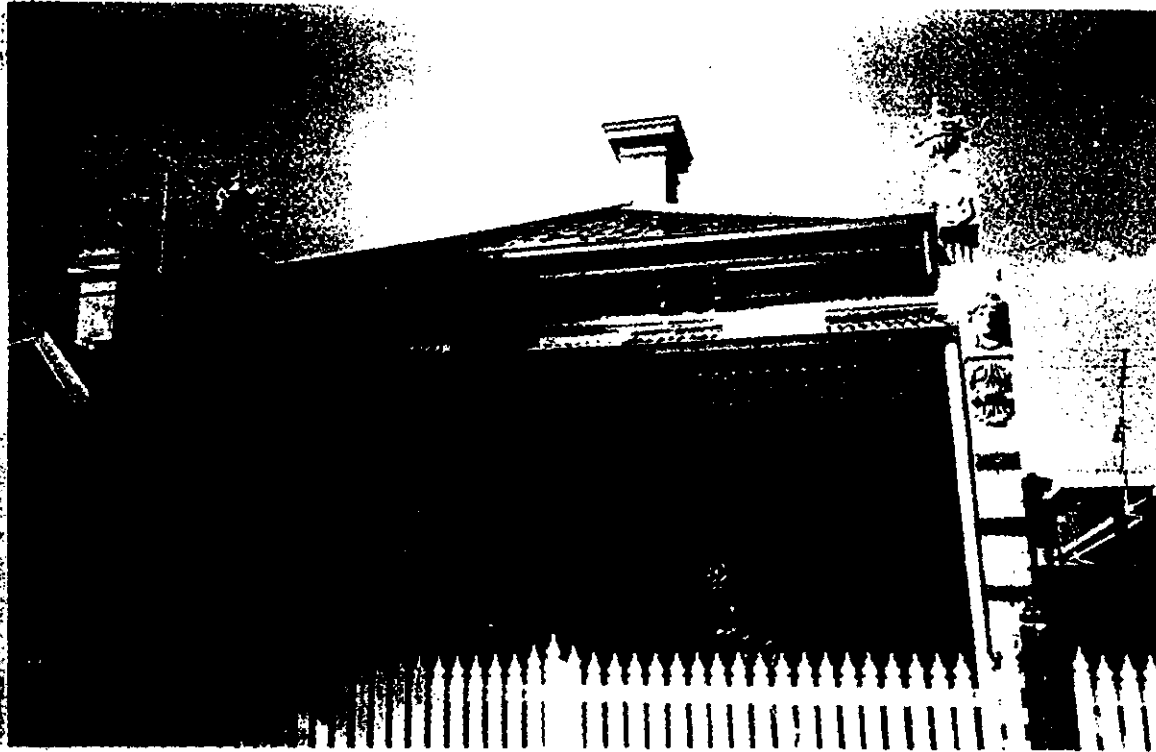
References: Rate Books

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building:

Address: 18 Forest Street



Allotment Reference: Lot 87

National Estate Register: -

Historic Buildings Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: May, 1995

Grantee: A. Mossman, 13.2.1839

Original Owner:

Present Owner:

Original Use: Residential

Present Use: Residential

Construction Date: c.1880's

Architect:

Builder:

Description: A small Boom period polychrome brick cottage with hipped slate roof, cast cement ornamentation, cabled window mullions and cast iron verandah.

Condition: Good

Integrity: Good

History:

Significance: No. 18 Forest Street is locally of aesthetic value in that it is substantially intact and highly representative of architectural fashions at the peak of the Boom period.

References:

Recommendations: Recommended for planning scheme protection.

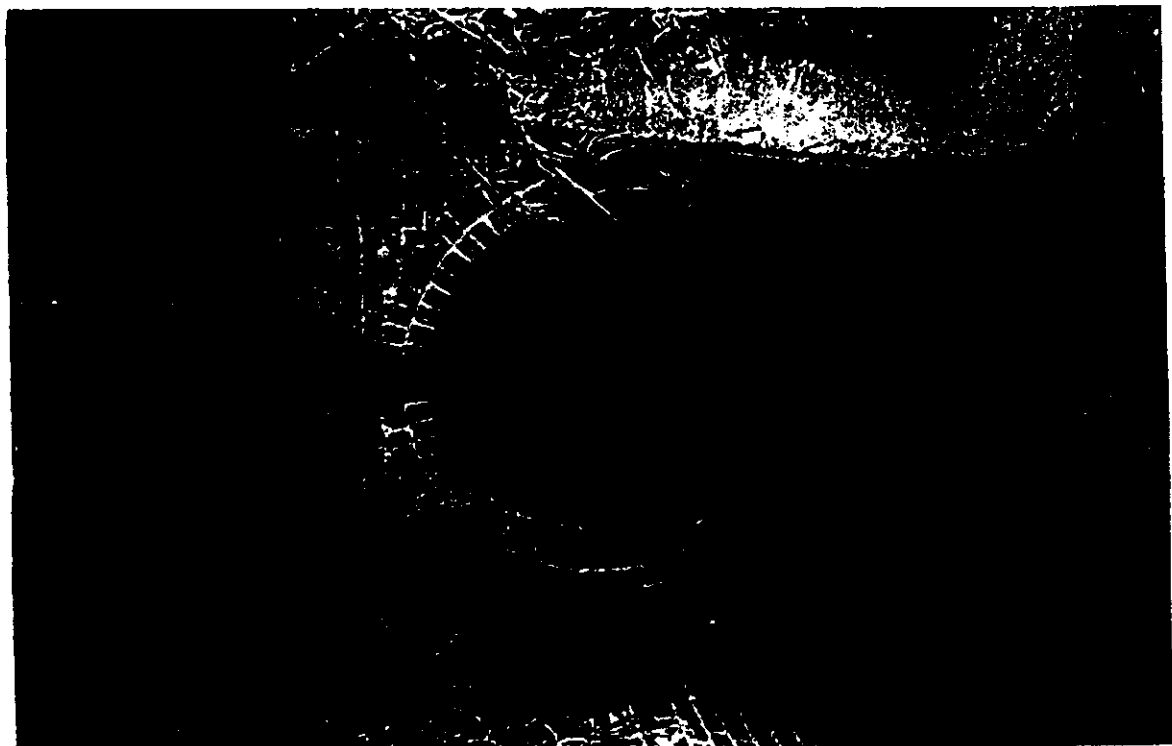
Issue No. 1: May, 1995.

Building:

Drain portal and outfall

Address:

Gipps Street



National Estate Register:
Historic Buildings Register:
National Trust Register:

Location within Precinct:

Photo Date: May, 1995

Grantee:

Original Owner:
Present Owner:

Original Use: drain
Present Use: drain

Construction Date:

Engineer: City of Collingwood

Builder:

Description: A c. 1.5 diameter circular brick drain with brick portal overlooking river and bluestone pitched outflow surface drain to river, 10 pitchers wide.

Condition: Good

Integrity: Good

History: The Council sought to attract further industrial development to Abbotsford during the 1860's by replacing surface channels with underground drains. The Gipps Street or central drain was relocated underground and extended in 1881. Part of it subsequently collapsed and it was relocated with an outlet at the Collins bridge.

Significance: The portal and outfall of the Gipps Street drain is locally significant for their role in the draining of the Collingwood Flat since 1881.

References:

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building: Collingwood United Masonic Temple
Address: Gipps 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, 13.2.1839
Original Owner:
Present Owner:
Original Use: Masonic Temple
Present Use: Masonic Temple
Construction Date: 1928-29

Architect: Bro. Harry J. Little

Builder: Morison Bros Pty Ltd

Description: A large predominantly red brick building with axe finished bluestone plinths and stuccoed upper section. The symmetrical projecting front has an ornamental balconette carried on paired consoles over the main door which is protected by a "collapsible" iron screen. Rusticated red brick pilasters generally terminate at the eaves level but are carried above roof level at the front with half domed terminations and a connecting rusticated lint arch. Windows are steel framed and the roof has terra cotta tiles.

Condition: Good

Integrity: Good

History:

Significance: The Collingwood United Masonic Temple is a substantial public building in the municipality recalling in the role of its members in the community during the post Edwardian years.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1 December 1988

Building:

Nos 52, 54, 56, 58, Gipps Street



<u>Allotment Reference:</u>	67
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	-
<u>Historic Buildings Council Register:</u>	-
<u>Location within Precinct:</u>	Collingwood Flat Residential Precinct - Campbell Street
<u>Photograph Date:</u>	13.6.87
<u>Grantee:</u>	J.D.L. Campbell
<u>Original Owner:</u>	Robert Benson
<u>Present Owner:</u>	
<u>Original Use:</u>	Residential
<u>Present Use:</u>	Residential
<u>Construction Date:</u>	1881
<u>Architect:</u>	
<u>Builder:</u>	

Description:

A two storeyed bi-chromatic Victorian terrace of four units with single storey verandahs and front gardens. The dark brown body bricks are tuckpointed at street level and decorated with creams, whilst the simple stuccoed parapet detail remains unpainted. The party walls are expressed with chamfered cream bricks terminating at the cream string course.

Condition:

Good

Integrity:

Good, No. 58 has been painted, the cast iron lacework to No. 56 has been removed.

History:

In 1879 the Metropolitan Building Society owned land at this location (RB) and in 1880 it was owned by Orlando (?) Fenwick (?) (RB). Fenwick sold to Robert Benson in the following year during which the four brick houses were under construction (RB 1881 "houses unfinished"). In 1882, ownership passed to William Benson and the four houses were tenanted by a dressmaker, bootmaker, cleaner and a woman ("domestic duties"). By 1894, the development had passed to the Metropolitan Building Society (RB, resumed?).

Significance:

Nos 52-58 Gipps Street are typical of the speculative development of the boom period in Collingwood. Their comparative lack of detail is typical of development on the Flat, the use of creams, however, being similar to though somewhat less flamboyant than the houses on the Slope.

Recommendations:

Recommended for planning scheme protection. Paint removal using approved techniques and reinstatement of lacework recommended.

References:

Rate Books

Issue No. 1

Building: "Laird O'Cockpen Hotel"

Address: 149 Gipps 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:

Present Owner

Original Use:

Present Use: Hotel

Construction Date: 1912?

Architect:

Builder:

- Description:** A two storeyed tuck-pointed brick (overpainted) hotel with corner splay, cement rendered pilasters, pediments, cornice lines, plinth, arches and sills. Neo Classical detail and facade treatment are typical of the Queen Anne style.
- Condition:** Good
- Integrity:** Fair. Ground floor window and door openings have been altered.
- History:** The original hotel known as the "Laird O'Cockpen" was in existence on this site in 1869. The present hotel was built on the site of the original buildings. The Rate Books are unclear as to when this occurred. NAV and ownership details suggest a construction date of 1912. Prior to this, the Burton Brewing Company owned the property (NAV £50). In 1912 the Carlton Brewing Company purchased the property (NAV £100). (1895-1900, 1906-07, 1911-14, RB's).
- Significance:** This hotel is locally important in terms of its social history being associated with development on the Flat from 1869. The architecture of the present building is representative of its period and it is prominently situated within the Urban Conservation Area.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
- Issue:** No. 1 December 1989

Building:

Residences

Address:

169-185 Gipps 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:

William McBurnie

Present Owner:

-

Original Use: Residences

Present Use: Residences

Construction Date: 1871-1890

Architect:

Builder: William McBurnie

Description: A row of nine single storeyed attached brick houses with continuous corrugated iron clad (formerly slated) gable roof and bluestone base walls. The verandahs have brick end walls with blind recessed arches and cast iron lace decoration whilst the brick walls (painted) appear to be monochrome. A two storeyed early addition is at the rear of Nos. 175-177.

Condition: Good

Integrity: Fair. Windows altered, fences replaced.

History: In 1870 William McBurnie owned the land on the south side of Gipps Street between Park and Charles Streets. In 1871, McBurnie, a contractor, commenced building two brick houses, completing them in 1872. McBurnie let one of the houses and retained the other for his residence, (1870-1872 RB).

In 1875 McBurnie completed two more brick houses adjacent to the first pair, continuing to live in the house on the corner of Gipps and Charles Street, (1875 RB).

In both 1889 and 1890 a pair of brick houses were added to the terrace - total being eight houses with a vacant lot on the corner of Park and Gipps Streets. In 1891 McBurnie completed the terrace by building a brick house on that corner, (1890-1892 RB).

Significance: Nos. 169-185 Gipps Street form a long terrace when compared with others in the municipality and recall the envisaged status of Gipps Street as a planned east-west route across the Yarra River.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

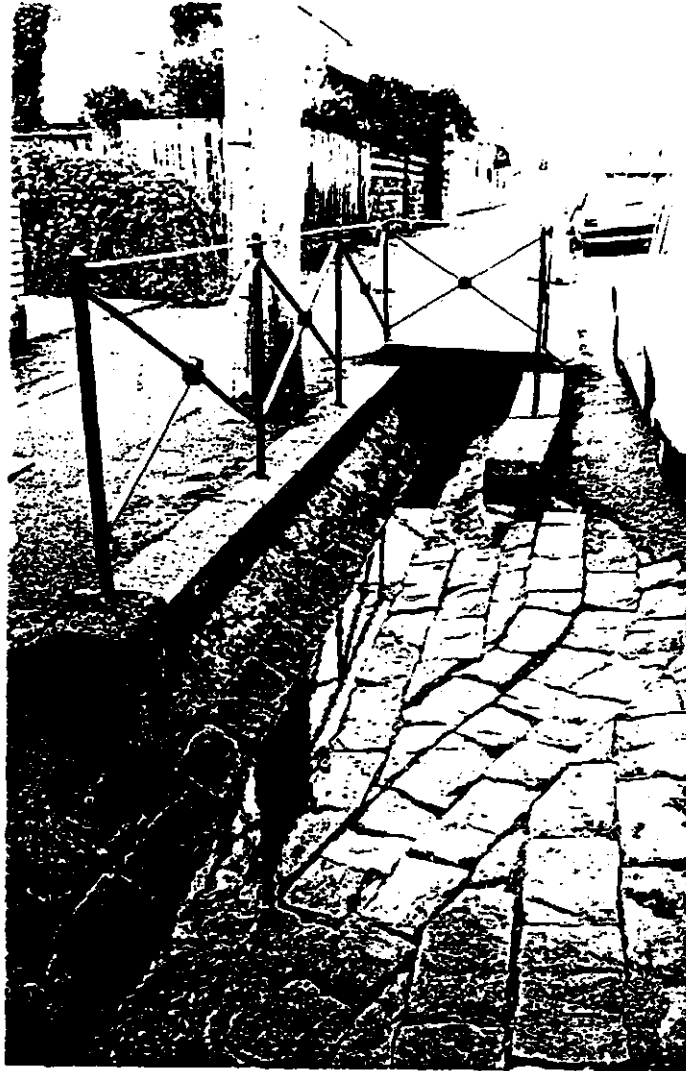
Issue No. 1: September, 1988

Building:

Iron Railings and Drain

Address:

Gold Street at Hodgkinson Street



Allotment Reference:

-

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register:

-

Location within Precinct: Clifton Hill Eastern Residential Precinct

Photo Date August, 1988

Grantee: -

Original Owner: City of Collingwood

Present Owner: City of Collingwood

Original Use: Stormwater drain and protective railing

Present Use: Stormwater drain and protective railing

Construction Date: early 1880's

Engineer: City of Collingwood

Builder:

Description: A wrought iron railing surround consisting of five similar cross braced bays with central decorated cast iron joining pieces.

The pitched drain extending from Hodgkinson Street becomes an underground cement lined drain at this point, the pattern of pitchers reflecting the flows of water in a utilitarian yet decorative way.

Condition: Fair. Bluestone blocks splitting.

Integrity: Fair. One railing bay removed.

Significance: This railing and drain compares with a similar installation in Grant Street at the Berry Street intersection (now removed) and although not representative of typical practice, is a distinctive and rare item of nineteenth century street furniture. The bluestone pavement and kerbing is extensive and complex and recalls Council's work from the 1870's to the 1890's during which the City's drains, laneways and crossings were bluestone paved.

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

References: Drawings: City of Collingwood Engineers Department

Issue No. 1: August, 1988

Building: Clifton Hill School No. 1360
Address: Gold Street



Allotment Reference: Section 8, Lots 2, 4, 5, 7, 9 and 10.
National Estate Register: Recommended
Government Buildings Council Register: Registered
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential Precinct
Photo Date: July, 1988
Grantee: Permanently reserved
Original Owner: Minister for Education
Present Owner: Minister for Education
Original Use: State School
Present Use: State School

Construction Date: 1874

Architect: W.H. Ellerker

Bulder: I.T. Hold

Description: A substantial two storeyed Romanesque bi-chromatic brick school building with bluestone plinth, red body bricks and white dressings. The symmetrical form is expressed with end pavillions and recessed central section having a parapet gable ended central feature with octagonal lantern behind. Dog tooth white dressings to the window heads are linked by means of a string course and are distinctive, the lower level windows being segmentally arched and the upper windows round arched.

Condition: Good

Integrity: Fair. Recent alterations at the front are intrusive. At the rear, further additions are early and also intrusive. The roof linings are cement tiles.

History: Opened on 1.4.1874 with Julius Stach as head teacher.

Significance: The Gold Street School is a major work of W.H. Ellerker who had previously worked for the Board of Land and Works during the construction of the Main Trunk Railway Lines of the 1860's. Although defaced by recent additions to the main facade, the concept and detail of the design which compares with the Sebastopol and influenced George Street Fitzroy Schools, can be clearly seen. It is a key building in its precinct.

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

References:

- Burchell, L., Victorian Schools - A Study in Colonial Government Architecture 1837-1900, MUP, 1980.
- Education Department of Victoria. Vision and Realisation, 1973, Vol. 3, p.63.

Issue No. 1: July, 1988

Building:

Residences

Address:

203-207 Gold Street



Allotment Reference:

Section 7, Lot 10

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:

P. Weis, 11-1-1865

Original Owner:

John Carroll

Present Owner:

-

Original Use: Residences

Present Use: Residences

Construction Date: 1891-1892

Architect:

Builder:

Description: A two storeyed stuccoed terrace of three dwellings with two storeyed cast iron lace verandahs and cast iron double palisade iron fence, stuccoed gate pillars and side fences, and lower level bay windows. The verandah floors and garden paths are encaustic tiled, (No. 207 altered).

Condition: Good

Integrity: Good

History: In 1891 (RB), John Carroll, a carrier, owned land with a 67 foot frontage in Gold Street and he lived in a wood house immediately to the south. In 1891 he commenced building three houses for rental, completing them in the following year, (1892, 1893 RB). By 1900 (RB), Carroll retained ownership, living in No. 203 with associated "wood stabling", possibly forming part of his carriers business.

Significance: Nos. 203-207 are important as intact and comparatively opulent residences facing the Darling Gardens.

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: "Elsie Leigh"
Address: 231 Gold Street



Allotment Reference: Section 7, Lot 6
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date August, 1988
Grantee: J. McConnell
Original Owner: Walter Scott
Present Owner: -

Original Use: Residence

Present Use: Residence

Construction Date: 1885-1886

Architect:

Builder:

Description: A richly decorated stuccoed villa in the terraced form with balustraded parapet, urns, pediment and anthemium decoration. The lower level main window is bayed and the cast iron lacework to the two storeyed verandah includes a "bellied" balustrade.

Condition: Good

Integrity: Good

History: In 1884 (RB), Walter Scott, warehouseman, owned a vacant site in Gold Street on which he commenced to build a brick house in 1885 (RB). It was completed in the following year. He remained there as owner/occupant, then a draper, in 1900 (RB).

Significance: "Elsie Leigh" is important at the State level as an opulent late Victorian villa facing the Darling Gardens.

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: Residence
Address: 3 Gordon 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: Alexander Provan
Present Owner: B.L. Stafford
Original Use: Residence
Present Use: Residence

Construction Date: 1907

Architect:

Builder:

Description: A richly decorated Italianate symmetrical timber villa with distinctive fluted pilasters and paired flanking windows, similar to Nos. 42 and 66 Ramsden Street (q.v.).

Condition: Good

Integrity: Good

History: In 1906, Alexander Provan owned land 41' 9-1/2" on the west side of Gordon Street, the second block north from Roseneath Street. Provan, a confectioner, built a weatherboard dwelling there for his residence in 1907, (1906-1907, 1907-1908 RB). Provan continued as owner/occupant in 1910 (1910-1911 RB).

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

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

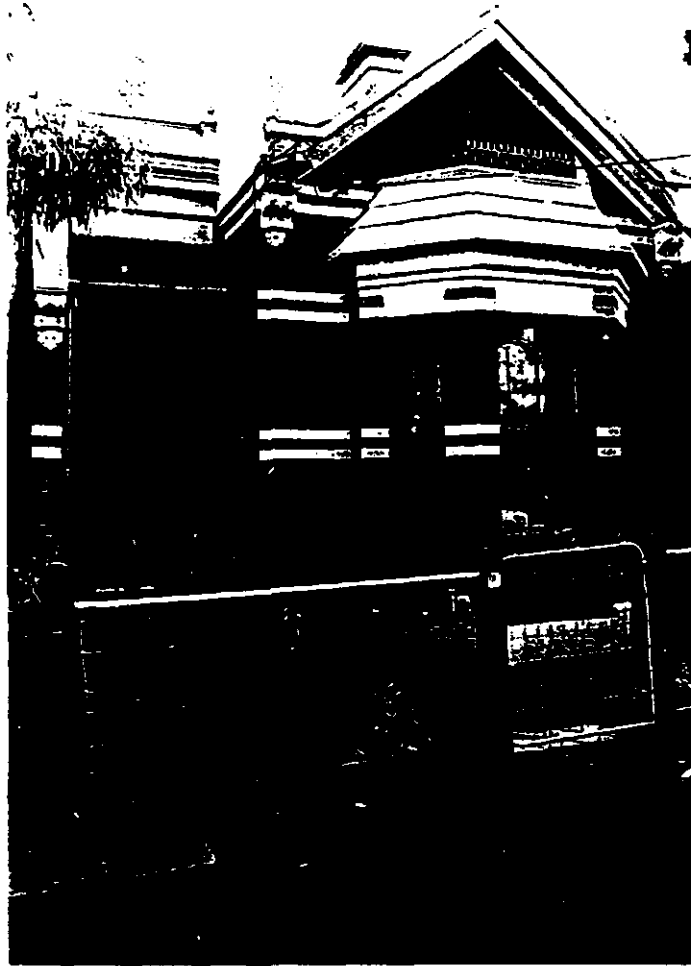
Issue No. 1: July, 1988

Building:

Residence

Address:

43 Gordon 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:

Emily Mansfield

Present Owner:

M.J. Paramor,
48 Elm Grove, East Kew

Original Use:

Residence

Present Use:

Residence

Construction Date:

1891

Architect:

Bullder:

John Mansfield

Description:

A richly decorated tuckpointed polychrome (? - part painted) brick villa with recessed porch surmounted by verandah and stuccoed pediment, and projecting front room with bay window, parapet and iron lace cresting. Party walls are decorated with acorns. Leadlight work to door surround and bay window is unusual.

Condition:

Good

Integrity:

Good. Barge replaced.

History:

In 1889, W. Taylor owned 20' of land on the west side of Gordon Street, the second block in from Ramsden (1890 RB). In 1891, Emily Mansfield owned the land, building a brick house there in that year which was occupied by John Mansfield, a carpenter, (1891 RB). Emily Mansfield continued as owner of the property in 1900 at which time it was leased to Archer Wilkinson, an outfitter, (1901 RB).

Significance:

No. 43 Gordon Street is unusual in its local context on account of its rich decoration and architectural form.

Recommendations:

Recommended for Planning Scheme protection.

References:

Rate Books

Issue No. 1:

July, 1988

Building: Former Clifton Hill Saw Mills and Box
Factory

Address: 19-27 Grant Street



Allotment Reference: Section 13, Lots 3-5

National Estate Register: -

Historic Buildings Council Register: -

National Trust Register: -

Location within Precinct: Clifton Hill Eastern Residential Precinct

Photo Date: August, 1988

Grantee: Lot 3, J. Ryan, 22.8.1871
Lot 4, D. Henry, 22.8.1871
Lot 5, M. Moss, 22.8.1871

Original Owner: William Brewer

Present Owner:

Original Use: Box Factory

Present Use: Printing Factory

Construction Date:

Architect:

Builder:

Description:

A substantial predominantly two storey factory with stuccoed facades to Grant a John Streets and to northern r.o. incorporating Art Deco/Spanish Missi ornamentation along the parapet wall.

A square section brick chimney stack with corbelled cornice and wrought iron decorative details of interest.

Condition:

Good

Integrity:

Good

History:

In 1901 William Brewer owned a saw mill timber yard which occupied much of the area between Spensley and Ramsden Streets, west side. Brewer also owned a brick house, no. 25, which was on the northern border of the mill, and like the mill, backed onto John Street. By 1907 Brewer had purchased no. 25 Grant Street, a wood house that was possibly demolished in 1908, (1901, 1908, 1909, RB). In 1909 Brewer purchased Nos 29-35 Grant Street from Joseph Bulling. Brewer already owned nos 1-4 John Street, four brick houses backing on the timber yard. This meant that by 1910 Brewer owned the block Grant Street through to John Street between no. 3 Grant Street and the right of way south of Spensley Street.

The S. & M. Directory first records the existence of Brewer's box factory in 1901 and is therefore presumed that it was built in 1901.

Significance:

The former box factory is an important (and always was probably the most substantial) portion of Brewer's plant in Clifton Hill. Brewer's business was responsible for importing products for the building industry, sawmilling, box making, painting, paper hanging and handling ironmongery. Premises exist also in Elizabeth Street (Melbourne) and W. Brewer's organisation was described as "extensive" in the 1904 Cyclopedia of Victoria.

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The former box factory is the most substantial remnant directly relevant to these activities in Collingwood. The Brewers lived locally and invested locally in property (24-30 Spensely Street q.v.). Although the premises are utilitarian and almost totally devoid of applied ornamentation, the chimney stack is a local landmark and considerably embellished.

Recommendations:

Recommended for planning scheme protection.

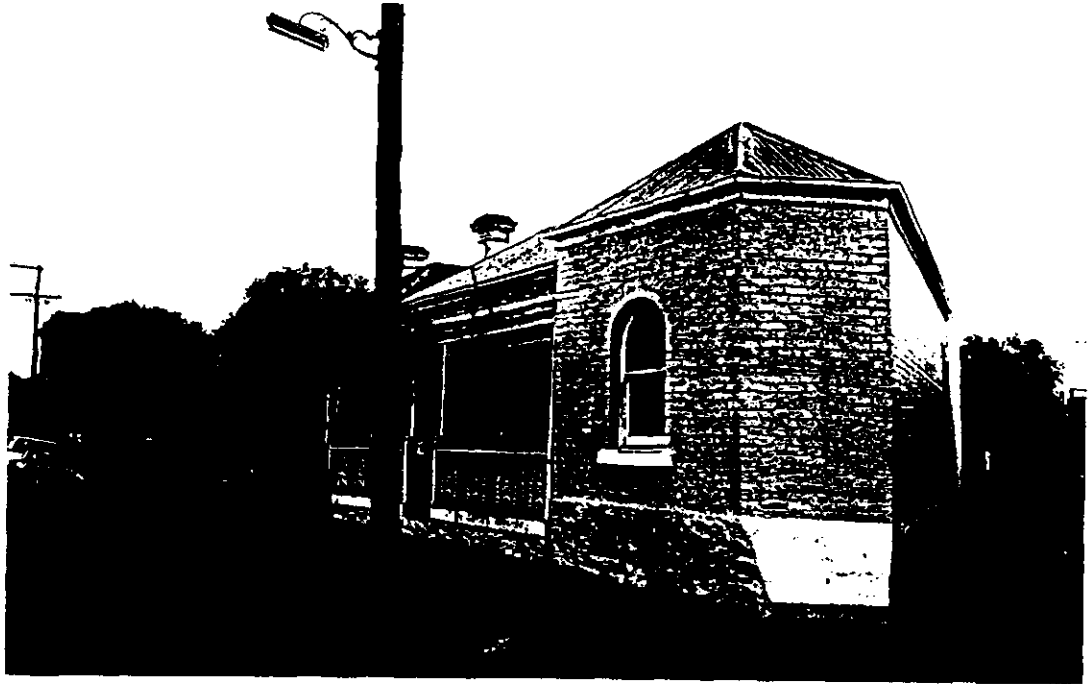
References:

Rate Books

Issue No. 1

August, 1988

Building: 4 Residences and former shop
Address: 47-55 Grant Street



Allotment Reference: Section 15, Lot 2 and 3(?)
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: M. Moss, '22.8.1871(3)
D. Henry (2)
Original Owner: David Spence
Present Owner: 47 P.E. Hill
5 Clifton Avenue, Clifton Hill
49 A.D. & C. Pointon
51 M.J.C. Fairy
P.O. Box 381, Abbotsford
53 S.P. & S.E. Rashleigh
55 M. L. Smallwood

Original Use: Residences and corner shop

Present Use: Residences

Construction Date: 1886 (residences)
1887 (shop)

Architect: -

Builder: -

Description: An unusual terraced row of four single storeyed dwellings, built to the street alignment and having three similar units with altered verandahs and a larger fourth corner unit with dominant corner room built to the alignment at the point of intersection with a bluestone paved r.o.w. The corner splay which formerly had a doorway is now bricked up. The brickwork (painted) is tuckpointed.

Condition: Good

Integrity: Fair

History: In 1885, David Spence owned the first vacant land from Heidelberg Road fronting Grant Street, west side. In 1886, Spence built four brick houses, (1885, 1886 RB). In 1887, a brick shop (listed as a house) was completed adjacent to Number 53. Spence continued to own the properties in 1900, (1887, 1901 RB).

Significance: Nos. 47-55 Grant Street are of local importance as one of a small number of residential terraces with a corner shop at one end in Collingwood. The construction of the entire row along the building alignment is unusual.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: Former stables
Address: 2 Greenwood Street



Allotment Reference: Lot 56
National Estate Register: -
Historic Buildings Register: -
National Trust Register: -
Location within Precinct: -
Photo Date: May, 1995
Grantee: H.T. Hughes & J. Hosking, 13.2.1839
Original Owner:
Present Owner:
Original Use: Stables
Present Use: Office
Construction Date: pre 1912
Architect:
Builder:

<u>Description:</u>	A substantial red brick stables with parapeted end walls, bluestone plinth, corrugated iron clad gable roof, loft with gablet and pulley beam over and segmental openings.
<u>Condition:</u>	Fair
<u>Integrity:</u>	Fair, brick wing wall, later additions, now used for other purpose.
<u>History:</u>	This site was unoccupied in 1906 but by 1912 was the premises of Thomas Younger, a horse dealer.
<u>Significance:</u>	The former stables at No. 2 Greenwood Street are historically important at the local level as a rare surviving building of their type.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Sands and McDougall directories.
<u>Issue No. 1:</u>	May, 1995

Building:

Address:

13 Grosvenor Street



Allotment Reference: Lot 62

National Estate Register: -
Historic Buildings Register: -
National Trust Register: -

Location within Precinct: -

Photo Date: May, 1995

Grantee: J.T.E. Flint, 13.2.1839

Original Owner:

Present Owner:

Original Use: Residential

Present Use: Residential

Construction Date: c.1870's

Architect:

Builder:

178

Description: A symmetrical ~~single~~^{double} fronted gable roofed tuckpointed brick cottage with timber posted concave verandah and lean-to section at rear. There is a detached gable roofed timber outbuilding.

Condition: Good

Integrity: Good, brickwork overpainted, verandah posts recent.

History:

Significance: No. 13 Grosvenor Street is a presumed mid Victorian working class cottage of local importance to the extent that it is a rare surviving and substantially intact example of its type in Grosvenor Street recalling the period when this street and nearby Duke Street were predominantly residential, associated with the works of the Victoria Ice Company, the Australian Asbestos Company, brickworks and other industrial premises.

References:

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building:



Address:

19 Grosvenor Street



Allotment Reference:

Lot 62

National Estate Reference:

-

Historic Buildings Register:

-

National Trust Register:

-

Location within Precinct:

-

Grantee:

J.T.E. Flint, 13.2.1839

Original Owner:

Present Owner:

Original Use:

Residential

Present Use:

Residential

Construction Date:

c.1870's

Architect:

Builder:

186

Description: A symmetrical single fronted gable roofed timber cottage with timber posted convex verandah and lean-to at rear. The roof retains its original slates.

Condition: Fair

Integrity: Good, metal cladding

History:

Significance: No. 19 Grosvenor Street is a presumed mid Victorian working class cottage of local importance to the extent that it is a rare surviving and substantially intact example of its type in Grosvenor Street recalling the period when this street and nearby Duke Street were predominantly residential, associated with the works of the Victoria Ice Company, the Australian Asbestos Company, brickworks and other industrial premises.

References:

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building: Former Victoria Ice Company building
Address: NW corner Grosvenor Street and
Southampton Cr.



<u>Allotment Reference:</u>	61
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	-
<u>Photo Date</u>	August, 1988
<u>Grantee:</u>	W. Lonsdale, 13-2-1839
<u>Original Owner:</u>	Victoria Ice Company
<u>Present Owner:</u>	-

182

Original Use: Ice works

Present Use: Phoenix Biscuit Co.

Construction Date: 1889-1890

Architect:

Builder:

Description: Situated on the north-west corner of Southampton Cr. and Grosvenor Streets, a two storeyed stuccoed nineteenth century factory building with slightly arched window heads and most windows bricked up. The main facades are devoid of ornamentation and a timber (?) framed corrugated iron bridge connects with the former Australian Asbestos Co. building (q.v.).

Condition: Good

Integrity: Fair

History: In 1888 the Melbourne Ice Co. owned 110' enclosed land on north-west corner of Southampton and Grosvenor Streets. Charles Humphelby was manager. In 1889 the Victoria Ice Co. commenced building this brick factory, completion following in 1890, (1889, 1890, 1891 RB).

By 1900 Michael Condon, a manufacturer, owned and operated the factory which according to the c.1901 MMBW litho No. 1305 was still an ice works operating under the name of Victoria Ice Co., (1901 RB).

Significance: The former Victoria Ice Co. premises are a major late nineteenth century industrial building in the municipality and are expressive of the character of the city at that time.

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:

Former Australian Asbestos Co. Building

Address:

Grosvenor Street



Allotment Reference:

61

National Estate Register:

Recommended

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1988

Grantee: W. Lonsdale, 13-2-1839
Original Owner: Australian Asbestos Co.
Present Owner: -
Original Use: Asbestos Factory
Present Use: Phoenix Biscuit Co.
Construction Date: 1888
Architect:
Builder:

Description: Facing the intersection of Southhampton Cr. and Grosvenor St on its east side, a two storeyed red brick gable roofed industrial building with altered former engine room (?) at rear. The front (west facing) elevation has a parapetted gable with stuccoed finish and a central segmental arched vehicle entrance below. At first floor level a bridge connects with the former Victoria Ice. Co. building (q.v.).

Condition: Good

Integrity: Fair. Additions to north (early) and to south and east.

History: In 1887 Michael Dwyer, Hugh Kelly and William Smith owned 200' enclosed land on the east side of Grosvenor Street. On the most northern 50' of this land, the Australian Asbestos Co. erected a brick factory in 1888, managed by B. Schultz, (1887, 1889 RB).

In 1889 the directors of the Australian Asbestos Co. were Isaac Barnett and Henry Walker. Walker also owned the remaining 150' land south of the factory, (1890 RB) and the candle works further east.

The St. James Building Society owned the factory in 1900. At that time the factory may not have been operating as occupants were not listed, nor was the factory name listed, (1901 RB).

Significance: The former Australian Asbestos Co. building is locally important as a late nineteenth century factory in Collingwood recalling the redevelopment of the land within its vicinity at this time formerly in use as "brickfields".

Recommendations:

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

References:

Rate Books

Issue No. 1:

September, 1988

Issue No. 2:

May, 1995

Building: Former Childrens' Church
Address: 31 Harmsworth Street



Allotment Reference: 74
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: -
Photo Date: November 1989
Grantee: D. Chambers
Original Owner: -
Present Owner: -
Original Use: Children's Church, Sunday School
Present Use: Dight Street Community Centre
Construction Date: 1876
Architect:
Builder:

Description: A small mid Victorian church of tuckpoint brick (overpainted) with slate roof. Gables and buttress copings and window sills cement rendered and there is a blue painted plinth. Window and door openings are lancet arched and there are twin spires to the facade.

Condition: Good

Integrity: Fair. The building has recently been repaired and there is a recent rear addition.

History: The foundation stone for this building was laid on 24-03-1876. Religious instruction was provided to children of all denominations. At first there was no regular pastor. By 1880 it was known as the Hornbrooke Sunday School.

Significance: A simply detailed small church of historical importance to the extent that it recalls the shared responsibilities of the various churches in caring for Collingwood's children during the mid Victorian period.

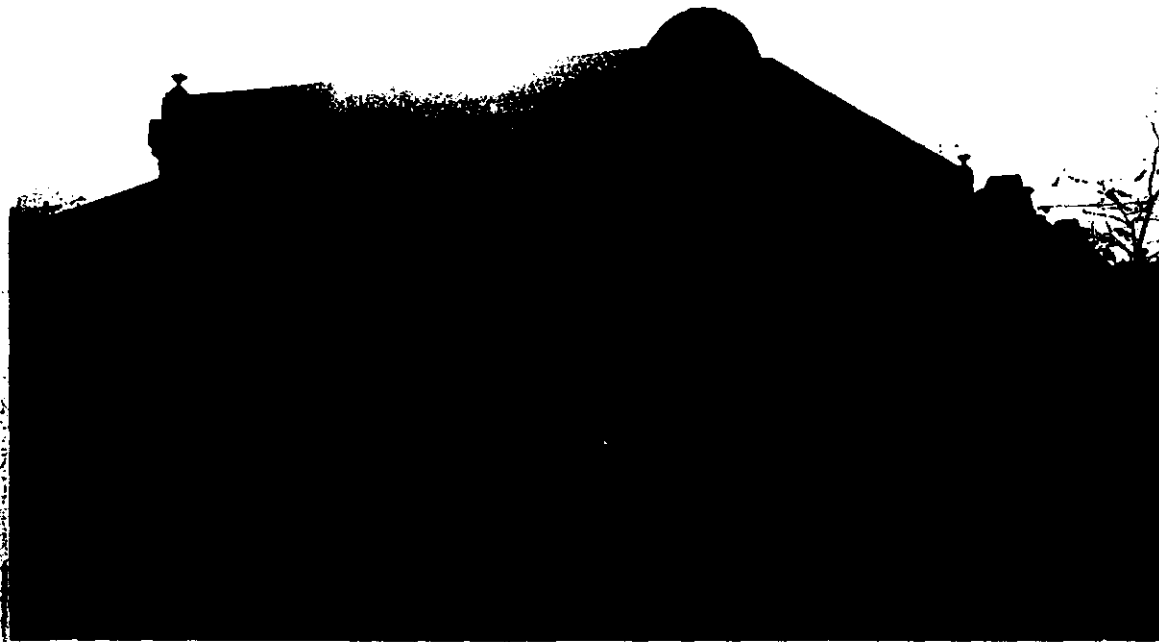
Recommendations: Recommended for planning scheme protection.

References: Rate Books
Southern Cross, 01-09-1877
Spectator and Methodist Chronicle, 01-04-1877
p.572.

Issue: No. 1 December 1989

Building: Former dairy shop and residence

Address: 59A Harmsworth 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: dairy, shop and residential

Present Use: Residential

Construction Date: c.1880's

Description: A single storeyed overpainted brick former shop and residence with corner splay and paired window having segmental heads and the heads of cows in the timber spandrels. The corner splay is surmounted by a semi-circular pediment.

Condition: Good

Integrity: Good, corner opening bricked up.

History: This site was occupied by Thomas Smale's dairy in 1891 and by E. Millsom's dairy in 1904 and again in 1910. By 1912, Edward Millsom was (again?) in occupation of the "dairy and shop". In 1919, John Blanchard operated his dairy and grocery at this address.

Significance: No. 59A Harmsworth Street is local significant as a former dairy and shop with residence, distinguished by its segmentally arched windows with heads of cows in the timber spandrels.

References: Sands and McDougall Directories

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building: Menzi Creek Bridge
Address: Heidelberg Road



Allotment Reference: -
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: -
Photo Date: November 1989
Grantee: -
Original Owner: -
Present Owner: -
Original Use: Bridge on the Heidelberg Road
Present Use: Bridge on the Heidelberg Road
Construction Date: ? Addition 1936
Architect:

Builder:

Description:

A single elliptical arched bluestone faced bridge with bluestone abutments and curved retaining walls controlling the flow of water. The arch is of brick and reinforced concrete and the abutments are enriched with sawn bluestone balustrading and cast iron lamp standards. Balustrading generally is wrought iron.

The earliest (northern) arch is of brick with unpointed arch finished bluestone facing. The later (southern) arch is of reinforced concrete and extends the width of the carriageway. The bluestone facing is pointed.

Three stone (?) pile caps mark the position of piers of an earlier bridge immediately south of the northern (brick) arch.

Condition:

Good

Integrity:

Good

History:

The Heidelberg Road to the Merri Creek was proposed in 1858. The southern arch was provided in 1936.

Significance:

The Merri Creek bridge is architecturally significant for its scale and treatment of the balustrades and lamps. The single arch compares with the "perfect arch" bridge over the Little River whilst the use of bluestone is a significant application of this locally quarried material.

Recommendations:

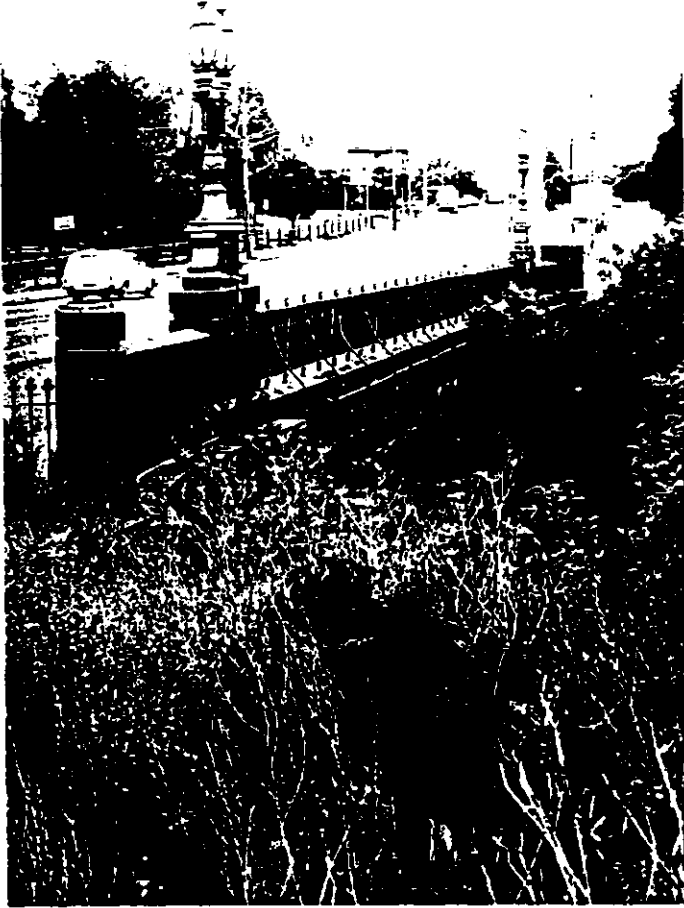
Recommended for inclusion on the Historic Buildings Register, National Estate register and for planning scheme protection.

References:

Rate Books

Issue:

No. 1, December 1989



Building:

Residence

Address:

47 Heidelberg Road



Allotment Reference:

-

National Estate Register:

-

Historic Building Register:

-

National Trust Register:

-

Location within Precinct:

Clifton Hill Eastern Residential Precinct

Photo Date: October 1988
Original Owner: Frederick Lowe
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1906

Architect:

Builder:

Description:

A two storeyed tuckpointed polychrome brick terrace (attached to No. 49) with black body bricks, cream dressings and red diaper patterns. The plinth is bluestone, verandah floor encaustic tiles and two storeyed cast iron verandah partly replaced in an unsympathetic manner.

Condition:

Good

Integrity:

Fair

History:

In 1882 James Bawford owned vacant land lot 13 with 35' frontage to Heidelberg Road, south side, between Berry and Fenwick Streets. By 1900 the land had been sold to David Spence and by 1904 it was owned by Margaret Spence. (1882, 1901, 1905, RB).

In 1905 Frederick Lowe, an inspector purchased the land on which he built a brick house in 1906 for his residence. (1906, 1907, RB).

Significance:

No. 47 Heidelberg Road is locally important for its close visual association with attached No. 49 (q.v.).

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No.1:

December 1988

Building: "Ristoria House"
Address: 49 Heidelberg Road



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: Charles Newman
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1882-3
Architect:
Builder:

Description: A two storeyed tuckpointed bi-chromatic brick villa in the terraced form (attached to No. 47) with two storeyed cast iron verandah to front and side elevations, bluestone plinth, black and white tiled verandah floor, red body bricks and painted dressings. The front parapet is decorated with a curved stuccoed pediment flanked by urns.

Condition: Good

Integrity: Good, terra cotta garden edgings, intrusive brick fence.

History: In 1882 Charles Newman owned two 36' blocks, lots 14 and 15 in Heidelberg Road south side between Berry and Fenwick Streets, and commenced building a brick house on the rear block. Newman, a confectioner, completed the house in 1883 for his residence. Newman continued to live there in 1900. (1882, 1883, 1901, RB).

By 1904 Newman had moved to Abbott Street, Sandringham, leasing the property to Nathaniel Berry, a civil servant. (1905, RB).

Significance: "Ristoria House", is locally important as a substantially intact and prominent example of an opulent villa residence built on the Heidelberg Road.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: December 1988

Building: "Sirrah"
Address: 83 Heidelberg Road



Allotment Reference: Section 17, Lot 2
National Estate Register: -
Historic Building Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: -
Grantee: R. Manning, 18.3.1873
Original Owner: A. Nottage
Present Owner: -
Original Use: Residence
Present Use: Residence
Construction Date: 1898
Architect: -

Builder:

Description:

A single storeyed timber Italianate villa with symmetrical front elevation, recessed central front door, ashlar boarding, cast iron bullnosed verandah with tessellated tile floor, central approach steps and cast cement urns, flanking chimney stacks and cast iron ridge cresting. The hipped slate roof has fish scale banding.

Condition:

Good

Integrity:

Good

History:

In 1896 Ashan Nottage, an outfitter owned Lot. 4 with 36' frontage to Heidelberg Road, south side. In 1898 Nottage built a woodhouse which he leased to Albert Brooks a salesman. In 1904 Jas. Crichton purchased the property, (1897, 1899, 1905 (RB)).

Significance:

"Sirrah" is locally important as an intact and richly decorated timber villa attracted to the Parade address.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

November 1988

Building: Residence
Address: 85 Heidelberg Road



Allotment Reference: Section 17, Lot 2
National Estate Register: -
Historic Building Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: October 1988
Grantee: R. Manning, 18.3.1873
Original Owner: Alexander Manlachi
Present Owner: -
Original Use: Residence
Present Use: Residence
Construction Date: 1896
Architect: -

Builder:

Description:

A richly decorated two storeyed tuckpointed bi-chromatic brick Queen Anne residence with dominant gable ends and decorated barges, terra cotta tiled roof with ridge cresting and moulded bricks used in a manner consistent with the style. The dominant two storeyed timber posted verandah has turned posts with caps, brackets and fluting. The red bricks are relieved with creams.

Condition:

Good

Integrity:

Good

History:

In 1895 the south side of Heidelberg Road between Fenwick and Dwyer Streets was mostly vacant land. Alexander Maniachi, a sharebroker, owned lot. 3 with a 36' frontage on which he built a brick house in 1896 for his residence. Maniachi continued as owner/occupant in 1904, (1896, 1897, 1905 RB).

Significance:

No. 85 Heidelberg Road is locally important as a large house attracted to the Parade and as an unusual example of the Queen Anne style in the municipality.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

November 1988

Building: Residence
Address: 95 Heidelberg Road



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: Walter Woodhead
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1906

Architect:

Builder:

Description:

A substantial black tuckpointed red brick villa with complex terra cotta tiled roof form and dragon finial to corner verandah gablet. Projecting gable ended wings terminate the verandah and have half timbering with rough cast decoration complemented by keystone motif to the segmentally arched stained glass casement windows (?). The corner front door is accentuated by the verandah gablet over and decorated port hole window to one side. The verandah floor is tessellated, and the posts turned in the Queen Anne style.

Condition:

Good

Integrity:

Good, including leadlight windows, front fence intrusive.

History:

In 1896 Sarah Horne owned a house and vacant land each with 66' frontage to Heidelberg Road, south side, between Fenwick and Dwyer Street. In 1904 the property was subdivided. Henry Howgate, a manufacturer, purchased the house with 82' land and Walter Woodhead purchased the remaining 50' x 200' block of vacant land. In 1906 Woodhead, a manufacturer built a brick house there for his residence. (1896, 1905, 1907, RB).

Significance:

No. 95 Heidelberg Road is unique in the municipality as a flamboyant Edwardian villa of a type more common in the suburbs established during the first decade of this century. It is a fine example of its type.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

December 1988

203

Building: Residence
Address: 103 Heidelberg Road



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: John Hardy
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1904-5

Architect:

Builder:

Description:

A small double fronted predominantly Italianate villa with cast iron bull nosed verandah to front and return elevations. The tuckpointed polychrome brickwork has cream dressings and limited use of reds. A dominant and unusual gable ended treatment includes an Art Nouveau foliated design on rough case background.

Condition:

Good

Integrity:

Good, iron lacework to verandah removed.

History:

In 1896 Frederick Thompson owned vacant land Lot 7 with 66' frontage to Heidelberg Road between Fenwick and Dwyer Streets. By 1903 lots 6 and 7 with 132' frontage were owned by John Hardy. In 1904 lot 7 was subdivided and Hardy commenced building a brick house on the east block. The house was finished in 1905 and Hardy leased the house to Frederick Tucker, a clerk. (1896, 1904, 1905, 1906, RB).

Significance:

No. 103 Heidelberg Road is of local significance for its unusual "art nouveau" decorated gable panel.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

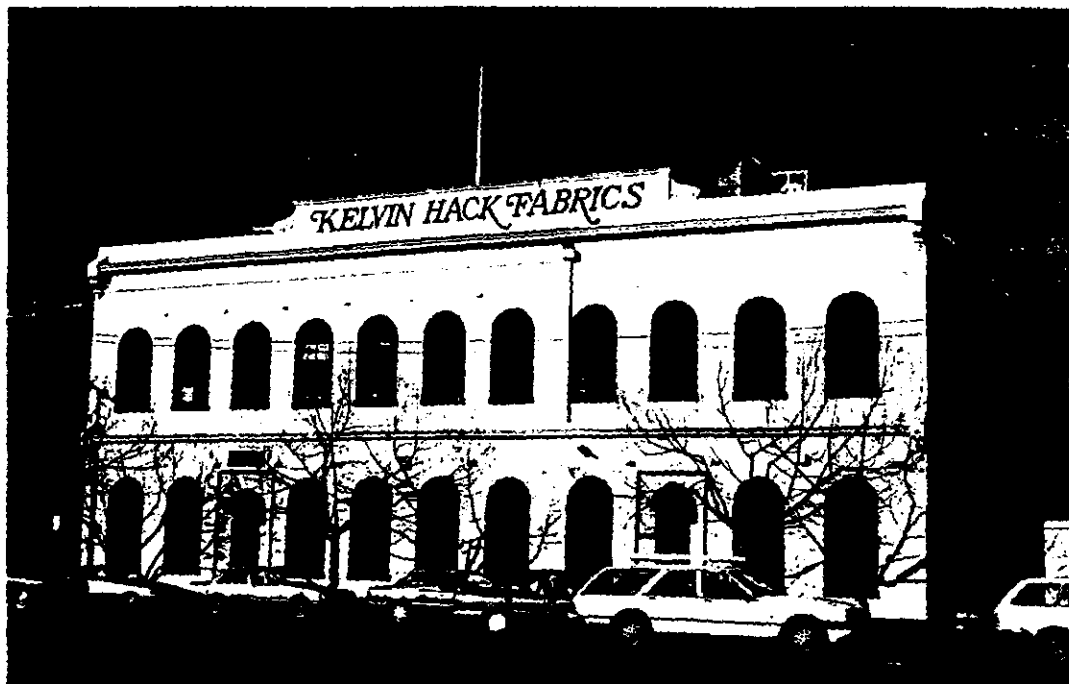
Issue No.1:

December 1988

Building:

Address:

2 Hoddle Street
3-7 Ferguson Street



Allotment Reference:

Lot 56

National Estate Register:

-

Historic Buildings
Council Register:

-

National Trust Register:

-

Location within Precinct:

Collingwood Flat Precinct

Photo Date:

August, 1988

Grantee:

H.T. Hughes and J. Hosking

Original Owner:

Richard McGan

Present Owner:

Original Use:

Boot Factory

Present Use:

Kelvin Hack Fabrics (2)
Andrew Melles Fabrics (3-7)

Construction Date: 1884-

Architect:

Builder:

Description: A large two storeyed brick factory with stuccoed facade to Hoddle Street and round arched windows with string course, frieze and flat pediment. The factory extends to Ferguson Street where a recently stuccoed facade has a bluestone plinth, segmental window heads and decorated display panel.

Condition: Good

Integrity: Good

History: In 1883 the east side of Hoddle Street adjacent to the right of way north of Victoria Parade was vacant land; 30' owned by John Kay and 60' owned by William Hunter. In 1884 Richard McGan, a boot manufacturer owned the northern block of 60' on which he built a brick factory. A brick house was also listed with the property in 1887, (1883, 1884, 1887, RB).

In 1888 Warne and Reid purchased the house and factory and Robert Reid and James Wright, manufacturers, operated it, and continued to do so in 1895, (1889, 1896, RB). By 1919 a presumably enlarged factory was occupied by R. Reid and Co. Ltd's clothing factory.

Significance: No. 2 Hoddle Street is important for its links with Richard McGan (also refer 15-17 Bedford Street), a Collingwood born bootmaker who commenced business as James and McGan at 42 George Street, Fitzroy in 1880. This partnership collapsed in 1882 and McGan established this factory, forming a partnership with F. Fowler in 1889. It compares with Smalley and Harkness (q.v.), Whybrows (q.v.) and The Clifton Shoe Co (q.v.) as a major surviving nineteenth century Collingwood boot factory.

Recommendations: Recommended for planning scheme protection.

References: Rate Books
Smith, J., The Cyclopedia of Victoria, 1904, Vol. 2, p. 103.
Issue No. 1 August, 1988

Building: "Yorkshire Stingo Hotel"
Address: 48 Hoddle Street



Allotment Reference: 56
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: -
Photo Date: November 1989
Grantee: H. T. Hughes & J. Hosking
Original Owner: -
Present Owner: -
Original Use: Hotel
Present Use: Hotel
Construction Date: 1915

Architect: Sydney Smith and Ogg

Builder:

Description: A large two storey Edwardian hotel with oriel corner tower of rusticated cement rendered brick. There is a central recessed balcony to the Hoddle Street facade with semi-circular projecting balustrade and pediment over supported by coursed pilasters with Composite capitals. The parapet is topped by a key hole balustrade, and the corner turret has a pressed metal cupola. There are distinctive eyebrow ledges over the ground floor door and window openings.

Condition: Good

Integrity: Good. Some ground floor openings have been altered.

History: In 1858 Thomas Greenwood was the licensee for a hotel on this site. By 1886 it was owned by William Kelly and by 1892 the Yorkshire Brewing company. The Carlton Brewing Company, which had acquired the Yorkshire Brewery in 1909(?) purchased this hotel in 1912. In 1915 it was demolished and replaced with the present building to the design of architects, Sydney Smith and Ogg. In 1967 extensive alterations were undertaken to the bar area, the external pressed cement ornamentation was removed and the facade painted.

Significance: The "Yorkshire Stingo" occupies a site used as a hotel from the City's formative years and is of local importance in this respect. The neo Classical design of the present building compares with other work of the same architects, especially including the more elaborate "Sir Robert Peel" of 1912.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue: No. 1 March 1990

Building:

Former Collingwood town hall, library, offices, court house and post and telegraph office (now town hall and municipal offices).

Address:

140 Hoddle Street



Allotment Reference:

Lot 66

National Estate Register:

Registered

Historic Buildings Council Register:

Registered

National Trust Register:

Classified

Location within Precinct:

Collingwood Flat Precinct

Photo Date: August, 1988
Grantee: P.L. Campbell, 13.2.1889
Original Owner: City of Collingwood
Present Owner: City of Collingwood
Original Use: As noted above
Present Use: As noted above
Construction Date: 1885-7
Architect: George R. Johnson

Builder:

Description:

A grandiose late Victorian boom style town hall complex consisting of former library, former post and telegraph offices, municipal offices, court house and town hall. The main west facing facade is symmetrical about a central portico surmounted by a three staged tower and French Second Empire style zinc sheeted roof and cast iron lac balustrade with flag pole. Flanking pavilions have similar fish scale slated roofs with windows and are separated by means of colonnaded recessed wings. The secondary Stanton Street facade is also Palladian with flanking pavilions and with central pedimented town hall entrance surmounted by the Royal coat of arms.

Inside, the hall and lobby have been rebuilt in the Art Deco style although the cast iron balcony railings and ceiling survive.

Condition:

Good

Integrity:

Good

History:

The municipality of East Collingwood was gazetted on 24.4.1855 and a council chambers and offices erected in Johnston Street in 1859. In July, 1885 the foundation stone for the present complex was laid by Cr. Job Stanton, mayor, and on 30.3.1887, the mayor, Cr. A. Aitken, opened the new town hall.

The hall and foyer were reconstructed in 1937-38 to the design of A.C. Leith and Bartlett, architects, the opening taking place on 16.3.1938.

Significance:

The Collingwood town hall complex compares with Johnson's Fitzroy town hall and is an extravagant and sophisticated boom style Italianate public building, larger than most comparable structures of its period. It is the key building in its sub-precinct and a local landmark. The original intact clock mechanism is important.

Recommendations:

Recommended for planning scheme protection

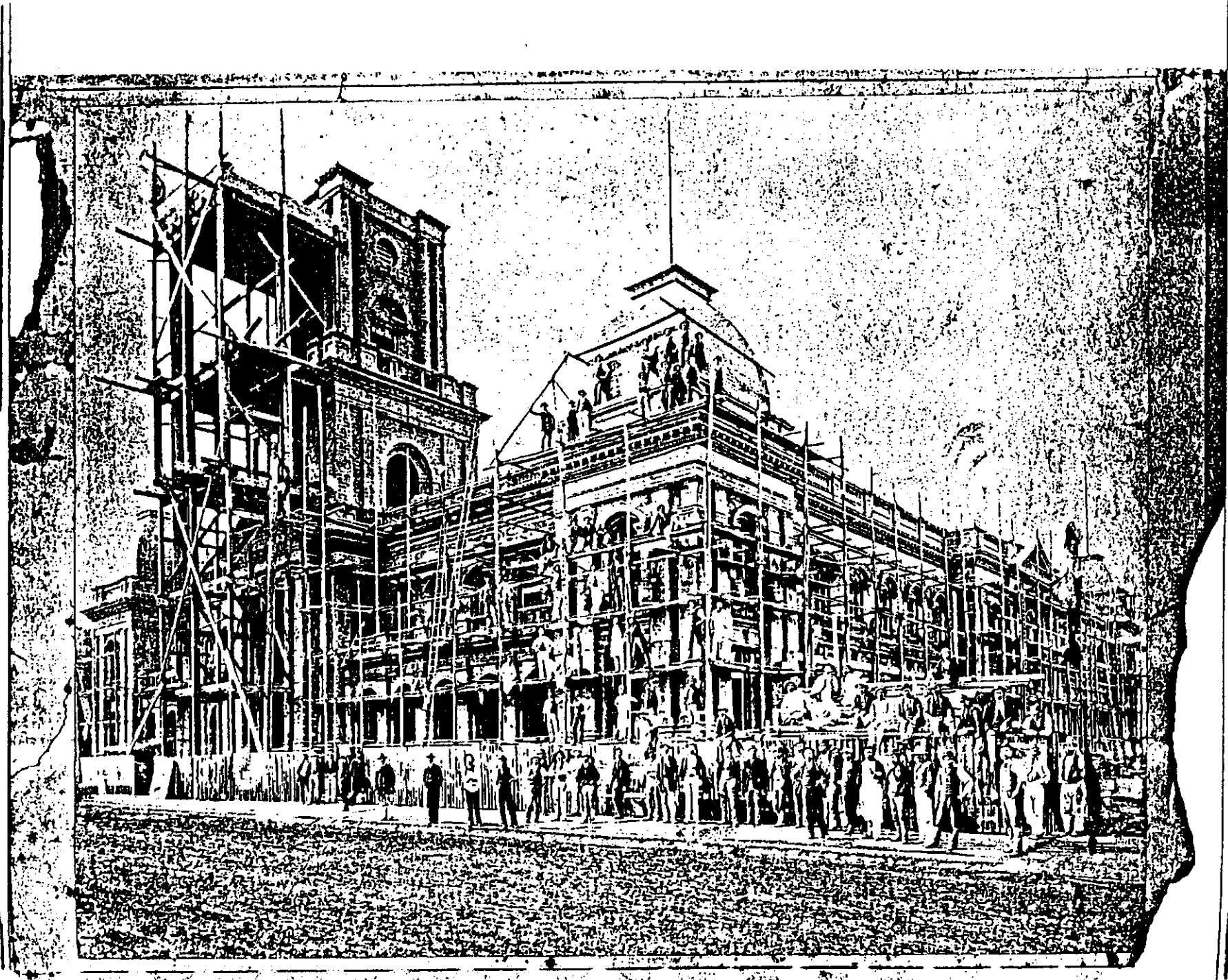
References:

National Trust File

Issue No.2:

September, 1988





Building: Former Collingwood Bowling Club building

Address: Rear town hall



Allotment Reference: Lot 66

National Estate Register: Recommended

Historic Building Register: Recommended

National Trust Register: -

Location within Precinct: Collingwood Flat (Abbotsford)

Photo Date: November 1988

Grantee: P.L. Campbell, 13-12-1839

Original Owner: -

Present Owner: -

Original Use: Collingwood Bowling Club rooms

Present Use: Pioneers Hall

Construction Date:

Architect: -

Builder:

Description:

A distinctive timber pavilion with corrugated iron clad gambrel roof, bracketted eaves and fretted fascias. An iron posted verandah (enrichment removed from posts including lacework) protects a decorated section of wall having exposed and stop chamfered framework with decorative cross bracing, lined internally with vertical boarding.

Condition:

Good

Integrity:

Good. Access ramp intrusive, doors slightly altered.

History:

Previously used by the Collingwood Bowling Club, this building was re-opened on 27-8-1941 by Cr. Angus as the "Pioneers Hall" for use as club rooms for elderly people.

Significance:

The former Bowling Club building is important at the State level as a substantially intact and distinctive sporting club pavilion, the decorative timber work being of special note.

Recommendations:

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

References:

-

Issue No. 1:

November 1988



Building: Rectory, St. Philips Anglican Church
Address: 144 Hoddle Street



Allotment Reference: Lot 66
National Estate Register: Registered
Historic Buildings Council Register: Recommended
National Trust Register: Classified
Location within Precinct: Collingwood Flat Precinct
Photo Date: August, 1988
Grantee: P.L. Campbell, 13.2.1839
Original Owner: Church of England
Present Owner:
Original Use: Rectory
Present Use: Rectory
Construction Date: 1866
Architect: John Flannagan
Builder:

<u>Description:</u>	A two storeyed Gothic styled vicarage with bluestone axe faced walls and unpainted stuccoed dressings. A single storeyed bay window has lancet arched timber windows with parapet and cusped decoration. Elsewhere similar timber windows have drip mouldings. Parapetted gable ends have Gothic copings and the chimney stacks have gablet ornamentation.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good, some ornamentation removed.
<u>History:</u>	Construction of St Philips Church commenced in 1863 and it remained incomplete when demolished in 1968. The rectory was commenced in September, 1866, the complete building costing c. £1,000.
<u>Significance:</u>	St. Philips rectory is a sophisticated expression of the mid Victorian Gothic revival style and important also in that it recalls the place of the now demolished church in the City's history. It is a key building in the public buildings sub-precinct.
<u>Recommendations:</u>	Recommended for inclusion on the Historic Buildings Register and for planning scheme protection.
<u>References:</u>	National Trust File
Issue No. 1	August, 1988

Building: Collingwood Sailors and Soldiers
Memorial Hall
Address: 152A Hoddle Street



Allotment Reference: Lot 66
National Estate Register: -
Historic Buildings Council Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: August, 1988
Grantee: P.L. Campbell, 13.2.1839
Original Owner:
Present Owner:
Original Use: Memorial Hall and Club Rooms
Present Use: Memorial Hall and Club Rooms
Construction Date: 1923-1924
Architect:
Builder: A. Ansaldo

- Description:** A single storeyed brick hall and club room with Hoddle Street facade designed in Palladian manner with flanking pediment pavilions and a central portico surmounted a parapetted sheet metal lined dome and pole. The tympana have "1914" and "1918" with wreaths and scroll decoration whilst the portico has "Collingwood Sailors and Soldiers Memorial Hall AD 1924 in low relief. In situ cast plaster ceilings and honour roll are of interest.
- Condition:** Good, structural movement at rear.
- Integrity:** Good
- History:** The foundation stone was laid by Lieut. Ruthven, V.C., on 1.12.1923.
- Significance:** The Collingwood Sailors and Soldiers Memorial Hall is a picturesque hall typical of others built in memory of the fallen following the First World War. It forms an important element in the public buildings sub-precinct of this precinct.
- Recommendations:** Recommended for planning scheme protection.
- References:**
- Issue No. 1 August, 1988

Building: Former Whybrow's boot factory
Address: 198-210 Hoddle Street



Allotment Reference:

National Estate Register: Recommended
Historic Building Register: Recommended
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: August 1988
Grantee:
Original Owner: Whybrow and Co. Pty Ltd
Present Owner:
Original Use: Boot factory
Present Use: "Car Seat Covers Ilana"
Construction Date: 1914
Architect:
Builder:

Description: A substantial red brick three storeyed factory with chamfered pilasters and expressed floor facade and with symmetrical pavilions, the southern being capped by a later "ox bow" parapet. The sills and lintels are stuccoed and the windows are timber framed. The eastern portion has been demolished, following a fire.

Condition: Good

Integrity: Good

History: In 1910 (RB) Whybrow & Co. owned a brick shop (No 202) and four brick houses (Nos 204-210) on this site with a factory on the north side of Studley Street at the rear (now demolished). As early as 1894, Whybrows were leaders in their field, being amongst the first companies to introduce lasting machines. In 1914, they opened the present building (S & M dir.). Whybrows owned the entire Hoddle Street frontage from Studley to Stafford Streets and with Nos 218-220 (north of Stafford) a brick warehouse leased by Donald Dixon, leather manufacturer and Nos 222-228 as their (Whybrow's) office and stores. By 1951, Whybrows were no longer in existence on this site.

Significance: Nos 198-210 Hoddle Street is important at the metropolitan level as the last major remnant of one of the City's largest and most progressive boot manufacturing companies. The Hoddle Street facade, given the utilitarian nature of this class of building, is an unusually self-conscious expression of the status of the company.

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

References: Rate Books, S & M dir.

Issue No. 1: December 1988

Building: Former Clifton Hill Shoe Co. Factory
Address: 380-406 Hoddle Street



Allotment Reference: -
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: -
Photo Date August, 1988
Grantee: -
Original Owner: Clifton Shoe Company
Present Owner: -

Original Use: Boot and Shoe Factory

Present Use: Stephen Dattner (380)
G.A.F. CONTROL P.L. and J. Stuart Foley
P.L. (406)

Construction Date: 1913

Architect:

Builder:

Description: A substantial two storeyed with basement red brick factory with trabeated facade and stuccoed cornice line and parapet in the Edwardian manner. Lintels and sills are stuccoed and the entries off Hoddle Street are marked by stuccoed round arches. The corrugated iron clad roof is gabled.

Condition: Good

Integrity: Good. (NB Parapet sign facing rear r.o.w. and railway embankment: "The Clifton Shoe Company Pty. Ltd. Boot and Shoe Manufacturers". Also note importance of bluestone paved r.o.w.'s south of Parslow Street, (timber framed window).

History: In 1911, 1912, John McLaughlin owned 190 land on the east side of Hoddle Street, between Noone and Parslow Streets.

In 1913 the Clifton Shoe Co. Pty. Ltd., a brick factory, was built there. John Rowe, William and Walter Cookes, manufacturers, operated the factory, (1912, 1913, 1914 RB).

Significance: The Clifton Shoe Company complex is the largest remaining group of buildings of its type and compares, in design and approach, with the former Foy and Gibson's buildings (q.v.). It was one of Collingwood's later important companies to emerge in competition with such earlier large companies as Arthur Whybrow and Co., Smalley and Harkness, Yates and Co., T. Pitman and Sons and C. Trescowthick. The Clifton Shoe Co. complex accommodated the biggest Edwardian period shoe manufacturing company in the municipality.

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

References: Rate Books

Issue No. 1: September, 1988

Building: Former Lewellyns' Shoe Factory
Address: 408-420 Hoddle Street



Allotment Reference: -
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: -
Photo Date August, 1988
Grantee: -
Original Owner: Mrs. M.J. Lewellyn
Present Owner: -

Original Use: Shoe Factory

Present Use: Chien Wah Trading Co. P.L.

Construction Date: 1911

Architect:

Builder:

Description: A substantial two storeyed red brick factory with trabeated facade and stuccoed cornice line and parapet in the Edwardian manner. Lintels and sills are stuccoed and the corrugated iron clad roof is gabled and surmounted by an elevated reinforced concrete tank. A later addition abuts to the north.

Condition: Good

Integrity: Good. (timber framed windows)

History: In 1910 Mrs. M.J. Llewellyn owned 80' land on the east side of Hoddle street, north of Parslow Street, on which she built a brick factory in 1911.

Henry Llewellyn, a boot manufacturer, operated the factory and remained there in 1919, (1911, 1912 RB, 1912, 1919 Sands & McDougall).

Significance: The former Llewellyn shoe factory is identical in architectural form to the Clifton Shoe Co. building to the south (q.v.) and comparable in importance.

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

References: Rate Books

Issue No. 1: September, 1988

Building: Former William Murray and Co.,
Woolworks.

Address: 457 Hoddle Street



Allotment Reference: Section 10 Lot 6 and pt. Lot 5

National Estate Register: Recommended

Historic Building Register: Recommended

National Trust Register: -

Location within Precinct: Clifton Hill Western residential precinct

Photo Date: October 1988

Grantee: M. Tall 19.3.69 (Lot 6)
W. Black & Co. 19.3.69 (Lot 5)

Original Owner: William Murray and Co.

Present Owner: -

Original Use: Woolworks

Present Use: "Mr. Carpets"
Exclusive Cleaning and Maintenance
Services Pty. Ltd. (457)

Construction Date: 1918

Architect: -

Builder:

Description:

A substantial red brick Edwardian factory having a symmetrical elevation to Hoddle Street with pedimented gable ended terminations having "Wm. Murray & Co." in low relief stuccoed panels, the southern section also having "Woolworks" in low relief. Windows are steel and lintels stuccoed whilst toothed brickwork adds ornamentation at the cornice line.

A low brick chimney stack slightly flaired at the top is situated at the north-west corner, and may be related to a former wool drying kiln. Inside, framing is timber.

Condition:

Good

Integrity:

Fair

History:

In 1896 Hamilton Fitts, wool merchant, owned and operated a woolworks on this site, (1897 RB). By 1898 William Murray & Co. had taken over. The RB's record a "£2,000 addition" in 1917 and first record a "brick and ironworks" of substantially increased NAV (£180-£350) in 1918.

In 1921 the net annual value decreased to £260 and remained so in 1922 at which time the building was listed as "brick".

By 1951 (S & M dir.), the building was still occupied by William Murray & Co. although J.H. Veal, wool scourer also occupied No. 457.

Significance:

The former William Murray & Co. Woolworks are important at the State level in so far as they are the most prominent (compare former Box's Hair Curling Works and Hodgson's Shot tower) industrial complex relating directly with the Reilly Street drain industrial uses established during last century.

Recommendations:

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

References:

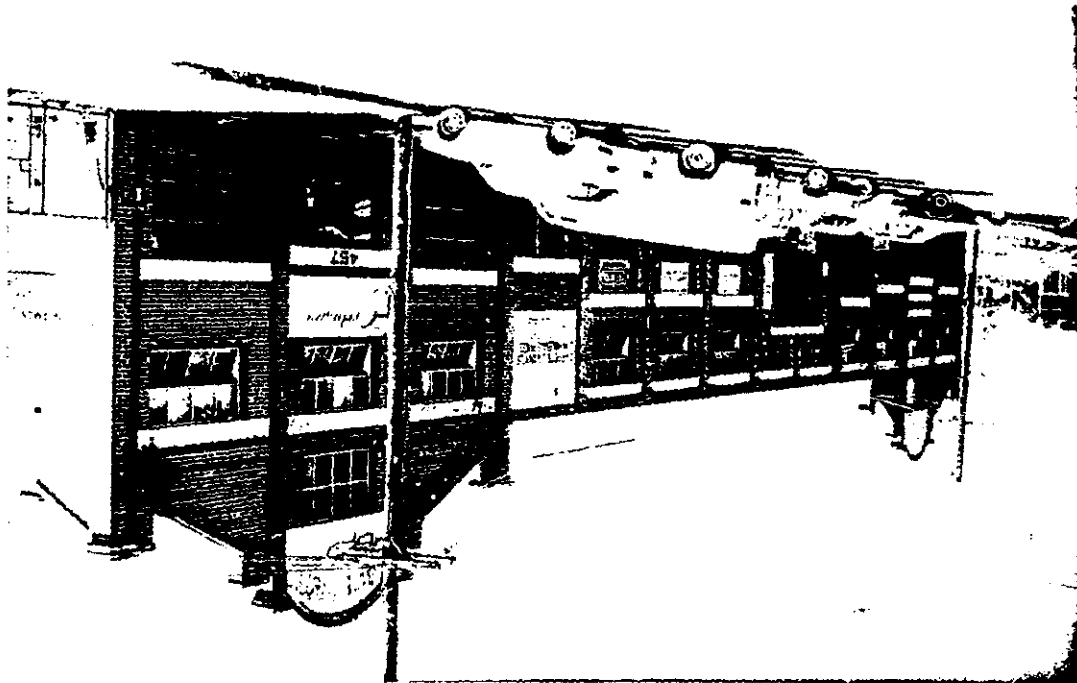
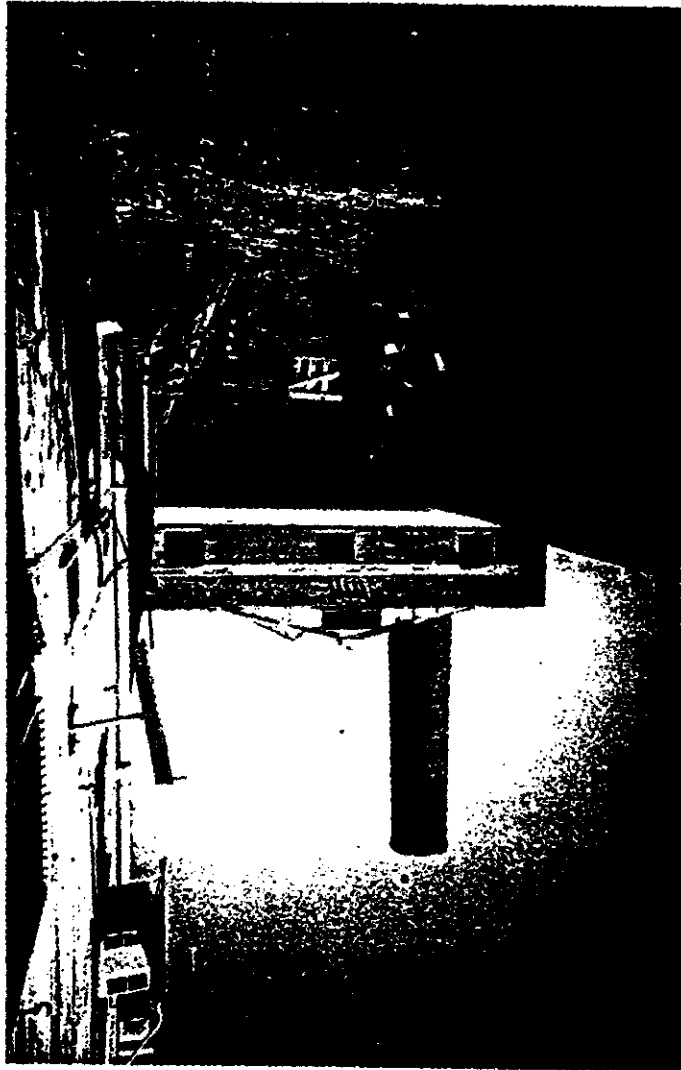
Rate Books

Issue No. 1:

November 1988

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SAFETY AND SECURITY

Building: Station Building
Address: Clifton Hill Station building



Allotment Reference: Section 13, Lots 1-3
National Estate Register: Registered
Government Buildings Council Register: Registered
National Trust Register: Classified
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: M. Moss, (1), T. Upton (2), J. Ryan (3), all 22-8-1871.
Original Owner: Victorian Railways Department
Present Owner: State Transport Authority (Metrail)
Original Use: Station building
Present Use: Station building

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Construction Date: 1888

Architect: Victorian Railways

Builder: Parker and Vickers (Contract No. 3324)

Description: A substantial late Victorian Gothic styled station building with hipped slate roof, dominant chimney stacks, pointed window heads with stuccoed stringcourse linked with the window heads and having a continuous drip mould. A central lobby is marked by a parapetted gable end, with "oculus" vent with quarterfoil motif. To the north of the lobby, the booking office and station master's office are situated, whilst to the south, the general and ladies' waiting rooms form a balancing wing. Corrugated iron clad timber framed "pavilions" are situated at both ends, the southern wing accommodating the ladies' closets and the north wing a lamp room and porter's room.

Condition: Good. Maintenance required.

Integrity: Good

History: The branch railways to Fitzroy and Clifton Hill were both opened on 8-5-1888, the contract for this building being signed in that year. The down platform buildings at Clifton Hill have not been altered since that time, although a footbridge formerly situated at the north end of the platforms has been replaced by a subway.

Significance: Clifton Hill station building is the most intact example of a small group of Gothic styled station buildings erected during the chairmanship of the first Commissioner of Railways, Richard Speight, and recalls the lavish standards of station accommodation maintained during the years leading up to the 1890's depression. It compares with similar buildings on the Essendon and Coburg railway lines, and North Carlton and Maldon Station buildings and is of importance also as a point of entry to Clifton Hill. As such, it is a key building within the historic precincts covering Clifton Hill.

Recommendations: Recommended for planning scheme protection.
The corrugated iron clad pavilions are unique survivors and should be protected through negotiation with Metrail.

References: - National Trust File
- SLV: Madden Album: early view

Issue No. 1: July, 1988

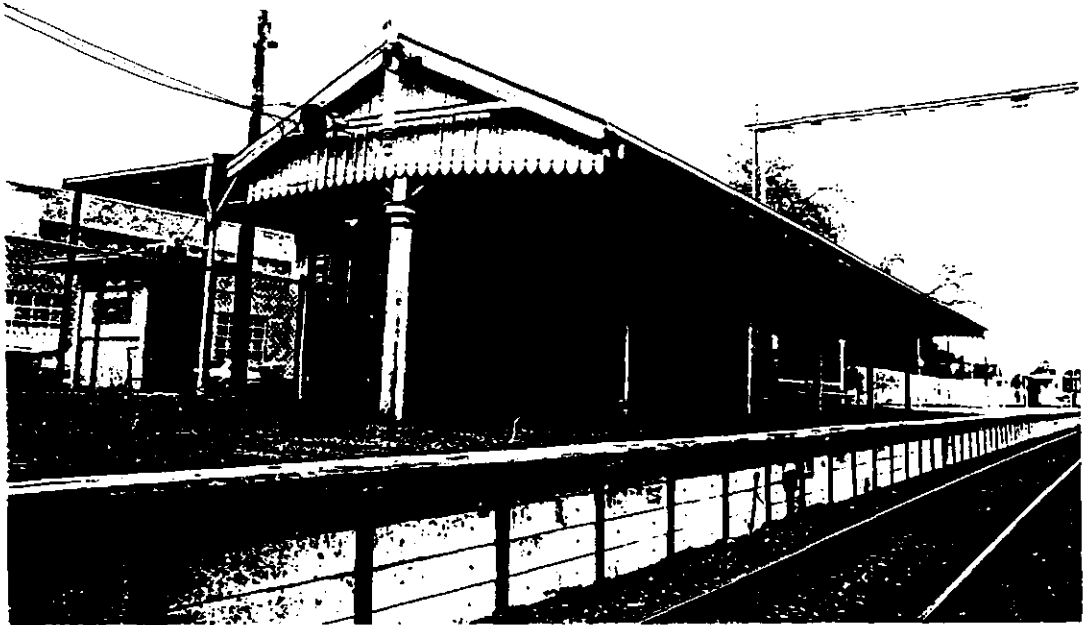
Issue No. 2: May, 1995

Building:

Platform Canopy

Address:

Clifton Hill Railway Station



Allotment Reference:

Section 13, Lots 1-3

National Estate Register:

Registered

Government Buildings Council Register:

Registered

National Trust Register:

Classified

Location within Precinct:

Clifton Hill Eastern Residential Precinct

Photo Date:

July, 1988

Grantee:

M. Moss, (1), T. Upton (2), J. Ry (3), all 22-8-1871.

Original Owner:

Victorian Railways Department

Present Owner:

State Transport Authority (Metrail)

Original Use:

Passenger Shelter

Present Use:

Passenger Shelter

Construction Date: post 1901

Architect: Victorian Railways Department

Builder:

Description: A six posted standard design timber free standing platform canopy with rafters brace, by curved angle iron brackets extending from each post to gutter lines. The canopy ends have timber valances and king post decoration.

Condition: Good

Integrity: Good. Finials removed.

History: This canopy is the last permanent railway structure erected at Clifton Hill Station (excluding subway) and does not appear on the MMBW 1901 map. It was formerly used in conjunction with the portable buildings on this platform which were burnt down in 1981.

Significance: The Clifton Hill Station verandah canopy is the last of 3 similar freestanding canopies known to have been built, the others existing formerly at Rushworth and Warburton. It forms an integral part of the station environment and a point of entry to Clifton Hill. It is an important early decorative timber railway structure and was associated with the opening of the Princes Bridge extension in 1901. In this respect it is the last remaining original building associated with this railway.

Recommendations: Recommended for planning scheme protection.

References: -

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building: Residence
Address: 12 Hodgkinson Street



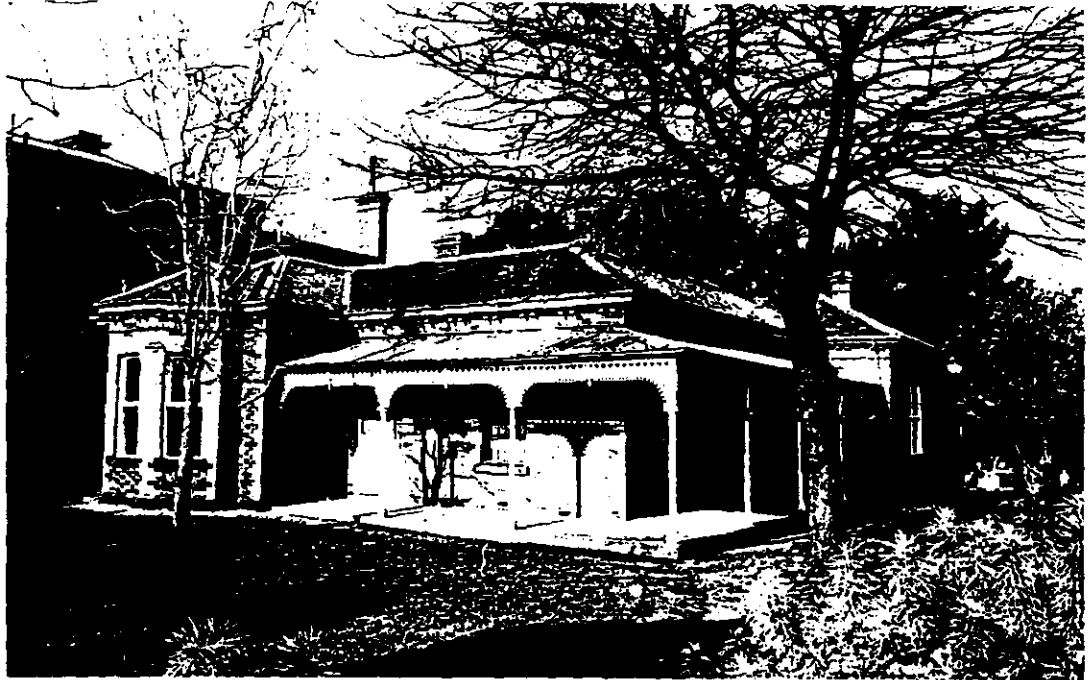
Allotment Reference: Section 3, Lot 19
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date: November 1989
Grantee: I. Godso
Original Owner: Isaac Godso
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1868
Architect:
Builder:

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- Description:** A two storeyed cement rendered Victorian terrace with single storey verandah and an overhanging hipped slate roof. There is a bay window at ground floor level.
- Condition:** Good
- Integrity:** Fair. An unsympathetic rear addition is visible from the front.
- History:** In 1867, the north side of Hodgkinson Street between Smith and Wellington Streets was vacant land. In 1868 Isaac Godso built a three-roomed brick house for his residence on land he owned there. By 1879 Godso was leasing his property to Alexander Evans, a collector, and by 1882, he leased the property to William Rose, a brushmaker.
- In 1885, Alexander Kelso purchased the property for his residence. Mrs Kelso was owner/occupant in 1892 and Isabella Kelso was listed as owner/occupant in 1900.
(RB 1867, 1868, 1879, 1882, 1893, 1901)
- Significance:** Of local significance as a very early house in Clifton Hill, erected whilst crown land sales were proceeding. The architectural detail and general lack of enrichment are typical of its period and contrast with the majority of Clifton Hill's houses.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
- Issue:** No. 1 December 1989

Building: Former Wesleyan Church Parsonage

Address: 59 Hodgkinson Street



Allotment Reference: Lot 2, Section 7 (Wesleyan Reserve)

National Estate Register: -

Historic Buildings Council Register: -

National Trust Register: -

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date: June, 1988

Grantee: -

Original Owner: Trustees of the Wesleyan Church

Present Owner:

Original Use: Parsonage

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<u>Present Use:</u>	Office
<u>Construction Date:</u>	1881
<u>Architect:</u>	
<u>Builder:</u>	A bichromatic assymetrical villa with red body bricks and white dressings on a sawn bluestone plinth. The verandah runs from the north-west corner in two directions, being terminated in both instances by hipped projecting wings, the front wing having a bayed window with chamfered reveals.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good. Concrete verandah floor.
<u>History:</u>	In 1880 the Trustees of the Wesleyan Church owned lots 1 and 2 of Section 7 on the south side of Hodgkinson Street, east of Wellington Street. In 1881, a parsonage was built there with Joseph Avery as trustee and Edward Nye, a clergyman as occupant, (1880, 1881 RB). The Wesleyan Church continued to own the brick dwelling in 1900 at which time Henry Bath, a minister was in residence, (1901 RB).
<u>Significance:</u>	The former Wesleyan Church parsonage is important in its own right as a substantially intact bichromatic Italianate villa and as a part of the Wesleyan Church complex (q.v.).
<u>Recommendations:</u>	Recommended for Planning Scheme protection.
<u>References:</u>	Rate Books
<u>Issue No. 1:</u>	August, 1988
<u>Issue No. 2:</u>	May, 1995

Building: "Elwood" (71), "Collingwood" (73)
Address: 71-73 Hodgkinson Street



Allotment Reference: Section 7, Lot 3
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential Precinct
Photo Date: July, 1988
Grantee: J. B. Finney, 23-9-1870
Original Owner: William Moore
Present Owner: 71 J.T. Flynn
 73 J.W. & J.F. O'Dea
Original Use: Residences
Present Use: Residences

238

Construction Date: 1887

Architect: -

Builder: -

Description: A two storeyed stuccoed Italianate terraced pair with cast cement details including parapet ornamentation. The two storeyed verandah is cast iron and the pediment ornamentation is unusual. The cast iron double palisade fence (Sun Foundry Co. Melbourne) is distinctive, incorporating "Art Nouveaux" elements with standard Victorian spear heads. The verandah floors are encaustic tiled.

Condition: Good

Integrity: Good. Fence extends to No. 75.

History: In 1886 William Moore, a jeweller, owned 45' of land on the south side of Hodgkinson Street. In 1887 he built two brick houses there, leasing number 71 and retaining number 73 for his private residence, (1886, 1887 RB).

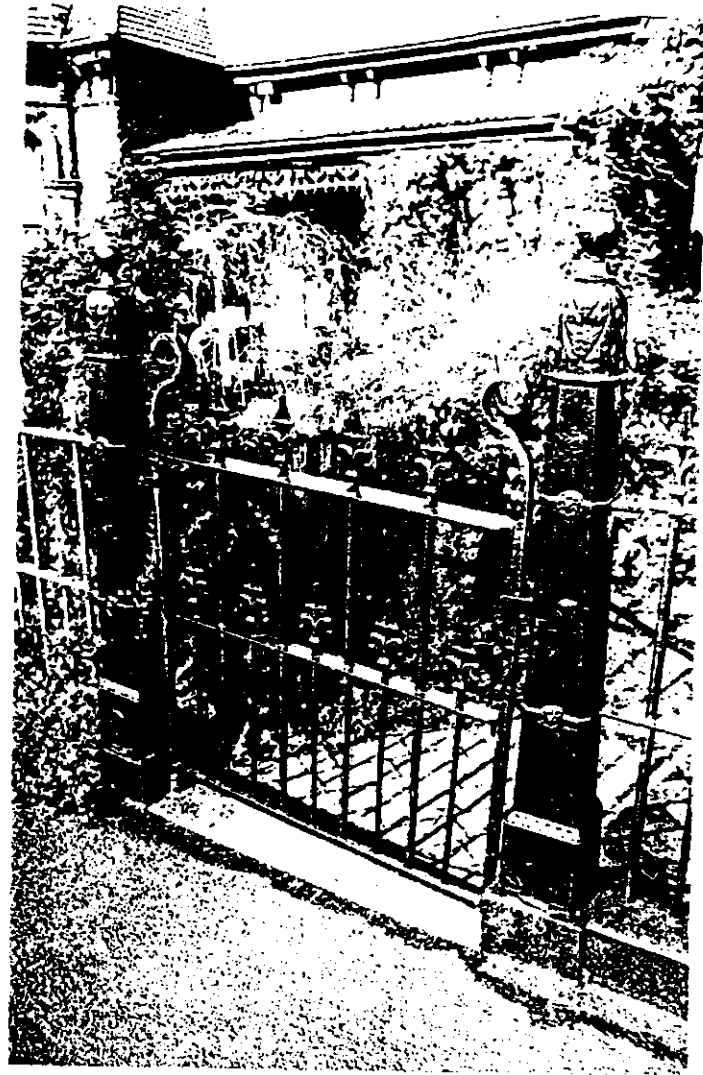
Moore continued to own both houses in 1900, (1901 RB).

Significance: Nos. 71-73 Hodgkinson Street are of local importance as an intact and substantial terraced pair, the cast iron fence with "Art Nouveaux" decoration being of particular note.

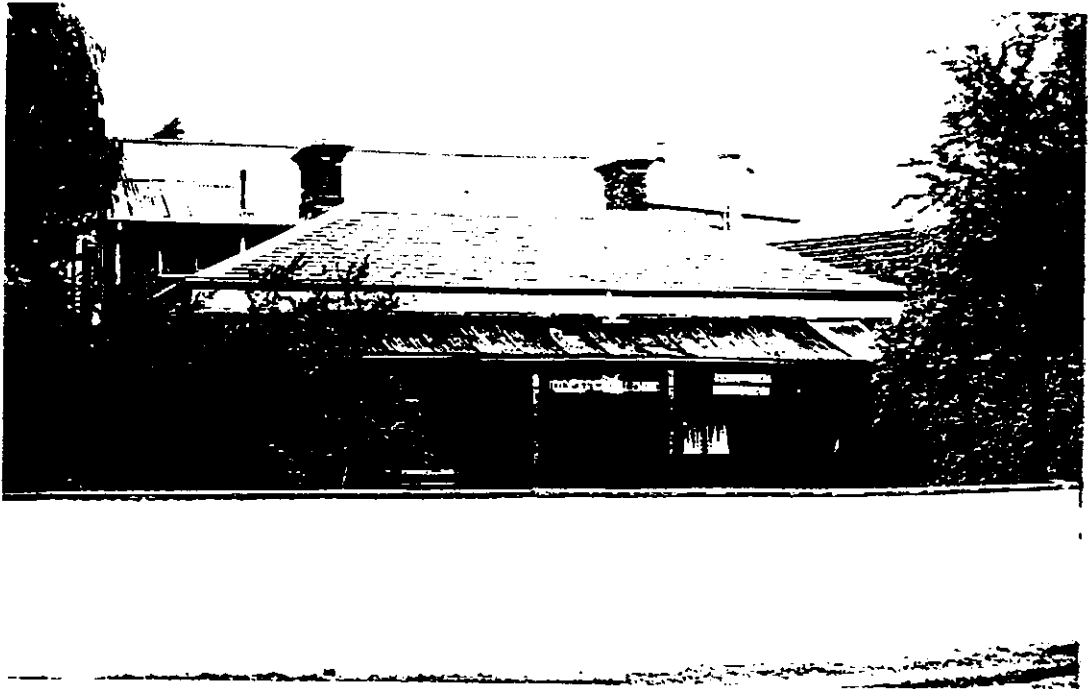
Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988



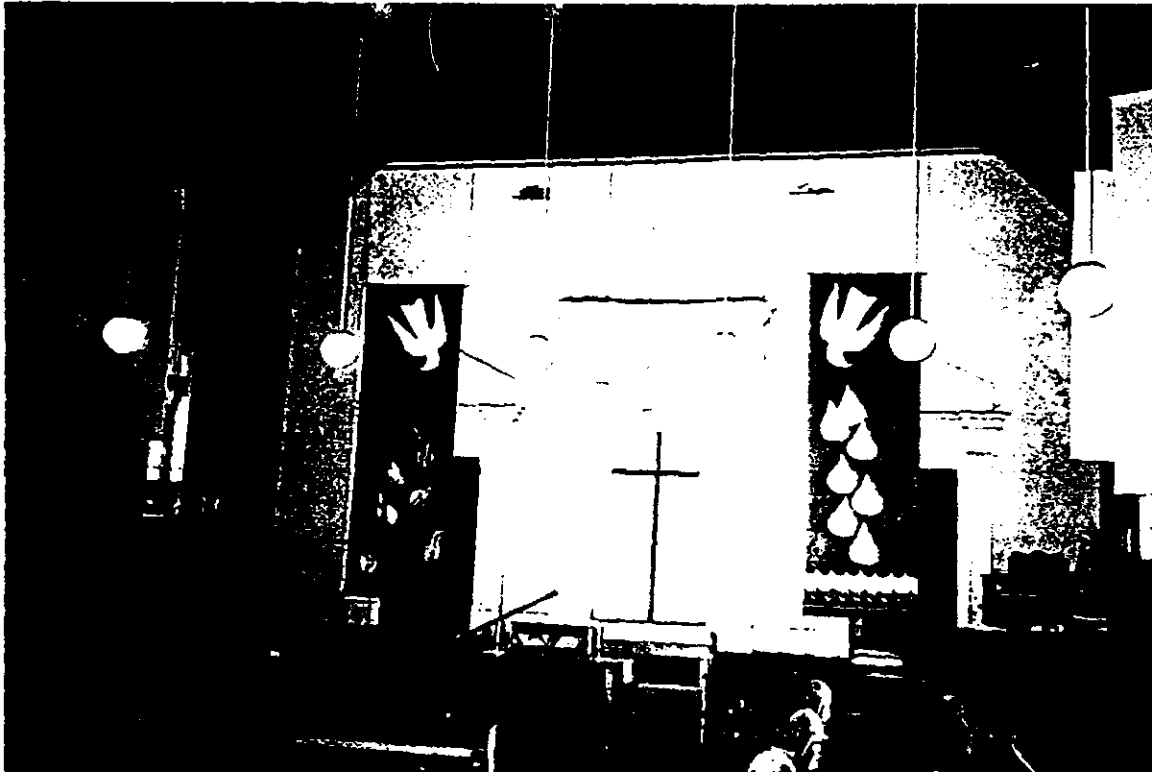
Building: Former Residence
Address: 94 Hodgkinson Street



Allotment Reference: Section 5, Lot 11
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date: November 1989
Grantee: W. B. Fox
Original Owner: William Fox
Present Owner: -
Original Use: Residence
Present Use: "House of the Gentle Bunyip"
Construction Date: 1867
Architect:
Builder:

- Description:** A single storey Victorian symmetrical villa of red and brown brick with tuck pointed joints, and having a slate roof. The timber verandah has a concave corrugated iron roof. The posts are missing their top mouldings and there is no frieze. Chimneys are symmetrical with cement rendered tops.
- The corrugated iron boundary fence with timber capping may be early.
- Condition:** Good
- Integrity:** Fair. There is a two-storey Edwardian rear extension.
- History:** In 1866, the north side of Hodgkinson Street between Gold and Turnbull Streets was vacant land. William Fox owned an allotment of this land on which he built a seven-roomed brick house for his residence in 1867. Fox, a stationer, remained as owner/occupant in 1900.
(RB 1866, 1867, 1901)
- Significance:** Important at the local level as a very early house in Clifton Hill, erected whilst the crown land sales were proceeding. The architectural details and lack of enrichment is representative of the mid Victorian years.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
- Issue:** No. 1 December 1989

Building: Baptist Church
Address: 97100 Hodgkinson Street



Allotment Reference: Section 5, lot 10
National Estate Register: Recommended
Historic Building Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western residential precinct
Photo Date: October 1988
Grantee: W.B. Fox, 18.9.1866
Original Owner: Baptist Church Trustees
Present Owner: -
Original Use: Church
Present Use: Church (Community Church of St. Mark)
Construction Date: 1895
Architect:

- Builder:** J. Bennell, also built the Northcote Baptist Church.
- Description:** A Romanesque tuckpointed bi-chromatic brick church with dominant parapetted gable end to nave, arcaded porch and corner tower with slate pyramidal roof, bracketed eaves and recessed panels forming two stages. Red body bricks are relieved with cream dressings, a restricted use of blacks and bluestone plinth. A cast iron column with Corinthian capital to the porch which has a simple tessellated tile floor is a feature.
- Iron gates securing the porch from the street have been removed. At the rear, timber additions are in poor condition.
- Inside, an austere nave is relieved by crude, classically inspired ornamentation, a timber lined ceiling with decorative hammer beam trusses and simple stained glass windows, the memorial window to Richard J. Bennetts (30-7-1928) being exceptional.
- Condition:** Good
- Integrity:** Good
- History:** The Clifton Hill Baptist Church was opened in the Albert Hall (q.v.), Queens Parade, in July, 1890, at the instigation of the Rev. Edward Hains.
- This building was opened on October 2, 1895 at a cost of £1,430.00.
- Significance:** The Baptist Church, Clifton Hill, is of local importance as a substantially intact church designed along non-conformist lines with a distinctive bell tower. Its role as a prototype for the design of the Northcote Baptist Church is of interest.
- Recommendations:** Recommended for planning scheme protection.
- References:**
- Leo Hicks, 250 Station Street, Fairfield
 - Clifton Hill Baptist Church Semi-Jubilee 1890-1915 - Record of 25 years.
 - Wilkin, F.J., Baptists in Victoria, Our First Century (1939), pp. 133-34.
- Issue No. 1:** November 1988

244

245



PHOTOGRAPH BY [illegible]

Building: Former Baptist Sunday School Hall
Address: 88-100 Hodgkinson Street



Allotment Reference: Section 5, lot 10
National Estate Register: -
Historic Building Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western residential precinct
Photo Date: October 1988
Grantee: W.B. Fox, 18.9.1866
Original Owner: Baptist Church Trustees
Present Owner: -
Original Use: Sunday School
Present Use: Community School of St.Mark
Construction Date: 1906-07
Architect: -

2476

Builder: J. Bennell.

Description: A Romanesque styled tuckpointed polychrome brick hall with later rooms at rear designed in sympathy with the adjacent Church. The main facade is symmetrical with central doorway surmounted by tri-partite windows (sheeted over) and flanked by windows. All openings are round arched.

Inside, a diagonal timber lined ceiling with ornamental woodwork to the trusses relieves an otherwise austere hall.

Condition: Good. Structural cracking over main door.

Integrity: Good

History: The memorial stone was laid by J.M. Griffiths, 1-12-06, "hitherto hath the Lord helped us". H.Fuller was the Sunday School superintendent.

Significance: This building forms a visual unit with the adjoining Church and is an important supportive element.

Recommendations: Recommended for planning scheme protection.

References: -

Issue No. 1: November 1988

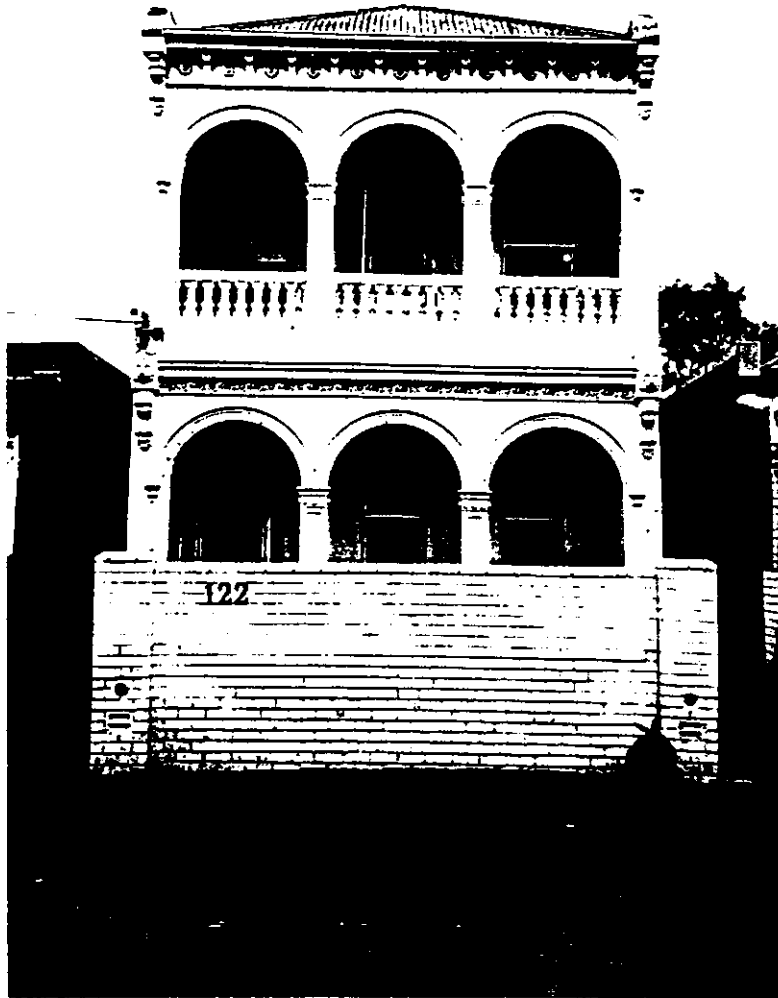


Building:

Residence

Address:

122 Hodgkinson Street



Allotment Reference:

Section 5, Lot 7

National Estate Register:

-

Historic Building Register:

-

National Trust Register:

-

Location within Precinct: Collingwood Hill Eastern residential precinct.

Photo Date: October 1988

Grantee: J.M. McConnell, 1.2.1984

Original Owner: Henry Metzner

Present Owner: -

Original Use: Residence

Present Use: Flats

Construction Date: 1891

Architect: -

Builder:

Description: A two storeyed detached villa in the terraced form with round arched arcaded verandahs to both levels, stuccoed walls, cast cement balusters and balustrade to the upper level verandah, bracketted eaves, decorated string course and corrugated iron clad hipped roof.

Condition: Good

Integrity: Good. Front fence intrusive.

History: In 1890 the site of 122 Hodgkinson Street was vacant land with a 20' frontage. In 1891 Henry Metzner, a civil servant, owned and occupied a brick house that had been built there, (1891, 1892 RB).

Significance: No. 122 Hodgkinson Street is important as a substantial arcaded villa of which there are few in the municipality.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: November 1988

Building: Residence

Address: 3 Horne Street



<u>Allotment Reference:</u>	Quarry Allotments
<u>National Estate Register:</u>	-
<u>Historic Buildings Council Register:</u>	-
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	Clifton Hill Eastern Residential Precinct
<u>Photo Date:</u>	July, 1988
<u>Grantee:</u>	-
<u>Original Owner:</u>	Henry Brown
<u>Present Owner:</u>	S. Skandos
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Residence

250

Construction Date: pre 1853

Architect: -

Builder: Henry Brown

Description: A significantly altered bluestone cottage, now with rough cast walls, bullnosed verandah to porch, half timbered gable and leadlight window in the Edwardian manner. Evidence is visible of sparrow picked bluestone quoins and tuckpointed stonework.

Condition: Good

Integrity: Poor

History: No. 3 Horne Street was built during the early 1850's (shown on Kearney's map of 1855 and CPO map of Electoral District of Collingwood - CEM 241 Jika Jika of 1853) by Henry Brown, a partner with Charles Brown in the large contracting firm of Brown and Ramsden. By 1893 (RB) it had passed to Joseph Brown and by 1901 to Luke and Charles Brown, with Charles Greenwood, a litho printer, as tenant.

Significance: No. 3 Horne Street compares with 27 and 29 Clifton Avenue (q.v.) and 2 Ford Street (q.v.) both architecturally and historically. It is important for its associations with the contracting firm of Brown and Ramsden, and also as one of the municipality's earliest houses, now much altered, relating to the first development phase of the Clifton Hill slope as quarry allotments.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building:

Address:

21-31 Hotham Street



Allotment Reference:

Lot 81

National Estate Register:

Historic Buildings Register:

National Trust Register:

Location within Precinct:

Photo Date:

May, 1995

Grantee:

J.T. Hughes & J. Hosking, 13.2.1839

Original Owner:

Present Owner:

Original Use:

Residential

Present Use:

Residential

Construction Date:

c.1880's

252

Architect:

Builder:

Description: A comparatively unenriched terraced row of six houses with distinguishing overall hipped roof and cast iron lacework to verandahs with timber frieze rails.

Condition: Good

Integrity: Good, No. 29 defaced.

History:

Significance: Nos 21-31 Hotham Street are unusual in Collingwood for their single hipped roof embracing six separate dwellings.

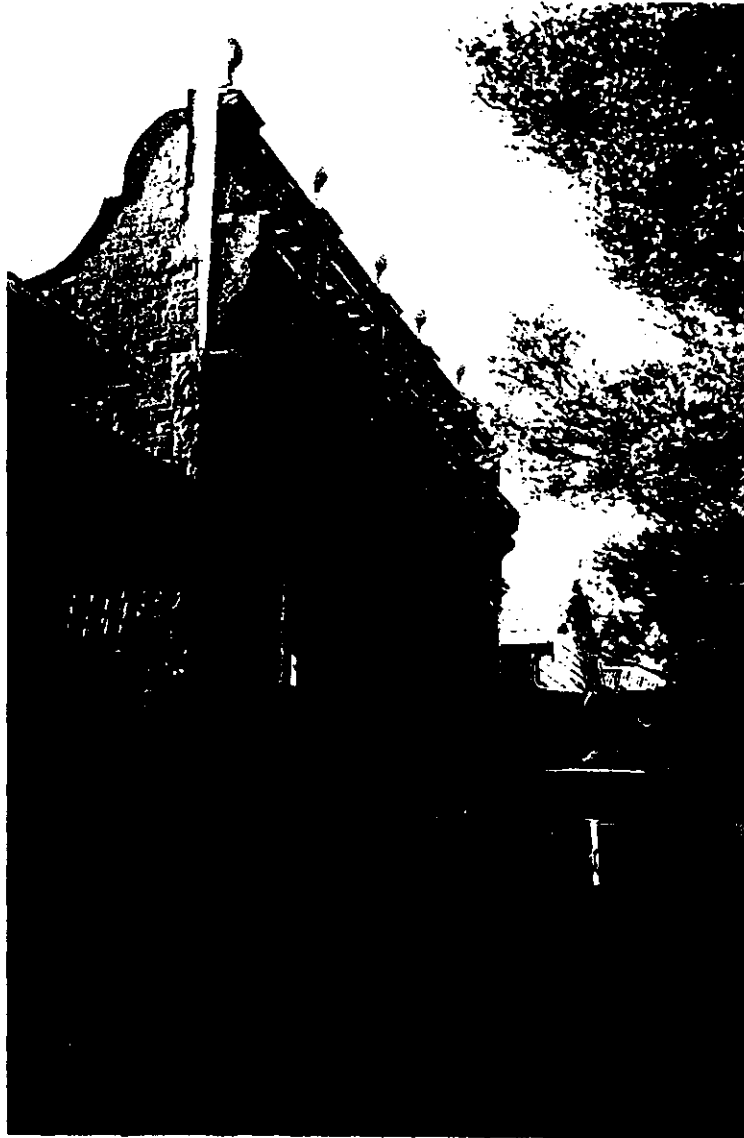
References:

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995

Building: "Falmouth Villa"

Address: 24 Hotham Street



Allotment Reference: Lot 86

National Estate Register: Recommended

Historic Buildings Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: May, 1995

25A

Grantee: J.S. Rylie. 13.2.1839

Original Owner:

Present Owner:

Original Use: Residential

Present Use: Residential

Construction Date: c.1890's

Architect:

Builder:

Description: A refined white tuckpointed black Hawthornes brick villa with cast cement balustraded parapet and red brick bracketed frieze, distinguished by its polished granite dressings to the symmetrical round arched openings and bluestone and granite piers to iron palisade fence, the piers being further distinguished by their ogee arch motifs and bluestone caps with bull finials, showing Oriental (?) influence.

Condition: Good

Integrity: Good

History:

Significance: "Falmouth Villa" is aesthetically distinguished by the refinement of its details, especially including the polished granite dressings to the openings and the bluestone pillars.

References:

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

Issue No. 1: May, 1995

Building:

48-58 Hotham Street



<u>Allotment Reference:</u>	86
<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>	
<u>Original Owner:</u>	Ferrar Phillips
<u>Present Owner:</u>	
<u>Original Use:</u>	Residences and corner shop
<u>Present Use:</u>	Residences
<u>Construction Date:</u>	1888-89
<u>Architect:</u>	
<u>Builder:</u>	

Description:

A two storeyed stuccoed brick former corner shop and terraced residential development to Hotham Street. The corner shop with splay is situated on the property alignment with the adjoining 5 residences set back to provide verandah with party walls extended to the street alignment. Decoration is minimal and consists of ashlar stuccoed surfaces, plain string courses, frieze and cornice line and "pediment" with urns above corner splay. Single storeyed verandahs have iron lacework.

Conditions:

Good

Integrity:

Good, some verandahs reconstructed, former shop windows replaced, new picket fences.

History:

In November 1888 (RB) Ferrar Phillips was building two houses on this site and by December 1889, he had completed five brick houses and a corner shop. These were sold to John Adams in 1891 who retained possession in 1895 (RB).

Significance:

A substantial late Victorian investment project adopting a two storeyed terraced form with corner shop found elsewhere in Collingwood. The lack of ornamentation suggests that it was built with a view to maximising the rental income from the capital invested.

Recommendations:

Recommended for planning scheme protection

References:

Rate Books

Issue No.1:

Building:

Former premises of Smalley and Harkness, boot manufacturers, Islington Street



Allotment Reference:

55

National Estate Reference:

-

National Trust Reference:

-

Historic Buildings Council Register:

-

Location within Precinct:

-

Photograph Date:

12.6.87

Grantee:

J.D.L. Campbell

Original Owner:

Smalley and Harkness

Present Owner:

Original Use: Shoe factory

Present Use: Printing

Construction Date: 1898 and following

Architect:

Builder:

Description: A large two storeyed Edwardian factory complex in red brick construction with gabled corrugated iron clad roofs, formerly the premises of Harkness Shoes Pty Ltd. A courtyard configuration is oriented towards Hoddle Street. The main facade, to Islington Street is two storeyed with a bluestone plinth and sills, the windows being barred and the roof line consisting of five gable ends, varied in size and punctuated with chimney stacks.

Faded lettering on the building reads: R. Johnston and Co. Pty Ltd. Footwear Manufacturers", "Harkness Shoes Pty Ltd

Condition: Good

Integrity: Exterior: good

History: William Smalley, boot manufacturer, commenced business as Smalley Pitman and Yates at 76 Wellington Street in 1878 (no entry S & M dir. 1877 or earlier). By 1879 he was trading as Smalley and Yates in Smith Street, and from 1880 to 1882 as Smalley and Mair, Smith Street (S & M dir.). By 1884 the long standing Smalley and Harkness partnership had been formed, trading at 7-9 (5, 3-5 other entries) Wellington Street. In 1898 they moved to new premises at 11 Hoddle Street (S & M

dir). The new brick premises faced Hoddle Street and extended partway to Islington Street, (The Australian Leather Journal and Boot and Shoe Recorder, 15.9.99). By 1903 (S & M dir; houses 1902), this building had been extended to the Islington Street frontage. Since that time it has been enlarged along Islington Street and part demolished since widening of Hoddle Street.

As early as 1891, the firm was ordering the first welt machines and outsole stitchers from the Goodyear Shoe Machinery Co. of Boston, enabling it to undertake in 90 seconds the same work which had previously taken two and a half hours (Canon, p.196). By 1899, The Australian Leather Journal was claiming that "no firm in Victoria is better known for the excellence of its work" (15.9.99) and listed the innovative machinery in the machine, stuffing and finishing rooms.

In 1928, the firm's name changed to Harkness Shoes Pty Ltd (S & M Dir, 1927 dir not sighted, 1926: Smalley and Harkness) and it remained at 11-19 Hoddle Street until 1967 (S & M dir., 1968 "not available"). In 1969, the premises were taken over by York Press Ltd, printers.

Significance:

This substantial Edwardian brick factory is of local importance as the home of one of Collingwood's largest and most innovative boot manufacturing businesses. The firm's long association with the municipality extending with some changes from 1878-1967 is noteworthy.

Recommendations:

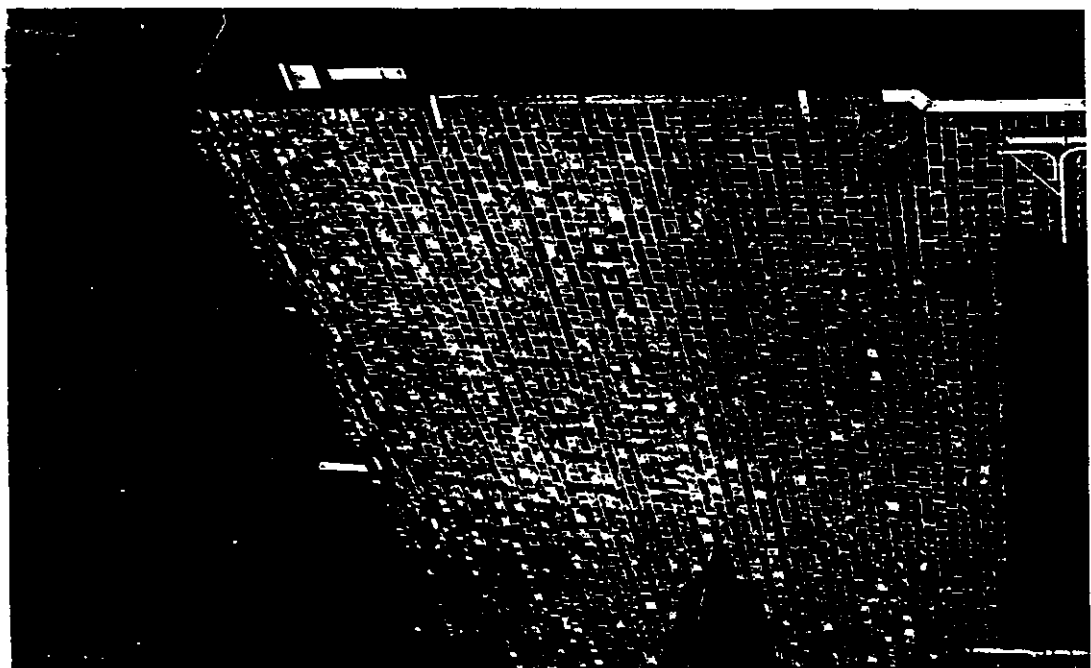
Recommended for planning scheme protection.

References:

The Australian Leather Journal and Boot and Shoe Recorder, 15.9.1899.
Sands and McDougall Dir.
Cannon, M., Life in the Cities - Australia in the Victorian Age 3, Currey O'Neill, 1983, p.196

Issue:

No. 1



Building:

James Hood & Co. Pty Ltd, Islington
Street



<u>Allotment Reference:</u>	55
<u>National Trust Register:</u>	-
<u>National Estate Reference:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>Location within Precinct:</u>	-
<u>Photograph Date:</u>	12.6.87
<u>Grantee:</u>	J.D.L. Campbell

Original Owner:

Present Owner:

Original Use:

Malt house

Present Use:

Malt house

Construction Date:

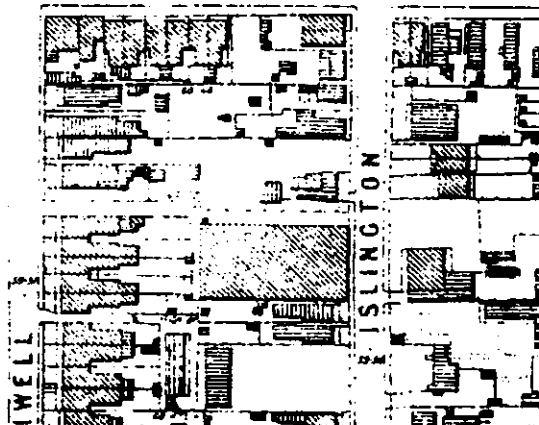
1878

Architect:

Builder:

Description:

An extensive complex of masonry buildings erected over a period with a frontage to Islington Street. The southern most building (c. 1928) appears to be two storeyed, is gable ended with the words "Grain Store James Hood & Co. Pty Ltd" on a stuccoed panel in low relief. Further north, a three storeyed brick, gable ended building has the words "1928 James Hood & Co. Pty Ltd" on a stuccoed panel, in low relief. Further north again, the earliest portion of the plant is two storeyed, with segmental arched windows and has a more recent facade treatment to Islington Street. It is the drum maltings buildings and is bounded by accessways on the north and south sides and appears on the MMBW 1897 litho:



The lower level is occupied by plant including kilns (?). The registered office of James Hood and Co. Pty Ltd is situated further north with concrete silos adjoining.

History:

Thomas (?) Chadwick owned vacant land on the site of the original malt store at this location in 1877 (RB) and by 1878, a malt store had been erected there, remaining in Herman Chadwick's name, as owner, with Job Stanton and Chadwick as maltsters. In that year, Thomas Hood formed a partnership with Stanton, replacing Chadwick (RB) and by 1887 the building was owned by Messrs J. Stanton and Co. (RB). By 1898, the E.S. & A bank (Fitzroy) was in possession with Thomas and Charles Hood maltsters in occupation (RB).

Thomas Hood was a councillor of the City and rate collector, resigning from the latter position in 1887. He opposed the opening of Wellington Street, when first discussed in Council because he owned property in that thoroughfare. He was elected to the committee of the first Collingwood Building Society and was in favour of free trade as opposed to the protection of local industry.

By 1909, C. & A. Hood had taken over from their father and were supplying malt locally to companies including the Victoria Brewery. They had an important interstate trade and were building two new kilns and undertaking improvements to the malthouse. New plant had been recently provided for malt extract by Messrs Reid & Morgan, Brass founders, South Melbourne.

Significance:

The James Hood and Co. Pty Ltd complex is significant as one of Collingwood's earliest and most successful enterprises, gaining in importance for its associations with Thomas Hood, councillor, and for its contribution to the municipality's brewery heritage which is significant at the State level. The three storeyed brick malthouse appears to be the original building of 1878 and includes large intact portions. It is one of Collingwood's comparatively few substantial nineteenth century industrial buildings and is enhanced by later extensions. The interiors of the complex have not been inspected.

Recommendations:

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

References:

Australian Brewers Journal, Vol. XXV, 21.1.07, XXVII, 20.1.09.
The Observer, 4.10.1880 (Thomas Hood)
Rate Books

Issue No. 1:

Issue No. 2:

May, 1995

266

Building:

Address:

66 Islington Street



Allotment Reference:

Lot 67

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.1870's

Architect:

Builder:

Description: An imposing two storeyed stuccoed villa residence with minimal ornamentation consisting of string course and cornice, quoining and window architraves.

Condition: Good

Integrity: Good

History:

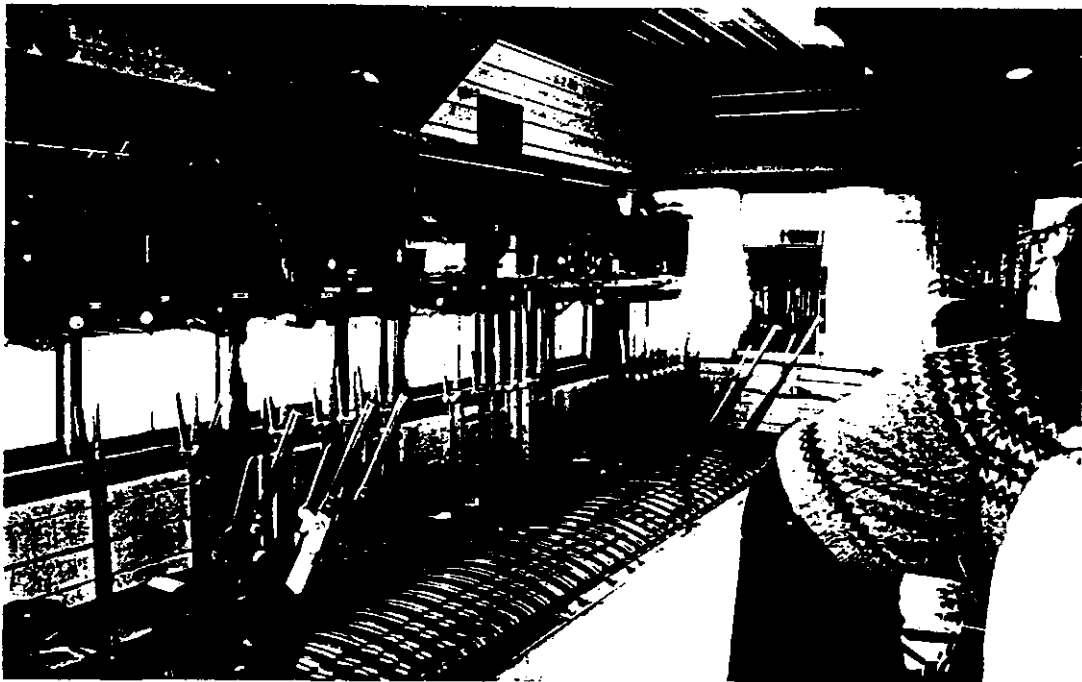
Significance: No. 66 Islington Street is locally important as a rare surviving and unusually imposing villa residence in Islington Street, recalling the mix of industrial and residential uses characteristic of nineteenth and early twentieth century Collingwood.

References:

Recommendations: Recommended for planning scheme protection.

Issue No. 1: May, 1995.

Building: Clifton Hill "B" Box
Address: John Street, at Heidelberg Road



Allotment Reference: -
National Estate Reference: -
Government Buildings Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: August, 1988
Grantee: -
Original Owner: Victorian Railways Department
Present Owner: State Transport Authority (Metrail)
Original Use: Signal Box
Present Use: Signal Box
Construction Date: 1888
Architect: Victorian Railways
Builder:

Description:

A standard timber framed gable roofed signal box with remnant king post decorative motif gable ends.

Inside a 48 lever frame has provision at north end for a gatowheel, removed since opening of the overpass. The frame is a No. 1 type McKenzie and Holland (Melbourne) unit.

Condition:

Fair.

Integrity:

Fair, steps rebuilt.

History:

Clifton Hill "B" box is one of three boxes formerly situated in the vicinity of Clifton Hill the later "A" Box of 1901 (q.v.) remaining Ramsden Street and "C" Box, opened in 1888 being closed in 1925. "B" Box was opened with the Clifton Hill spur line and controls junction of the Epping and Hurstbridge lines and will continue to be required in the future owing to the single track bridge over the M. Creek at this point. In May, 1888 a 24 lever rocker machine was installed and replaced with 30 lever machine in June, 1890. On 21.10.1890 the present 48 lever rocker machine was installed.

Significance:

Clifton Hill "B" box is one of a formerly large number of rocker type interlocking frames controlling train movements in the suburban area. Clifton Hill station is the last suburban station to retain two boxes. The manufacture of the machine (McKenzie and Holland) is of interest. This firm obtained large contracts in Australia, the earliest units being imported from Worcester, England. This machine, however, was locally built at the company's Spotswood works.

Recommendations:

Recommended for planning scheme protection.

References:

V/Line Signalling and Communications Engineering Departmental Records

Newsrail, April, 1982, p.79

Issue No. 1

August, 1988

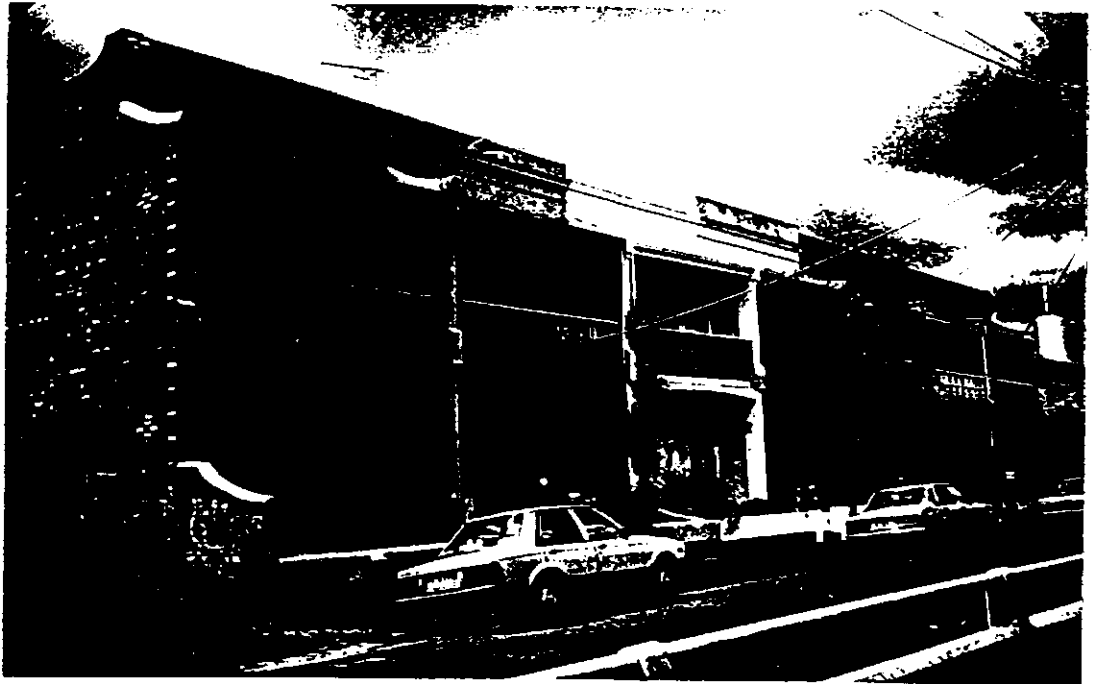
270

Andrew J. Ward & Associates



271

Building: "Railway Terrace"
Address: 19-31 John Street



Allotment Reference: Section 13, Lot 7
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential
Photo Date: November 1989
Grantee: M. Moss
Original Owner: William Inglis
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1888
Architect:
Builder:

2372

- Description:** A row of seven two-storeyed cement rendered brick terraces of plain ornamentation with two storey verandahs. At ground floor level there is a single window and door each with narrow sidelights, and there are two pairs of half-glazed french doors to each upper floor. The verandah floors are concrete with bluestone edging.
- Condition:** Good
- Integrity:** Good. Nos. 27-31 all have their original cast iron balustrading, and No. 27 retains its original stained glass sidelights. Verandah bressemer possibly later.
- History:** In 1887, the east side of John Street between Spensley Street and Heidelberg Road was vacant land. In 1888 seven brick terrace houses were built in John Street on the north-east corner of Spensley Street. William Inglis, an agent, was listed as owner, and all houses had tenants.
- In 1891 William and John Vale were owners; the Sands and McDougall Directory for that year listing the properties as "Railway Terrace 1 to 7". By 1900 the properties were in the hands of the executors of the late Frank Spry. Six of the houses had tenants.
(RB 1887, 1889, 1891, 1901, S&M 1891)
- Significance:** A substantial speculative residential development associated with the later years of the land boom and recalling the social significance of the railway line to the extent that this building was erected in the same year as the railway was opened.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
Sands & McDougall Directories
- Issue:** No. 1 December 1989

Building:

3 Johnston Street, "Belmont"



<u>Allotment Reference:</u>	81
<u>National Trust Register:</u>	--
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Registered
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	18.8.87
<u>Grantee:</u>	Hughes and Hoskins
<u>Original Owner:</u>	Moses Craven (?)
<u>Present Owner:</u>	

274

Original Use: Residence

Present Use: Residence

Construction Date: pre 1858

Architect:

Builder:

Description: Two storeyed brick residence with coursed quoined, bluestone front elevation (to lower level only) at street alignment and timber posted balcony with iron lace panels overhanging street. The upper portion of the front elevation is brick and has a parapet top with simple cornice mould and central pediment flanked by scrolls with the name "Belmont" in low relief. Steps to the front door at street level encroach on the footpath.

Condition: Good

Integrity: Good

History: "Belmont" predates the 1858 Hodgkinson map.

By 1864 (RB) it was owned by Moses Craven (no change RB 1865, 1867), passing to James Wilson contractor, by 1876, and remaining in his possession in 1901 (RB 1877, 81, 95, 1901).

The second floor with pediment appears to have been added during Wilson's ownership.

Significance: "Belmont" incorporates a very early Collingwood building, the use of bluestone testifying to its age. The upstairs cantilevered balcony is unique in Collingwood and by overhanging the footpath adds "depth" to the municipality's heritage of Victorian architecture.

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

References: Rate Books

Issue No. 1:

Issue No. 2: May, 1995

Building:

Former Victoria Bakery complex 139
Johnston Street



<u>Allotment Reference:</u>	74
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Flat Precinct
<u>Photograph Date:</u>	13.6.87
<u>Grantee:</u>	David Chambers
<u>Original Owner:</u>	George Mateer
<u>Present Owner:</u>	
<u>Original Use:</u>	Bakery, shops
<u>Present Use:</u>	139 Hardware and Building Supplies Co. Residence (rear)
<u>Construction Date:</u>	1888
<u>Architect:</u>	Norman Hitchcock

276

Builder:

Description:

The former Victoria bakery and shop complex consisting of a richly decorated and stuccoed main (north) facade of three bays with two similar bays returning along the Campbell Street frontage, the remainder of this two storeyed building being of red brick construction.

The trabeated main facade has three altered shop fronts at street level with coupled windows above, flanked by fluted corinthian order pilasters and surmounted by individual pediments with urns and effigies. Similar taller pilasters define the bays and support a richly decorated entablature with bracketted cornice, swags, balustrated parapet and corner pediments with the words "C. Mateers Victoria Bakery" in low relief.

Along Campbell Street, the red brick facade is carried on a bluestone plinth and is punctuated by a carriageway with pitched entry and elliptical arch which runs into a service yard through a second archway. A rear residence appears to be recent, and a bakery adjoins to the south. Inside the shops have been altered although original elements remain.

Condition:

Good. Cement rendered ornamentation above the cornice line is in poor condition.

Integrity:

Good, shop fronts recent, verandah removed.

History:

In 1887 George Mateer, baker, owned a vacant allotment with a 40 foot frontage to Johnston Street on the south-west corner of the Campbell Street intersection (RB). In 1888 he owned the present buildings here and occupied them as a baker, with one shop tenanted. By 1891, ownership had passed to his daughter (?), Miss Mateer, and William Mateer was operating the bakery business, with a tenant adjoining.

Significance:

The former Victoria Bakery buildings are important at the State level as a richly decorated complex built to accommodate the somewhat mundane activities of a baker yet expressed with the "full-blown" confidence of the late boom period. The intact facades, despite the reconstruction of the shop fronts and verandah removal are the principal elements.

Recommendations:

Recommended for inclusion on the Historic Buildings Council Register, the National Estate Register and for Planning Scheme protection. Repair of the upper level cement ornamentation and parapet copings is recommended as an urgent matter. Reinstatement of former elements is also recommended.

References:

Rate Books

Issue No. 1:

May, 1995

Issue No. 2:

Building:

146 - 148 Johnston Street



Allotment Reference: 80
National Trust Register: --
National Estate Register: --
Historic Buildings Council Register: --
Location within Precinct: Collingwood Flat Precinct
Photograph Date: 18.8.87
Grantee: Hughes and Hoskins
Original Owner:
Present Owner:
Original Use: Shop and house
Present Use:
Construction Date: 1875 - 79
Architect:
Builder:

Description:

A four roomed pair of brick shops with altered elevation to street including cantilevered verandah. Original elements include the remaining walls (upper portion at front coincides with work to Johnston Street elevation), Wunderlich ceiling linings to two front rooms (?) vents, two rear corridors and architraves. A concrete patio yard at the rear has a recent corrugated iron clad factory at the Sackville Street end, whilst walk ways provide access on either side to Johnston Street and a r.o.w. leads north to Sackville Street.

Condition:

Fair

Integrity:

Poor

History:

In 1874, James P. Foster owned a house on this site and by 13.1.75 a shop had been built there ("cottage and shop" RB). Foster owned a vacant block to one side which he had built a house on by 1879. They remained in his possession in 1888 (RB), passing to Eliza Foster by 1892 (RB). Louis Arent had acquired them by 1895.

In 1893, John Wren established his tote at no. 136 Johnston Street which corresponds in the 1896 (RB) with Louis Arent's shop. The tote, itself, was actually situated behind the shop, whilst the pedestrian "escapes routes" from this area, of which there were three, still remain.

Significance:

The shops at nos. 146-148 Johnston Street are of interest today as the "front" to John Wren's tote, of which nothing appears to remain save the site and pedestrian access/escape routes.

Recommendations:

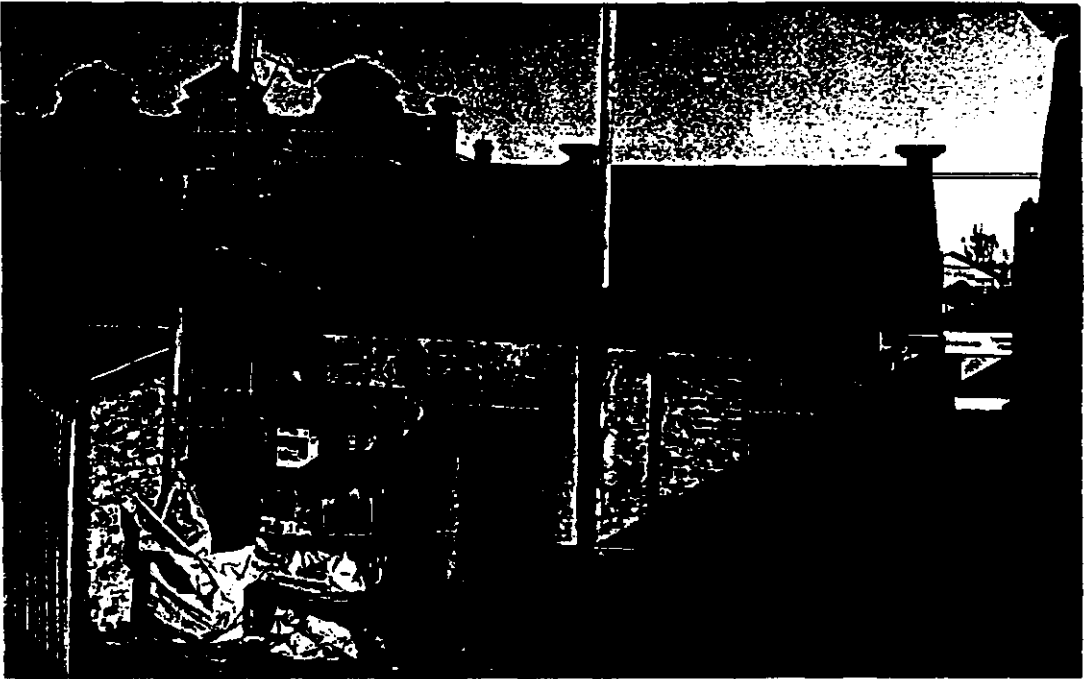
Recommended for planning scheme protection.

References:

Rate Books
Brennan, N. John Wren gambler his life and times, Hill of content.

Issue No. 1:

286



125-127
Johnston St

Building:

Bendigo Hotel, former
Collingwood Arms, Johnston
Street



<u>Allotment Reference:</u>	74
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>Location within Precinct:</u>	Collingwood Flat Precinct
<u>Photograph Date:</u>	12.6.87
<u>Grantee:</u>	David Chambers
<u>Original Owner:</u>	Carlton Brewery Co. (RB), possibly the Melbourne Brewing and Malting Co. (1882-1889) which became the Carlton Brewing Limited in 1896.
<u>Present Owner:</u>	
<u>Original Use:</u>	Hotel
<u>Present Use:</u>	Hotel
<u>Construction Date:</u>	1911

Architect:

Sydney Smith and Ogg

Builder:

Description:

A two storeyed Edwardian Queen Anne brick hotel with Art Noveaux decoration and oriel corner towers and symmetrical main (north) facade with dominant central gable flanked by pinnacles carried to street level. A curving bracketted sill accentuates the former (?) main entrance below the gable and defines a space above for the hotel name. Friezes with foliated decorations below the tower roofs are complemented by stylised natural motifs generally limited to the towered sections. A hipped slate roof and tall chimney stacks are in situ. Inside, the public hall but has been renovated.

Condition:

Good

Integrity:

Good. The brick and stuccoed facade has been painted and a key window alongside the former (?) front door bricked up. A new brick tile dado has been provided at Street level.

History:

In 1871 "The Collingwood Arms" hotel was opened on this site. It was purchased in 1887 by the Carlton Brewery Company from Edward Latham who was an owner of the brewery from 1865-1882. Many hotels were purchased by breweries at this time with a view to improving standards and it was then that the name was changed to the "Bendigo Hotel".

In 1901, architects Sydney Smith and Ogg carried out minor additions to the toilets and in 1911 the original building was demolished and rebuilt in its present form to a design prepared by the same architects. In 1926 they undertook minor alterations and in 1966 extensive alterations were carried out in the bar areas. It was at this time that the facades were painted.

Significance:

The "Bendigo Hotel" is important at the State level as a sophisticated expression of the Queen Anne style as it was applied to hotel architecture. It is an important work of the noted hotel architects, Smith and Ogg.

Recommendations:

Recommended for inclusion in the National Estate Register, Historic Buildings Register, and for planning scheme protection. Paint removal using approved techniques is recommended.

References:

Davies, K., and MacAllester, J., "Hotels with corner towers in Fitzroy and Collingwood", (nd) M.U. School of Architecture undergraduate history essay.

Issue:

No. 1

Building: Former Residence
Address: 265 Johnston Street



Allotment Reference: 75
National Estate Register: -
Historic Building Council Register: -
National Trust Register: -
Location Within Precinct: -
Photo Date: November, 1989
Grantee: J.T. Hughes & J. Hosking
Original Owner: Bertram Crellin
Present Owner:
Original Use: Residence
Present Use: Restaurant

Construction Date: 1910

Architect:

Builder:

Description: A two storeyed asymmetrical brick Edwardian villa with slate roof, timber verandah and prominent octagonal corner bay. The gable ends are rough cast, and there is cement rendered banding at window sill level, and at first floor level. The two storeyed verandah has a slatted frieze, chamfered posts, and a tiled floor with bluestone copings. There is some original leadlighting to the front entry sidelights.

Condition: Good

Integrity: Good. Balustrade altered.

History: As early as 1884 Robert Dyer owned property in Johnston Street south side on the west corner with Park Street. By 1909 Bertram Crellin had purchased the property, the buildings being demolished. In 1910 Crellin, a surgeon, built a brick house on the site for his residence.

Significance: An unusually substantial Edwardian styled residence in Collingwood.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1 March, 1990

Building: "Yarra" hotel
Address: 295 Johnston Street



Allotment Reference: Lot 75
National Estate Register: Recommended
Historic Building Register: Recommended
National Trust Register: -
Location within Precinct: -
Photo Date: November 1988
Grantee: J.T. Hughes & J. Hosking, 13.2.1839
Original Owner: Joseph Schultz
Present Owner: -
Original Use: Hotel
Present Use: Hotel
Construction Date: -
Architect: -

Builder:

-

Description:

A late Victorian Italianate stuccoed hotel with two storeyed facade to Johnston Street having a broken pediment with finial as its major decorative element. The central finial and pediment is carried on rusticated pilasters which flank the round arched main entrance below. Pavilions at either end are important facade elements along with pedimented window heads at first floor level.

Condition:

Good

Integrity:

Good

History:

The Yarra Hotel in Johnston Street, south side between Park and Nicholson Streets, was built prior to 1864. It was a brick hotel owned and operated by Joseph Schultz (later spelt Scholz).

In 1869-1870 the building was described as having six rooms and in 1877 and in 1881 it was listed as The Yarra Yarra Hotel, (1864, 1869, 1870, 1877, 1881 RB).

Scholz continued as owned in 1892. By 1900 the Bank of New South Wales owned the Property and Frederick Stevenson was the licensed victualler, (1893, 1901 RB).

Significance:

The "Yarra" hotel is important at the State level for the scale and treatment of its distinctive pedimented ornamentation which renders it unique amongst the many late Victorian Italianate hotels in the State.

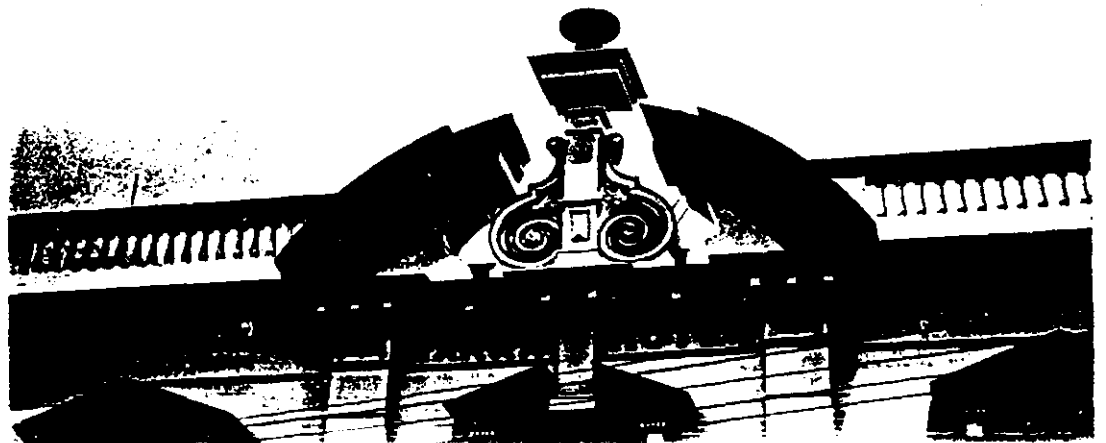
Recommendations:

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

References:

Rate Books

Issue No. 1:



288

Building:

Address:

395 Johnson Street



Allotment Reference:

Lot 76

National Estate Register:

Historic Buildings Register:

National Trust Register:

Location within Precinct:

Photo Date:

May, 1995

Grantee:

C.J. Garrard 13.2.1839

Original Owner:

Present Owner:

Original Use:

residential

Present Use:

residential

Construction Date:

post 1900

Architect:

Builder:

Description:

An asymmetrical bi-chromatic brick villa with cast iron verandah, Palisade iron fence, tessellated verandah pavement and distinguishing parapet treatment in cast cement.

Condition:

Fair, structural movement.

Integrity:

Good

History:

Significance:

No. 395 Johnston Street forms a group with No. 397 and has aesthetic importance at the local level as an intact villa residence of conservative design for its period, distinguished by its exuberant parapet treatment in cast cement, complete with urns.

Recommendations:

Recommended for planning scheme control.

References:

Issue No. 1:

May, 1995

Building: Former cable tram depot
Address: 438 Johnston Street



Allotment Reference: Lot 78
National Estate Register: -
Historic Building Register: -
National Trust Register: -
Location within Precinct: Victoria Park
Photo Date: October 1988
Grantee: R. Dacre, 13.2.1839
Original Owner: Melbourne Tramway and Omnibus Co.
Present Owner:
Original Use: Cable tram depot and office
Present Use: "Espirit"
Construction Date: 1887

Architect:

Builder:

Description:

A timber framed and corrugated iron clad former cable tram depot with gabled roof and remodelled western and southern facades. An extension at the north and is probably part of the former depot.

Condition:

Good

Integrity:

Poor

History:

In 1886 the south east corner of Johnston Street and Trennery Crescent was vacant land - four 45' blocks owned by George Sprigg, Jenkins Collier, Frederick Clapp and Horace Wilcox. In 1887, this was the site of the Melbourne Tramway and Omnibus Co. Office and Tramsheds on 180' land. In 1900 the company was known as the Melbourne Tramway Co. and there was a car house and offices on the site (1886, 1887, 1901, RB). The Johnston Street Bridge cable tramway service was opened on 21.12.1887 and replaced by buses in 1939.

Significance:

The former Johnston Street Bridge cable tram depot is the last remaining artefact of this former tramway and the only remnant of the cable tramway system in the city. It is representative of a structure different from tramway engine houses, the Melbourne cable system having 13 such depots at its greatest extent.

Recommendations:

Recommended for planning scheme protection.

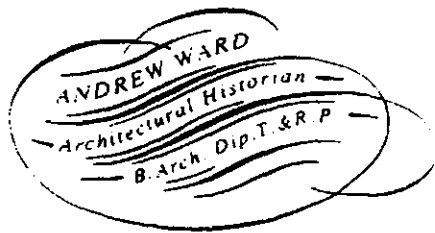
References:

Rate Books

Issue No.

December 1988

292

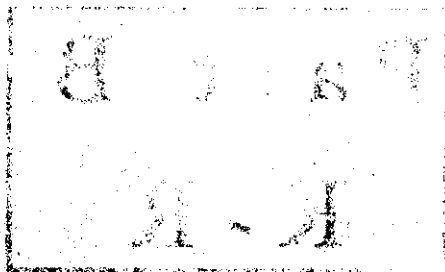


COLLINGWOOD CONSERVATION STUDY REVIEW

MAY 1995

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

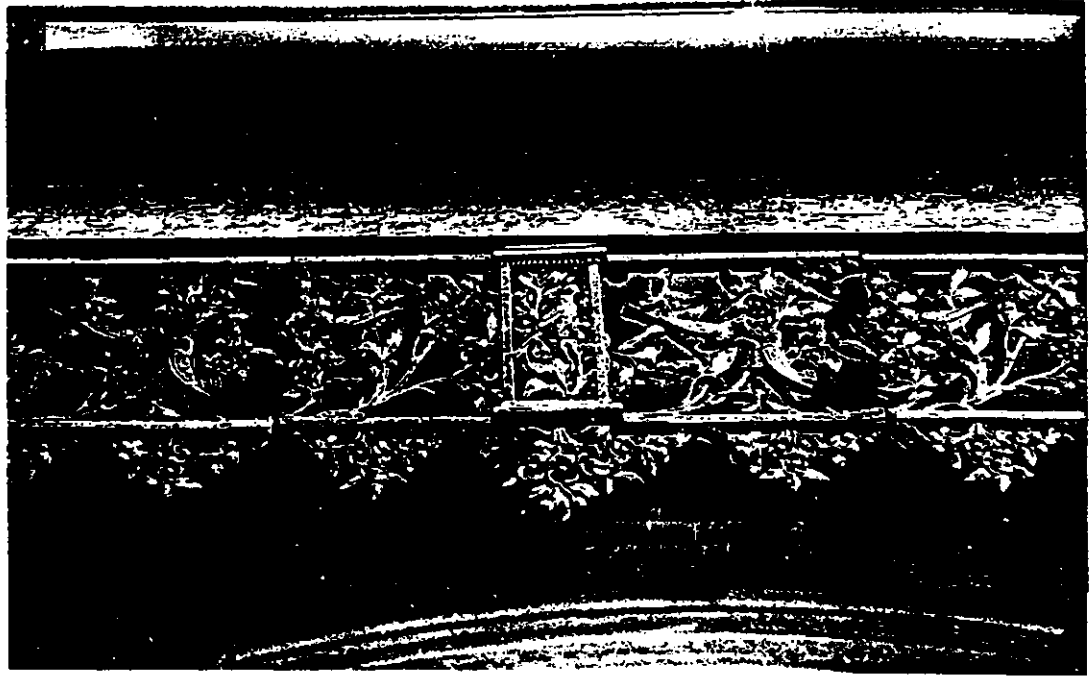
References:

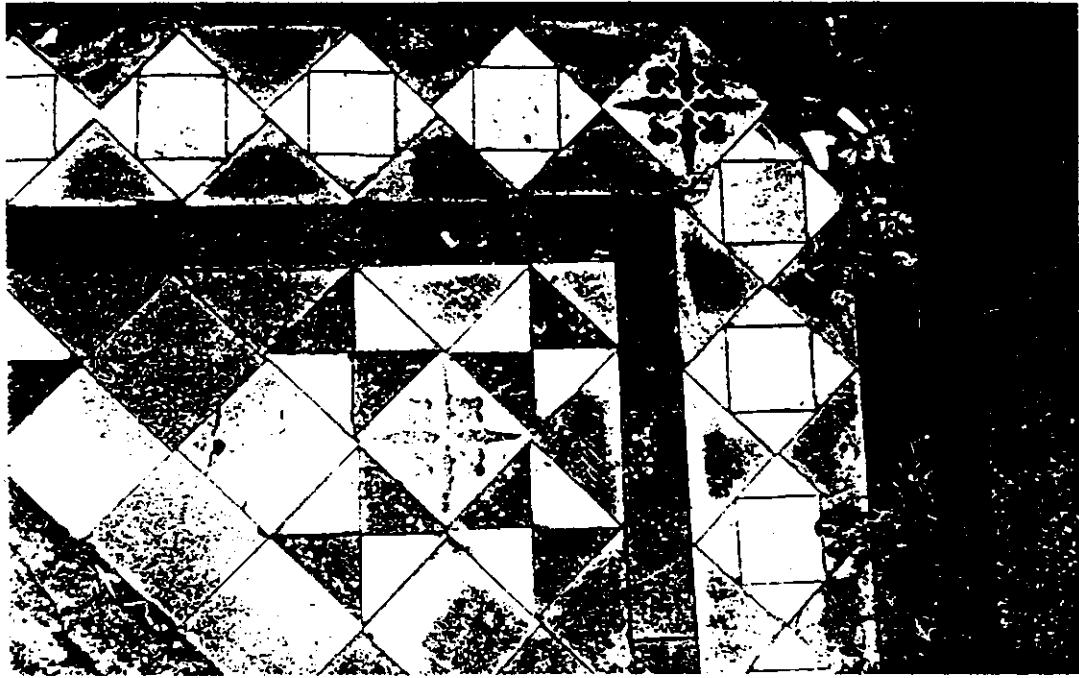
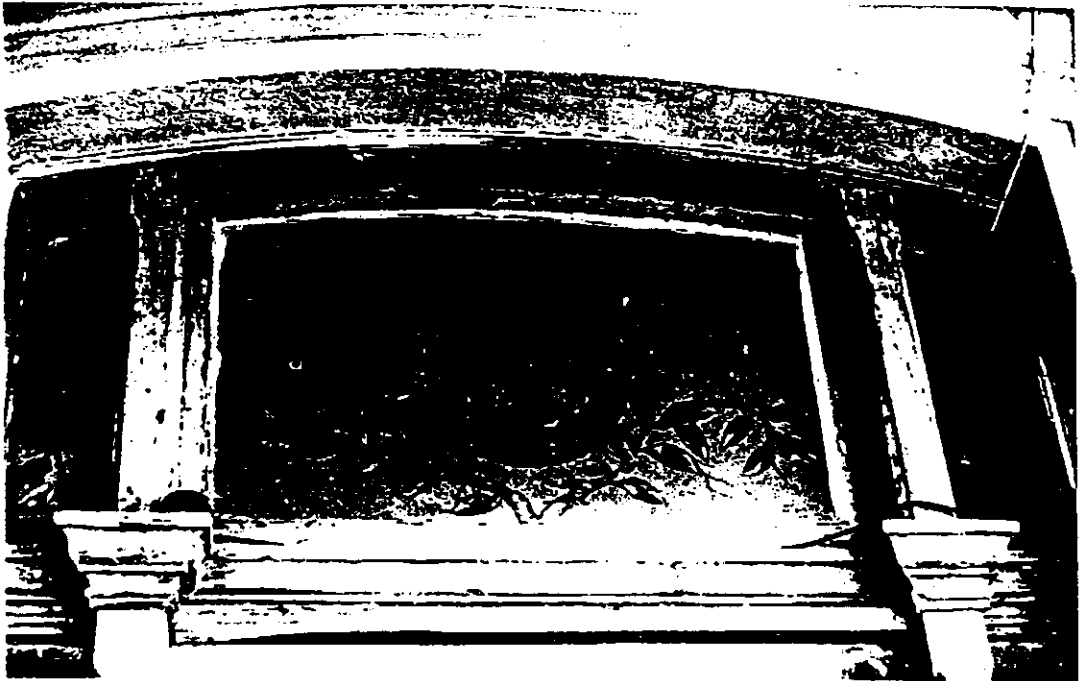
Rate Books

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

<u>Construction Date:</u>	1877
<u>Architect:</u>	H.R. Bastow (Education Department)
<u>Builder:</u>	Martin and Peacock
<u>Description:</u>	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.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good. Terracotta tiled roof, early twentieth century additions at rear.
<u>History:</u>	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.
<u>Significance:</u>	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.
<u>Recommendations:</u>	Recommended for inclusion on the National Estate Register and for Planning Scheme protection.
<u>References:</u>	- 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.
<u>Issue No. 1:</u>	August, 1988
<u>Issue No. 2:</u>	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, 13.2.1839
Original Owner: Jacob Schweppe
Present Owner:
Original Use: Cordial Factory
Present Use: James Richardson Corporation Pty. Ltd.
Construction Date: 1886
Architect:
Builder:

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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:

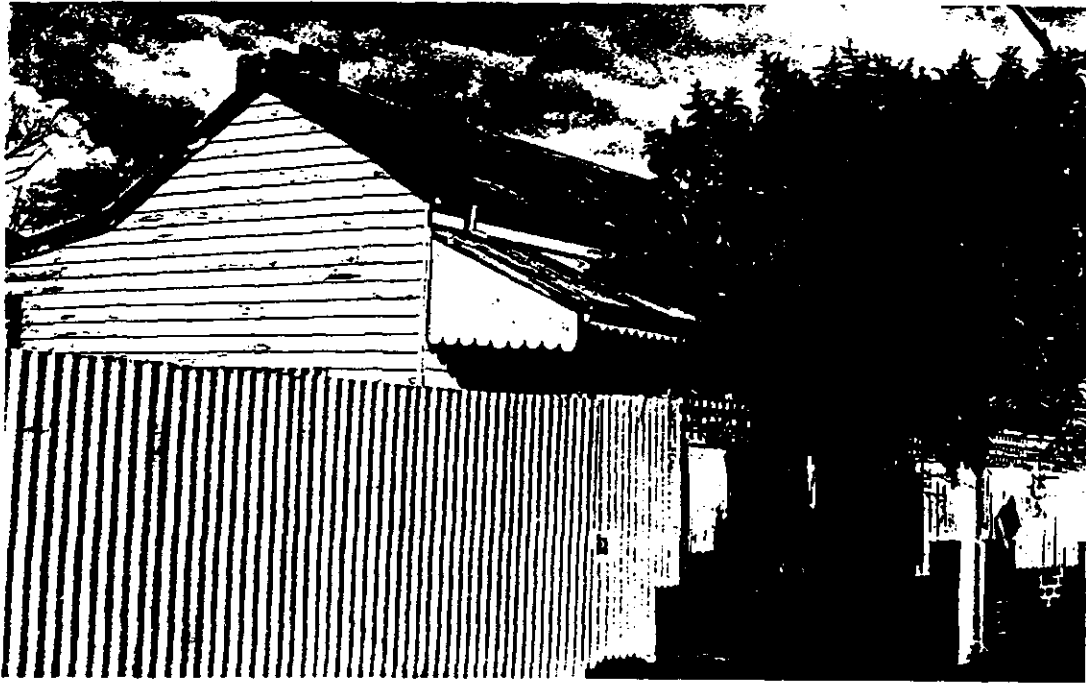
Rate Books

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: -

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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:

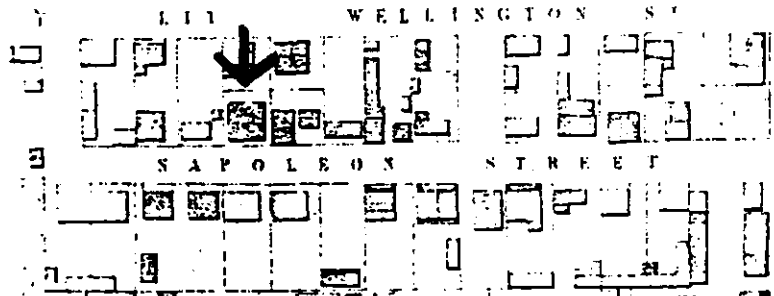
Builder:

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 Adolphus 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



<u>Allotment Reference:</u>	Lot 58
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council 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>	W. Bradley, 13-2-1839
<u>Original Owner:</u>	James Turner
<u>Present Owner:</u>	
<u>Original Use:</u>	Hat factory
<u>Present Use:</u>	Knitting mill and dye house Brush Fabrics, Warp Knitting Mills
<u>Construction Date:</u>	1874

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:

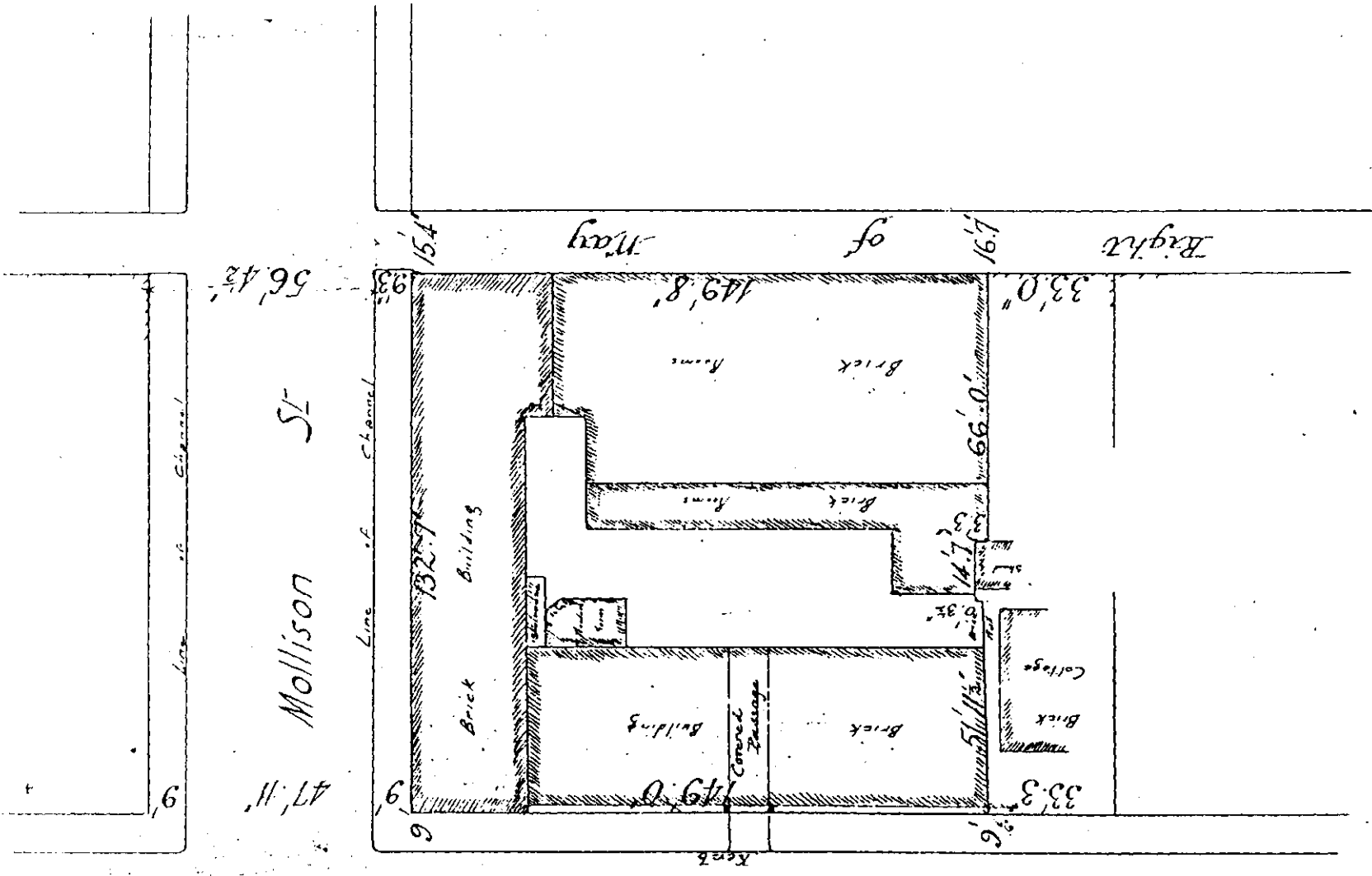
Rate Books
City of Collingwood, litho No. 00380
National Trust file
Barrett, B., "The Making of an Industrial Environment: Collingwood, Victoria, 1851-1891"
M.A. Thesis, (Univ. of Melbourne), pp.210-211.

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).

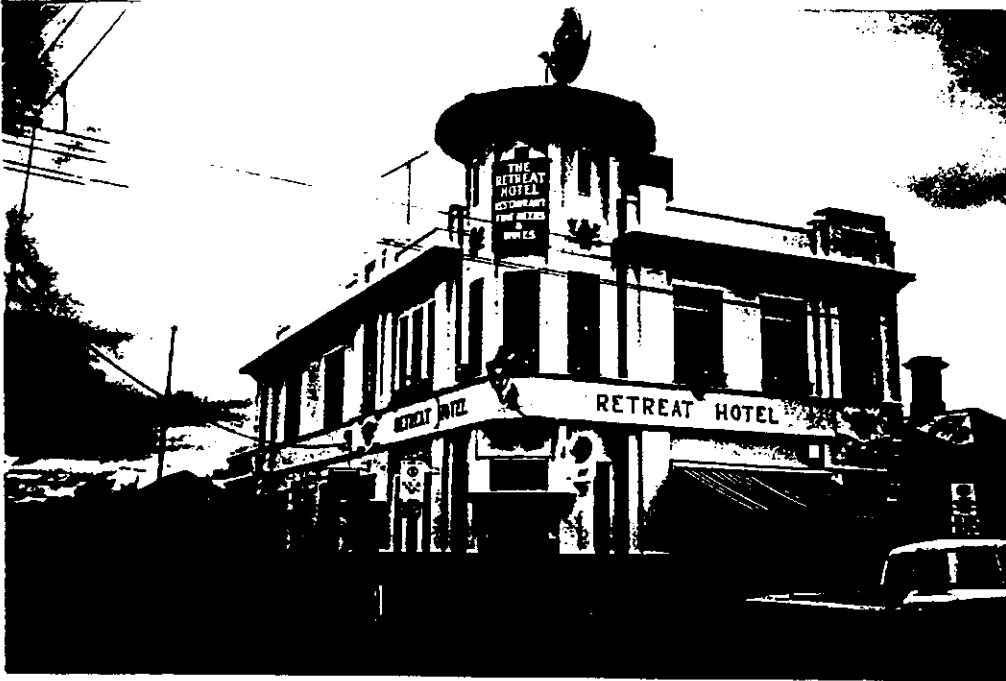
Significance: No. 99 Nicholson Street is unusual on the Flat for its comparatively rich ornamentation.

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.

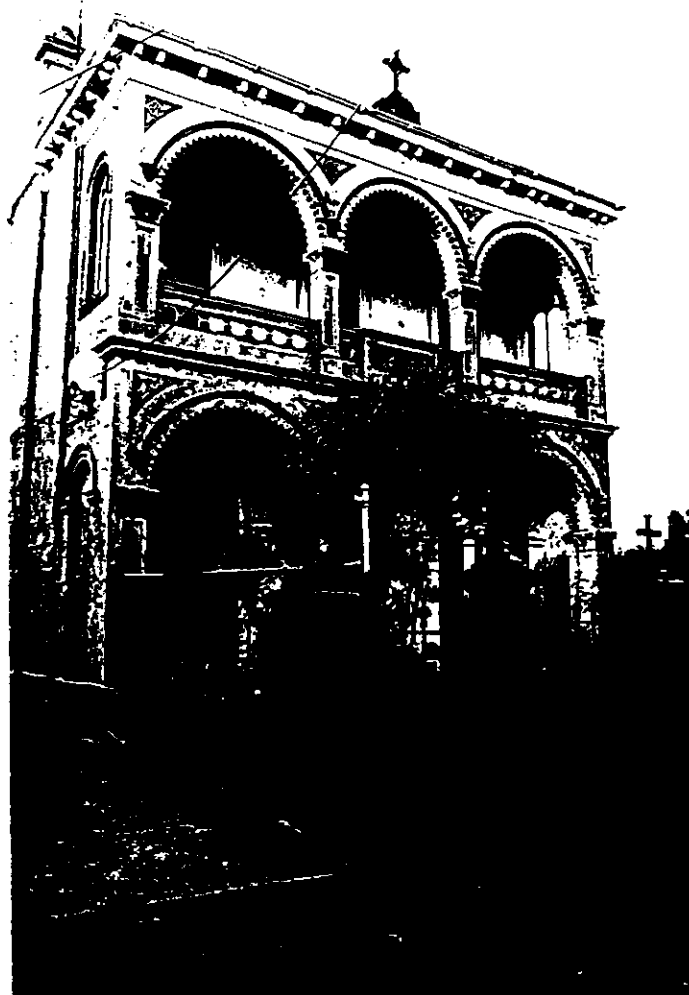
Recommendations: Recommended for planning scheme protection with a view to reinstatement of removed elements.

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:

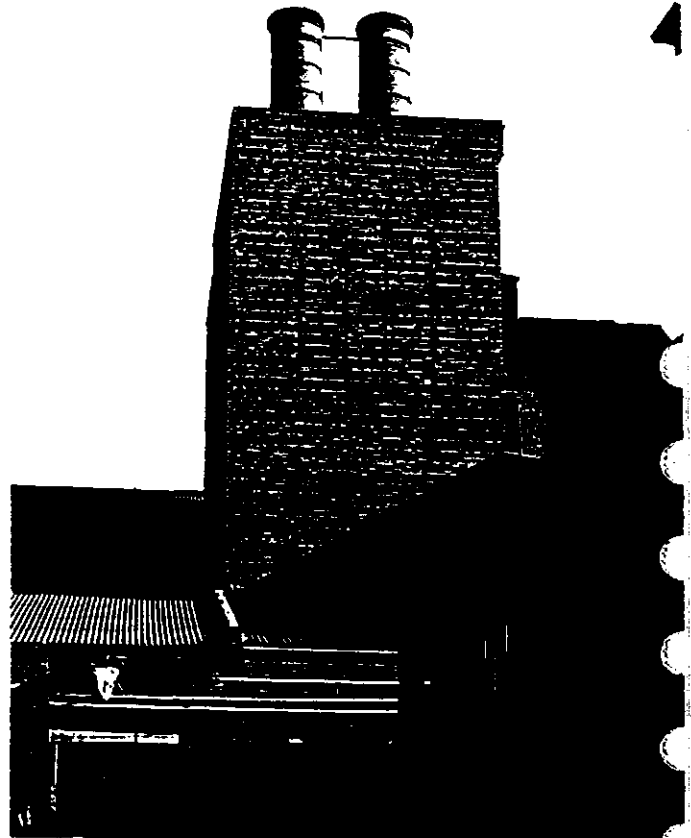
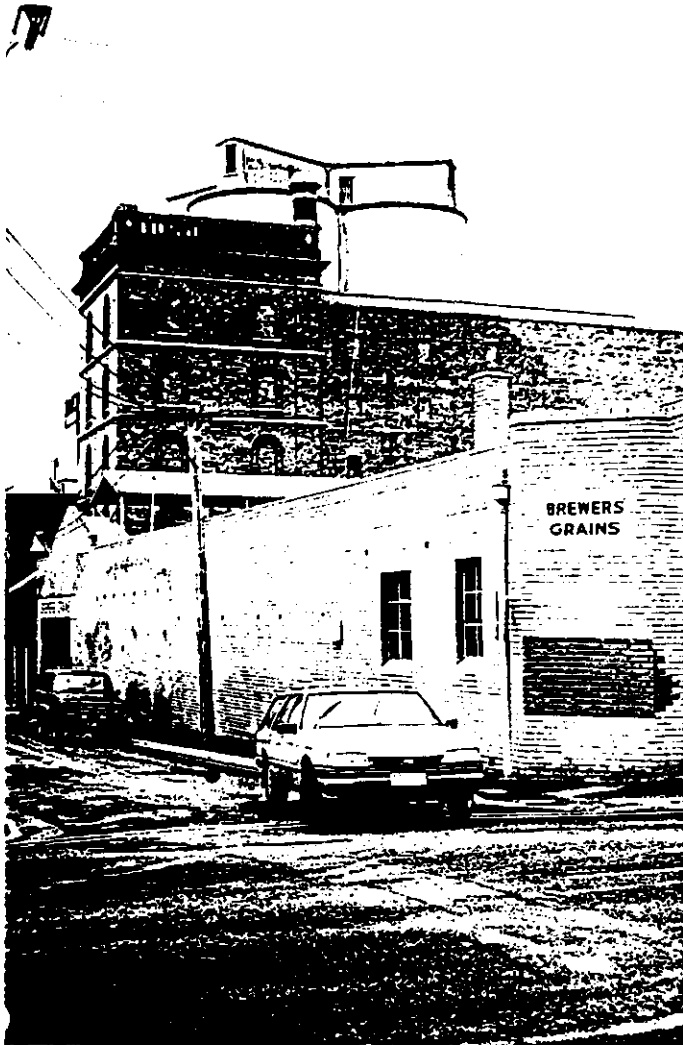
- Rate Books
- La Trobe Library, 1886 view (LTA 537) in album entitled: "presented to the Hon. G.D. Langridge".

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 buildings 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.

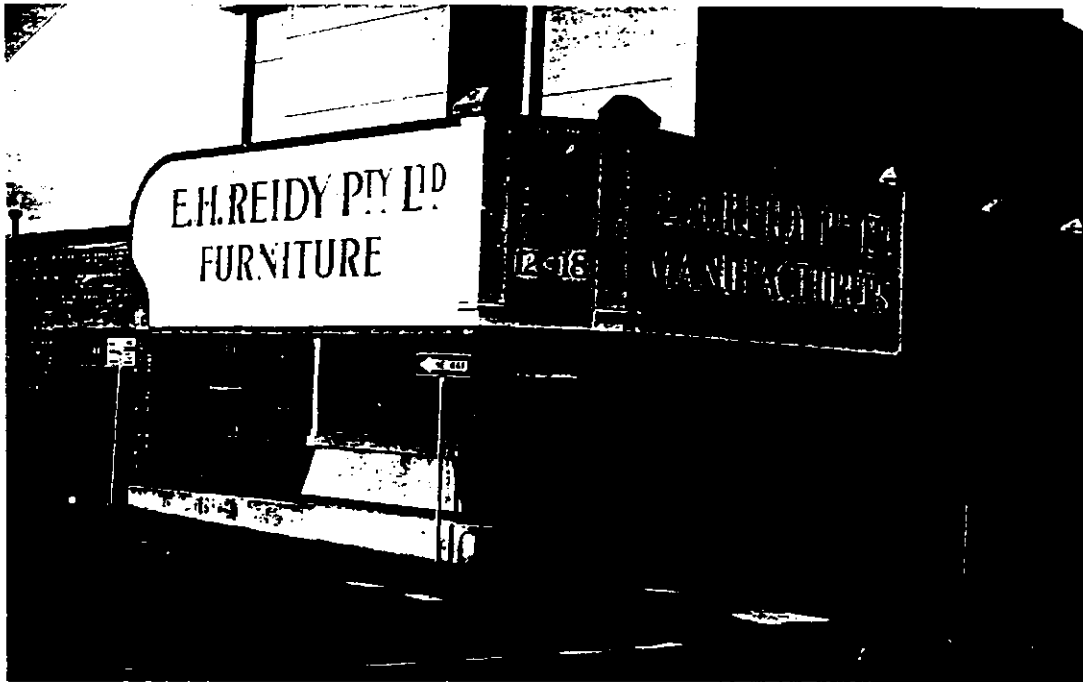
References:

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:

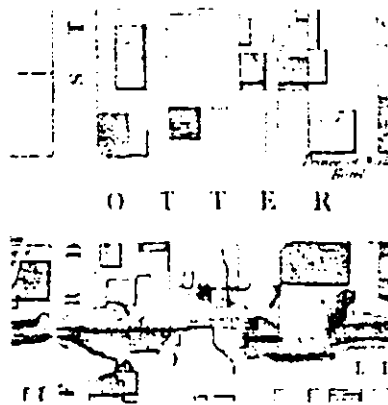
Good

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

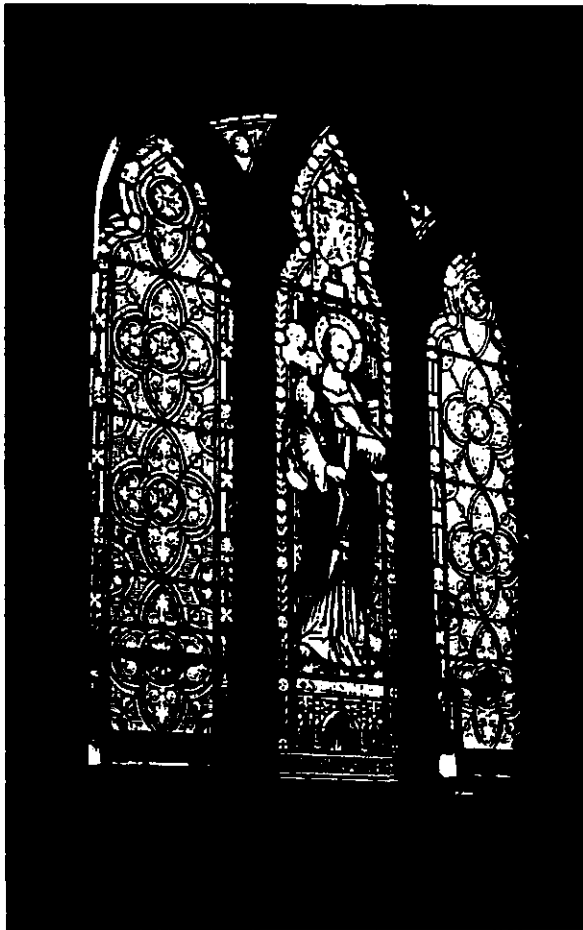
Architect:

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

362

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



<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

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

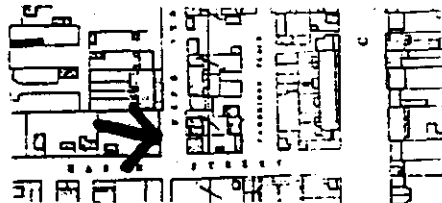
Builder: Goss and Hopkins

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.

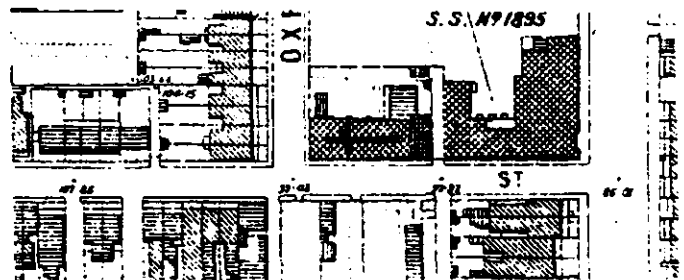
Condition: Good

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.

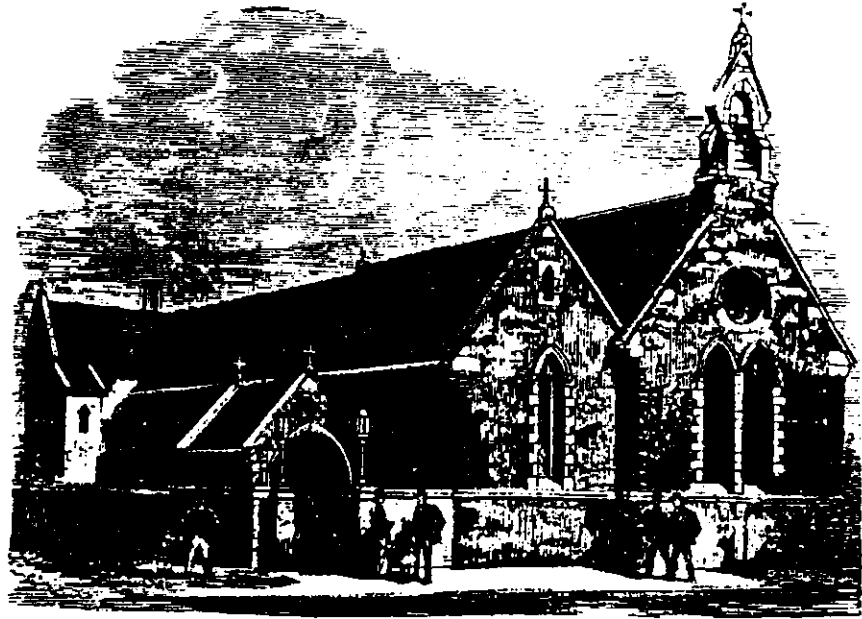
References:

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:

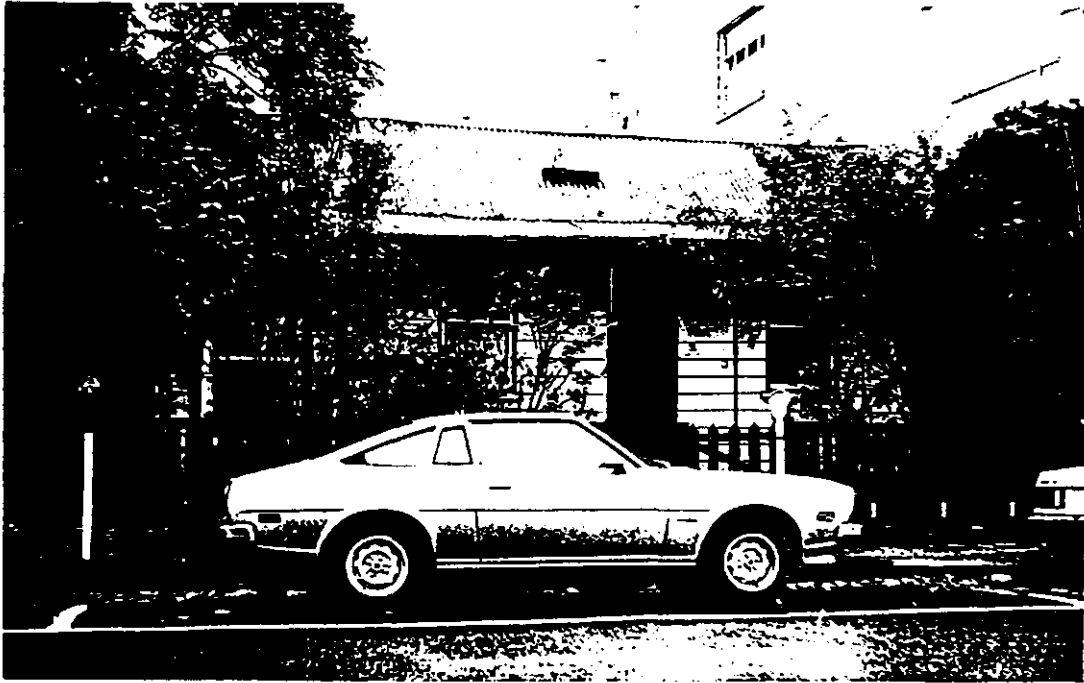
Rate Books

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:

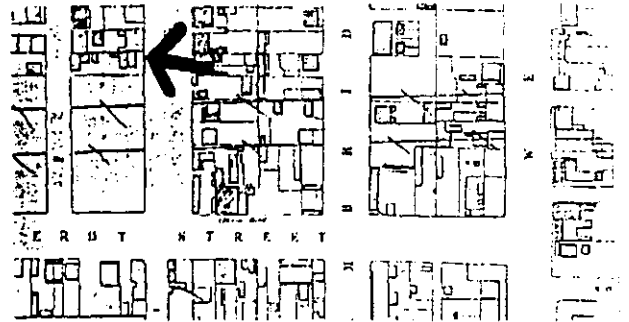
Fair

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).

378

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

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:

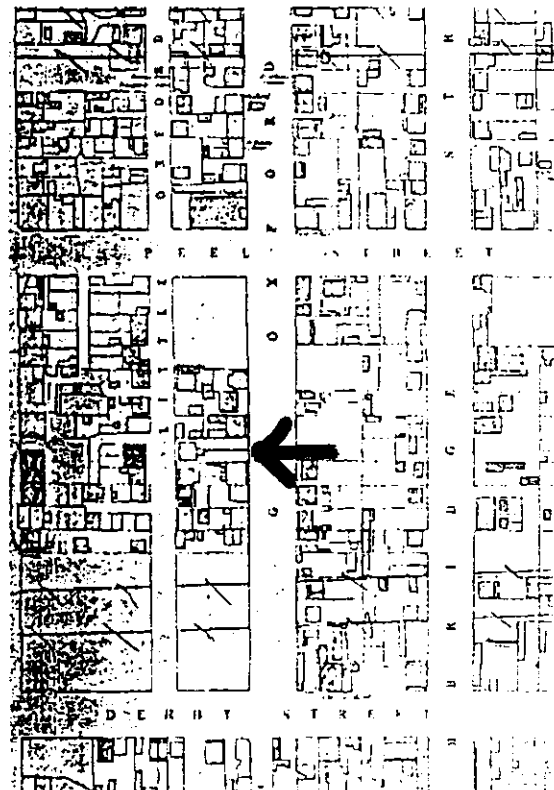
Good

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.

388

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 "honor 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 Paris¹ 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,"³ 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".⁴

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"⁵. 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.

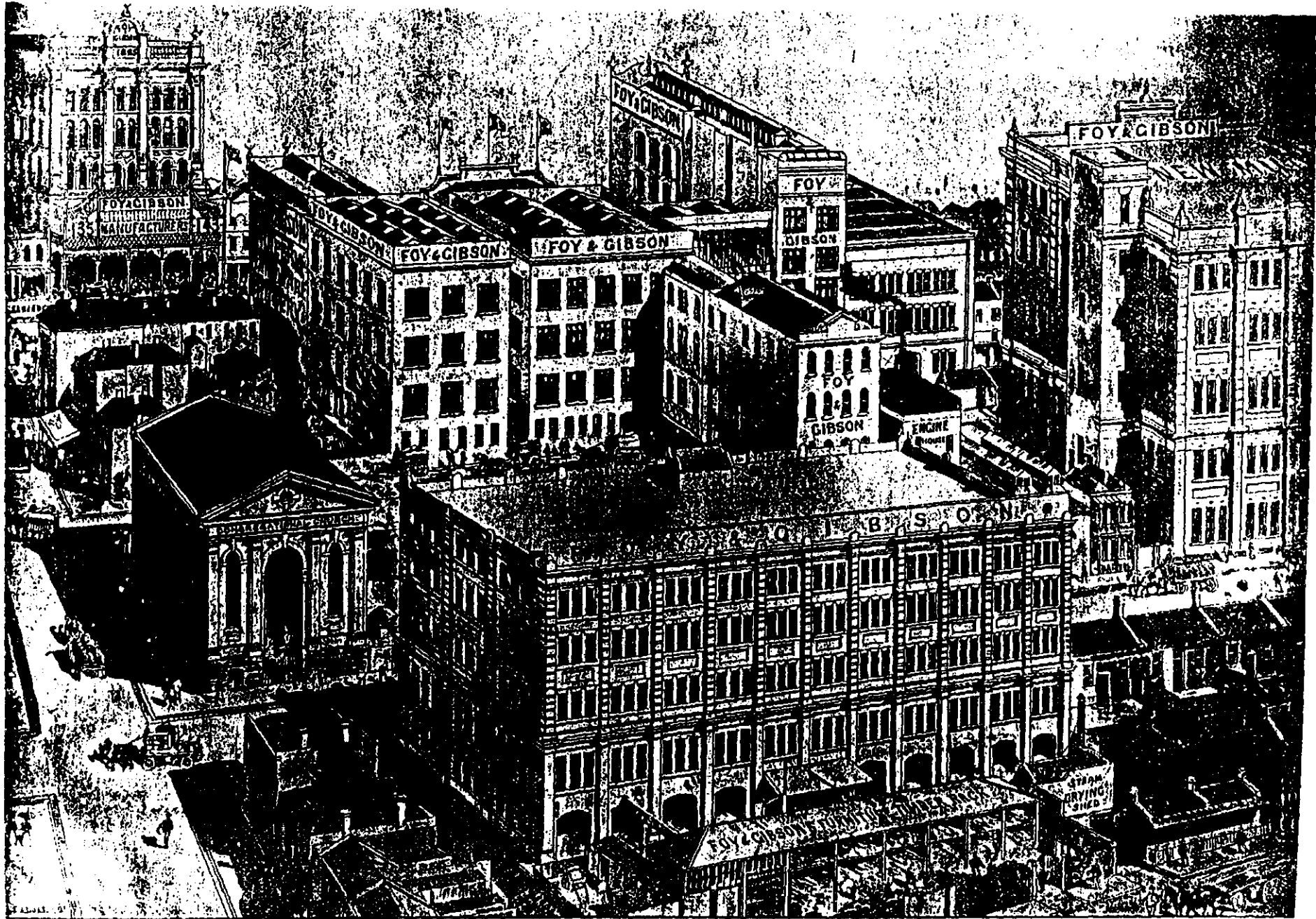
The architecture of the complex is closely associated with the eminent Melbourne architect, William Pitt (1855-1918) who retained Foy and Gibson as a client for most of his professional life. Pitt was a Collingwood councillor, and mayor, MLC, and lived at "Mikado", in Trenerry Crescent, Abbotsford. His 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.



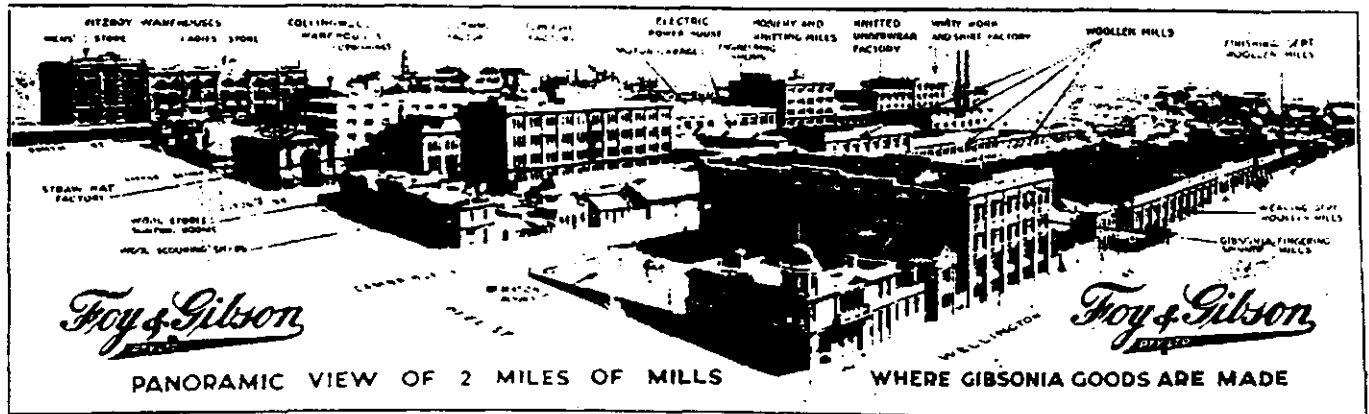
VIEW OF FOY & GIBSON'S WAREHOUSES AND FACTORIES.

THE HOME OF "Gibsonia"

BELOW, 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.



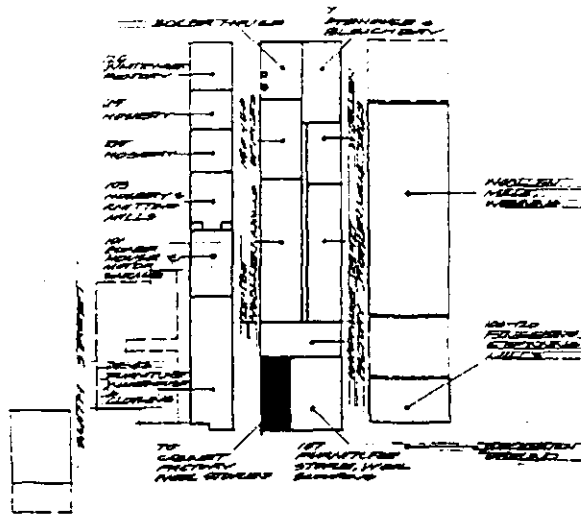
Source: Reprint of the Original Catalogue 1923 (SLV).



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

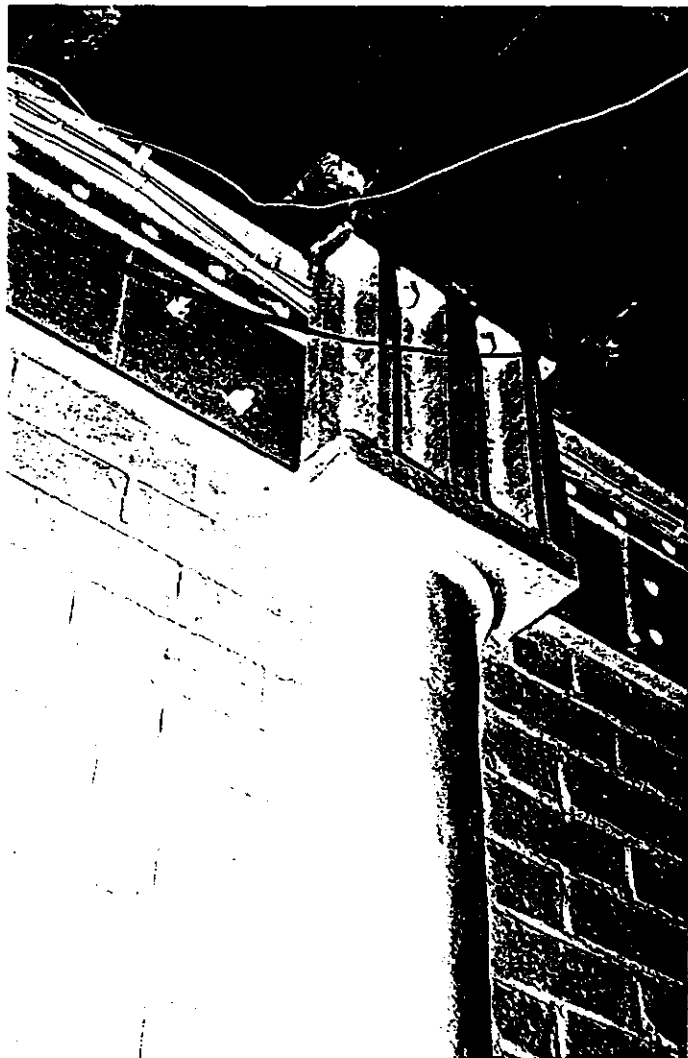
Recommended for inclusion on the National Estate and HBC registers and for planning scheme protection.

References

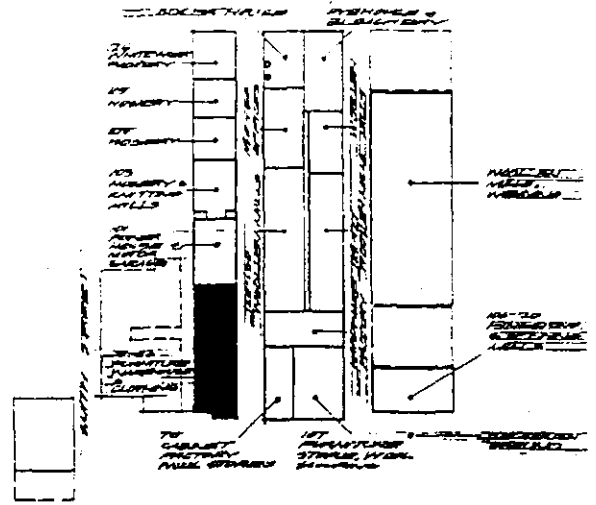
Building and Engineering Journal and Builders News, 16.11.1895, p.365

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

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 as 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.



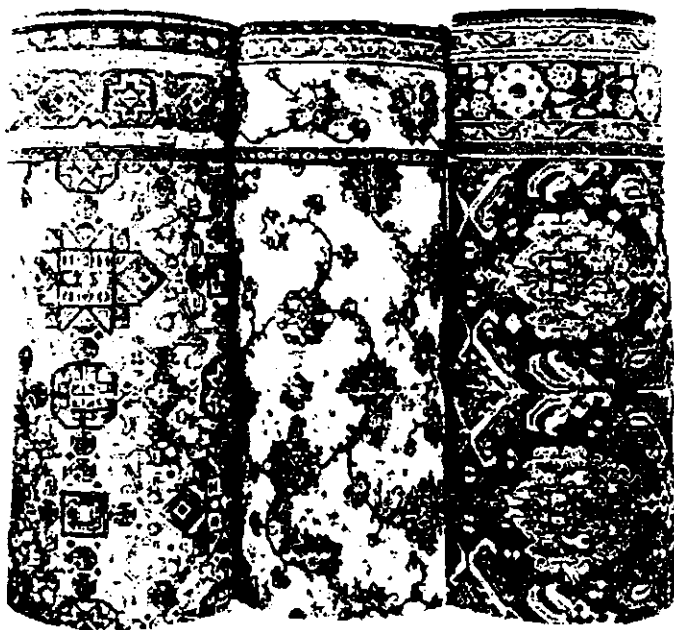
Carpet Department.



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

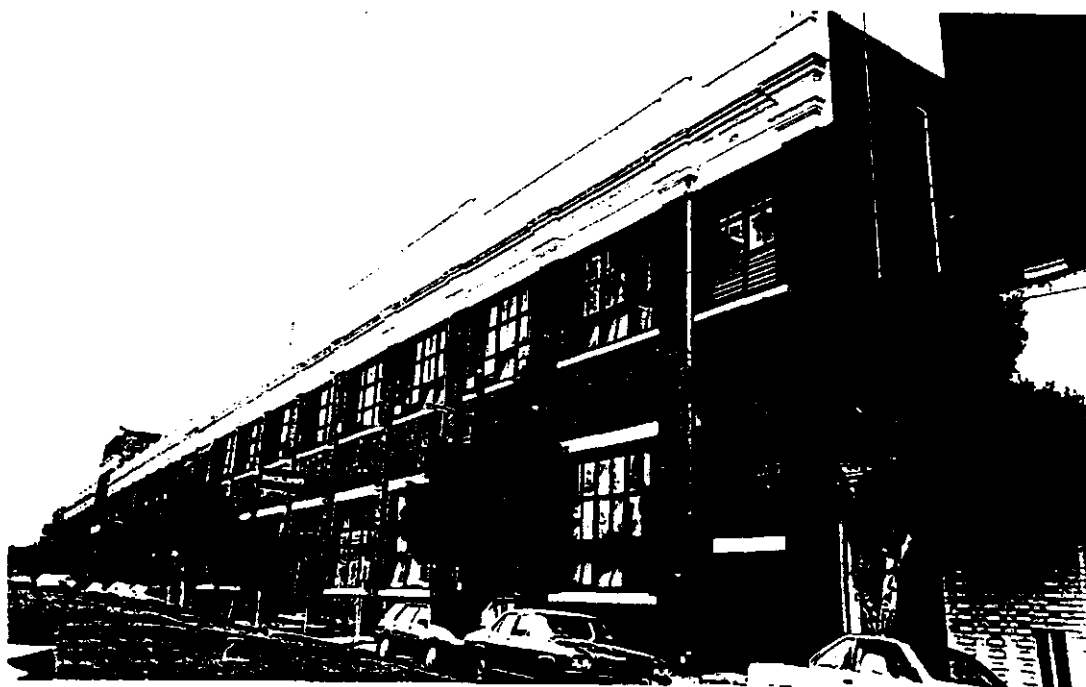
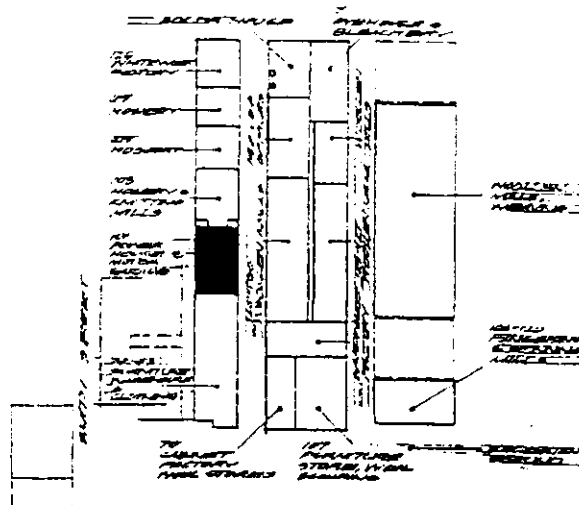


Oxford St
north end

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

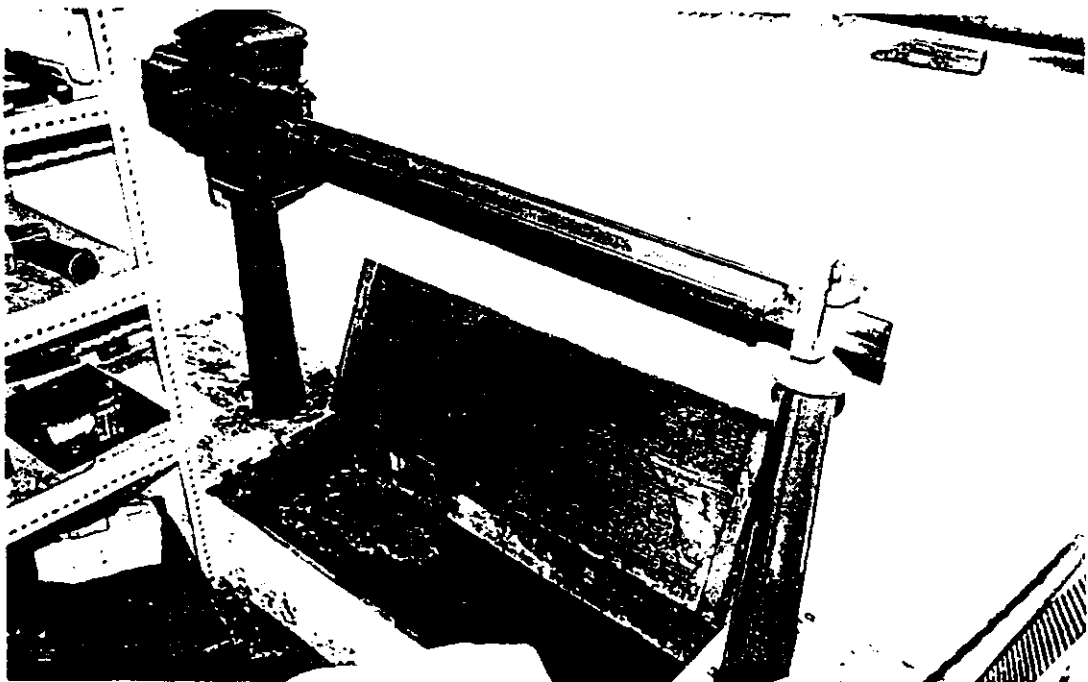
Recommended for inclusion on the National Estate register and for Planning Scheme protection.

References

S & M directories
The Advance Australia 15.10.1906

Issue

May, 1995



ASCO weighbridge scales.

406



Engine Room.



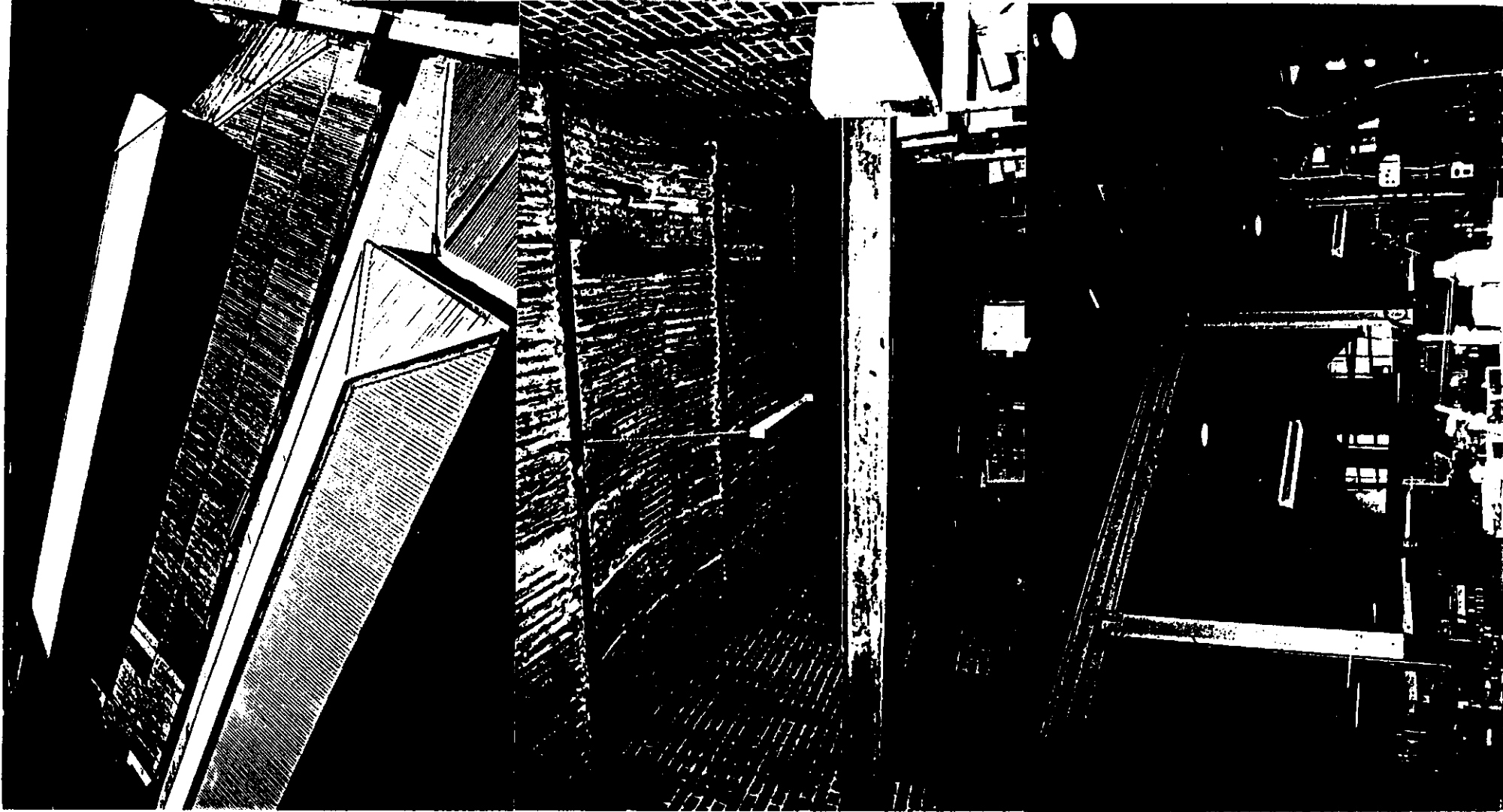
Little Oxford St.
elevation.

Andrew C Ward & Associates

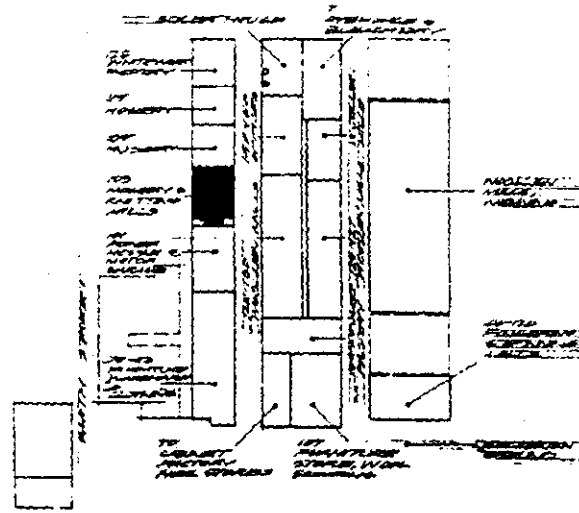
Roof lante
north end

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 3 bays to Oxford Street and lift/stair well on the south side abutting the former power house. The stuccoed cornice line is at second floor level and also at parapet level, with a raised central section. Pilasters are rusticated on levels 3, 4 and 5, the building generally conforming to the standard Foy and Gibson details. Windows are of timber. Inside, floors are of timber construction, carried on rivetted steel beams and cast iron columns. Access is available via a 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 mills 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 '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

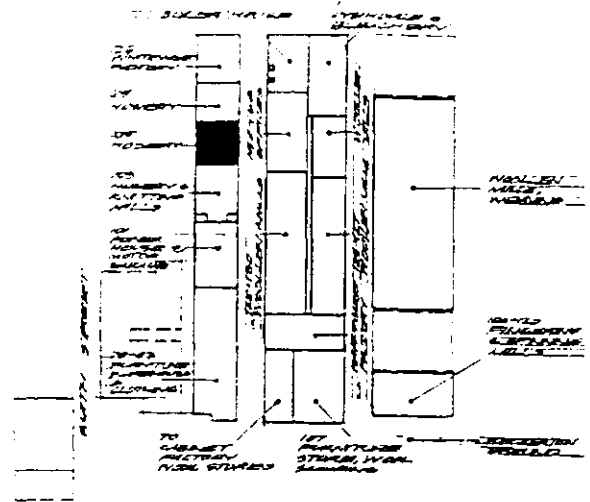
S & M directories
The Advance Australia, 15.10.1906, p.278, 279
(illustr.)
Rate Books
Reprint of the original catalogue 1923 - Foy and Gibson

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

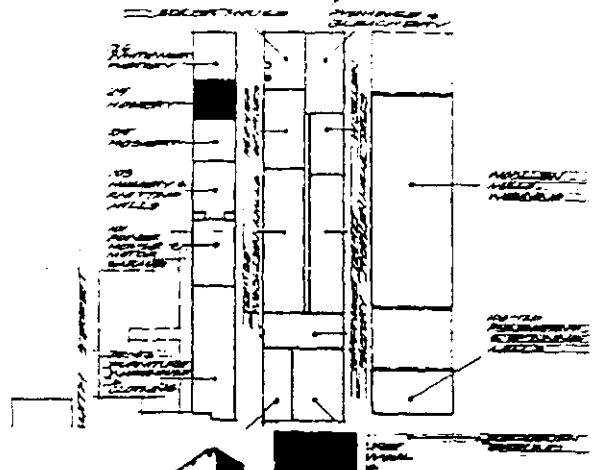
Grantee

S.A. Donaldson

412

<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.)

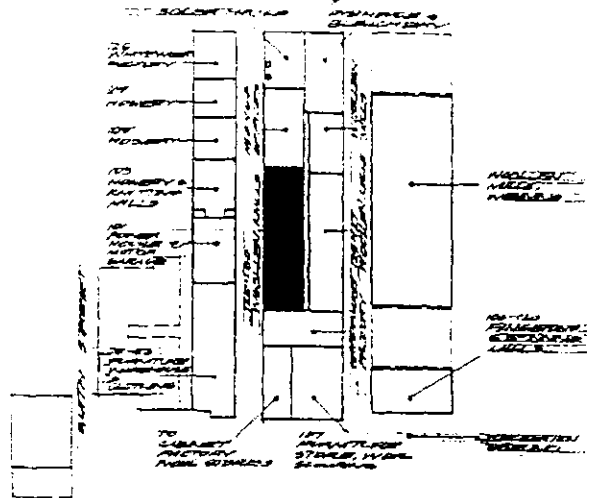
Significance The former F & G hosiery factory at 115 Oxford Street forms an integral part of the Oxford Street streetscape and is important also for its probable link with William Pitt, architect and City of Collingwood councillor. The lead light windows are unique in the F & G complex. This building 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



<u>Allotment Reference</u>	68
<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>	30.3.1988

416

<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

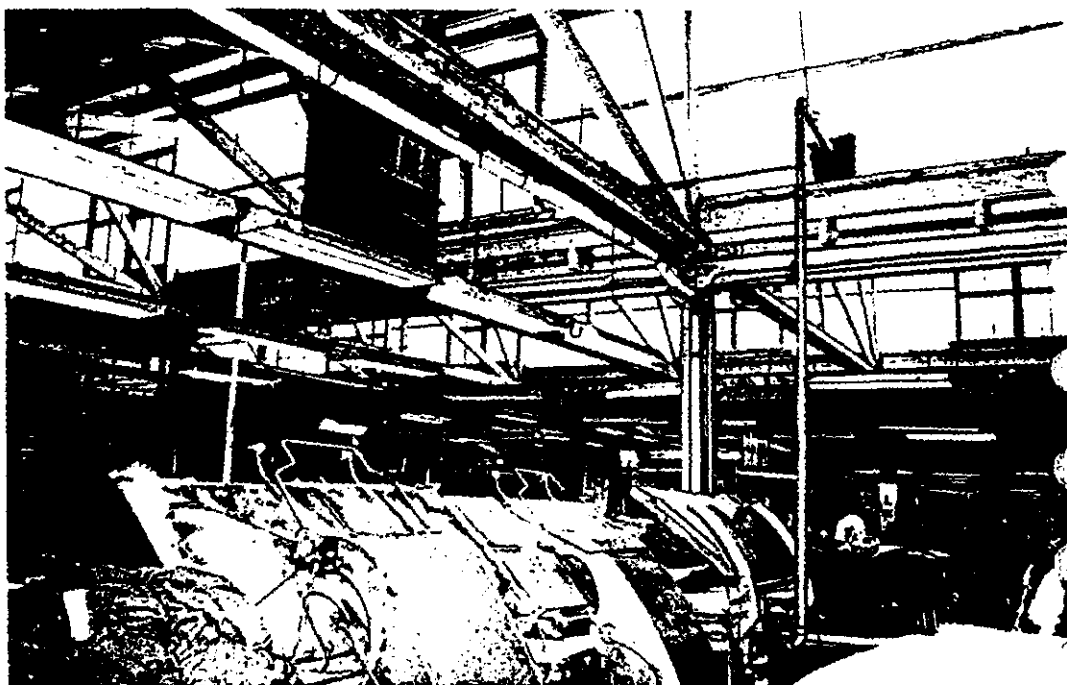
Recommended for inclusion in the National Est and HBC registers and for planning sche protection.

References

Rate Books

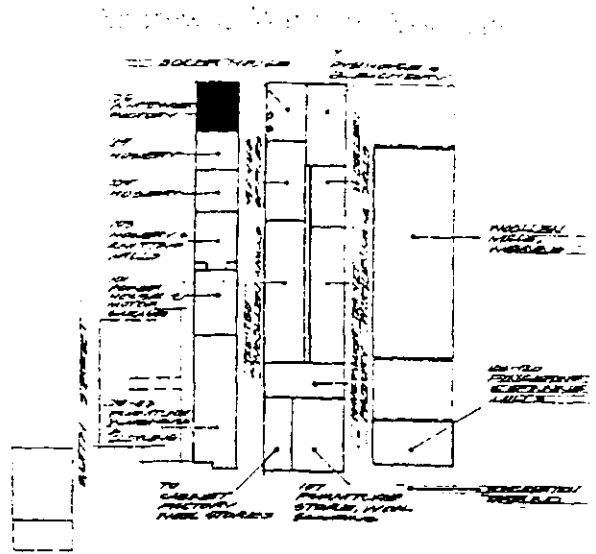
Issue

April, 1988



418.

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.

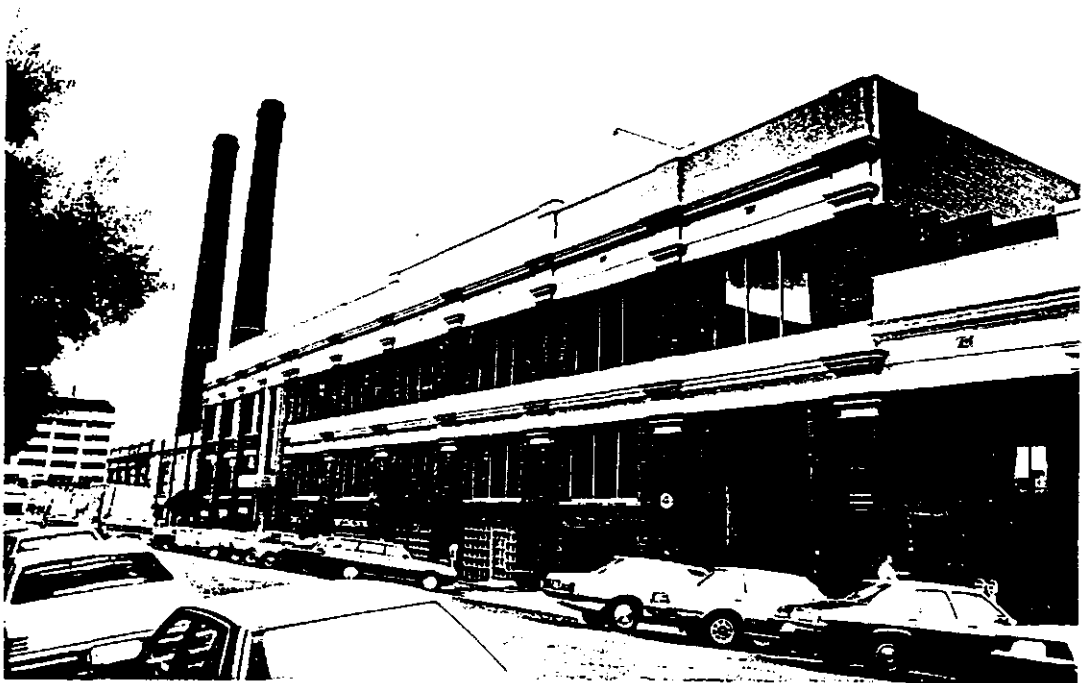
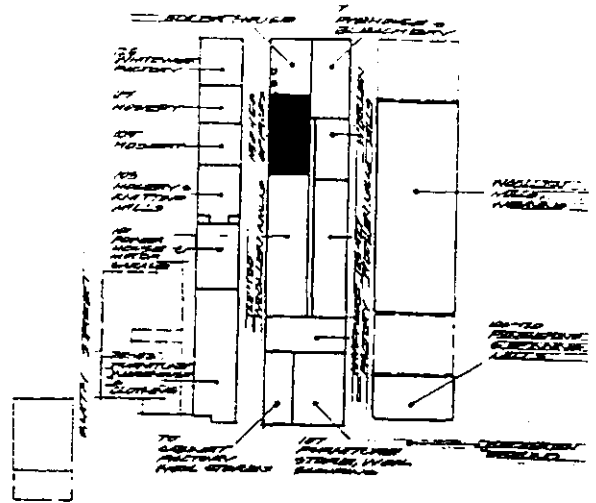
References

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.

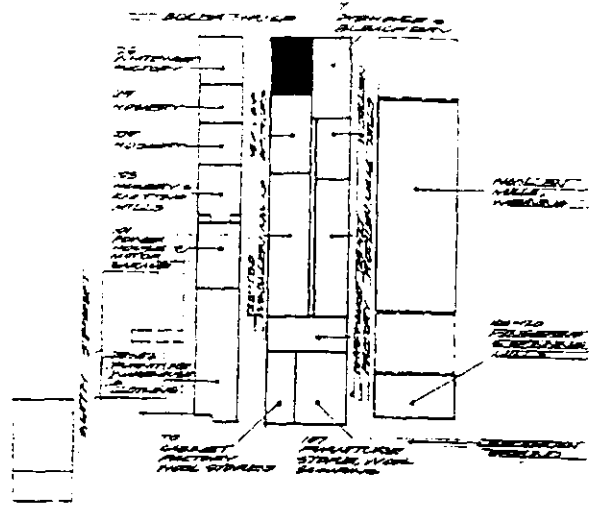
Recommendations Recommended for inclusion on the National Estate Register and for Planning Scheme protection.

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:

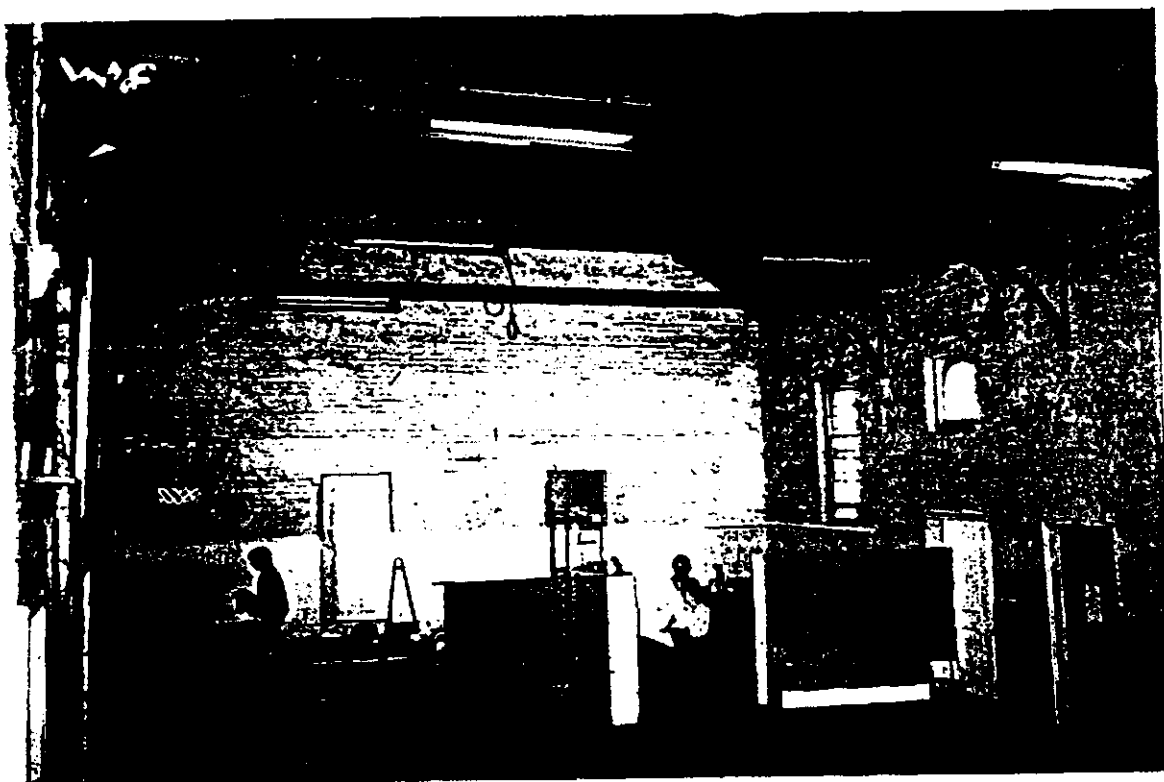
- Rate Books
- National Trust file
- The Melbourne Times, 30.7.1986.

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

430

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

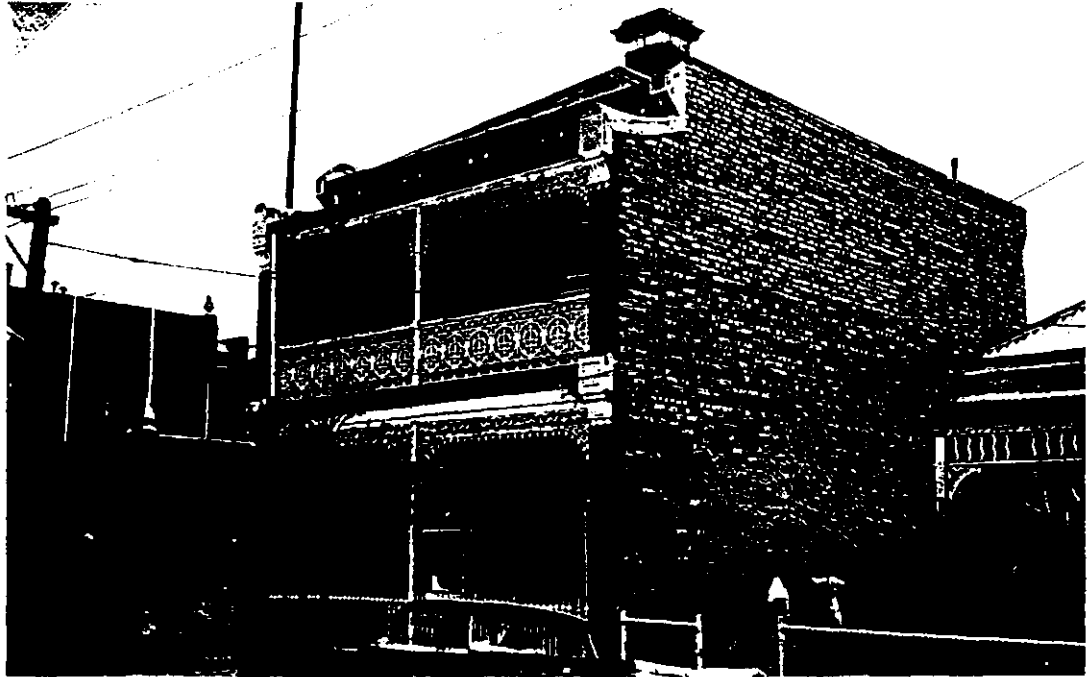
Recommendations:

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

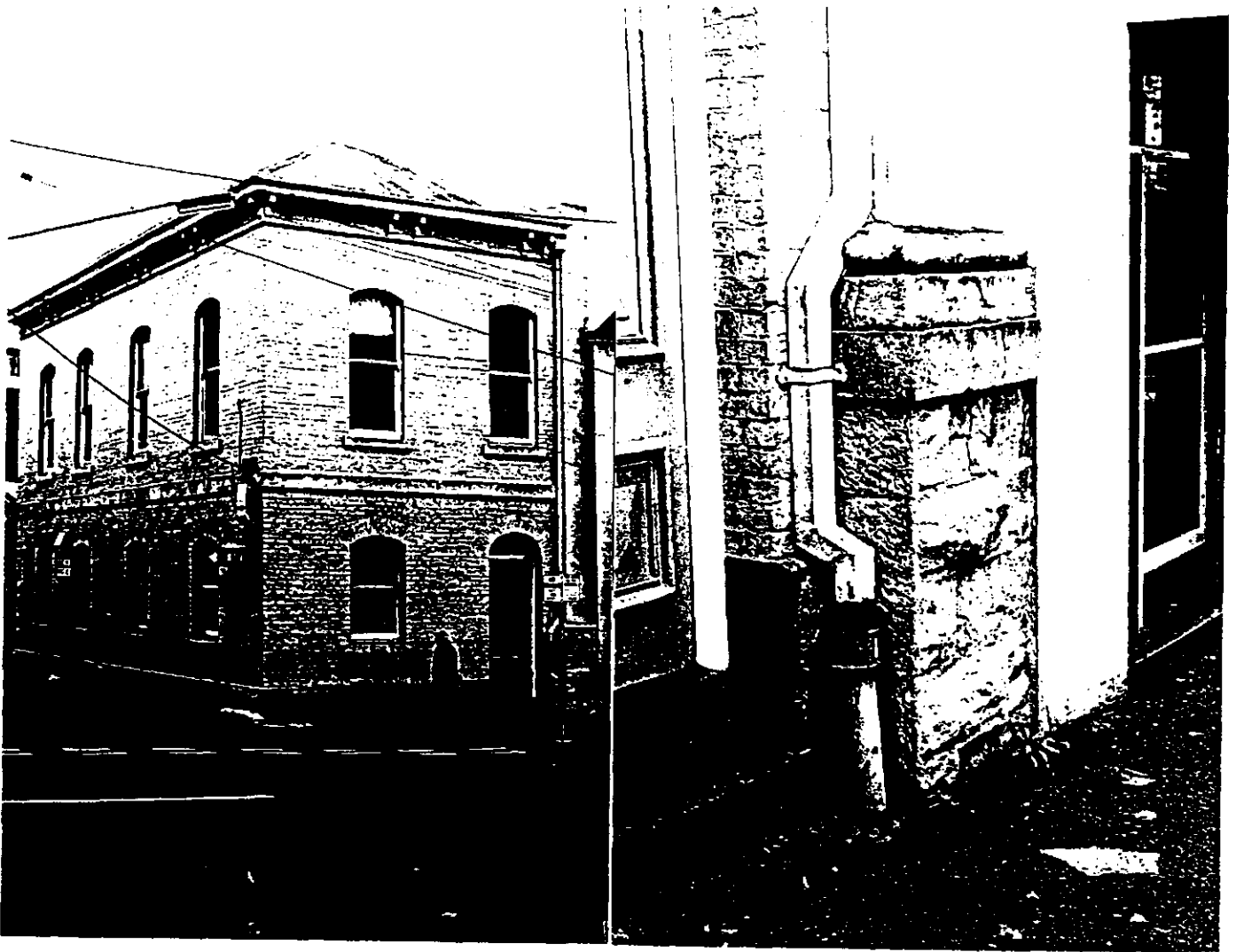
Issue No. 1

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

452

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:

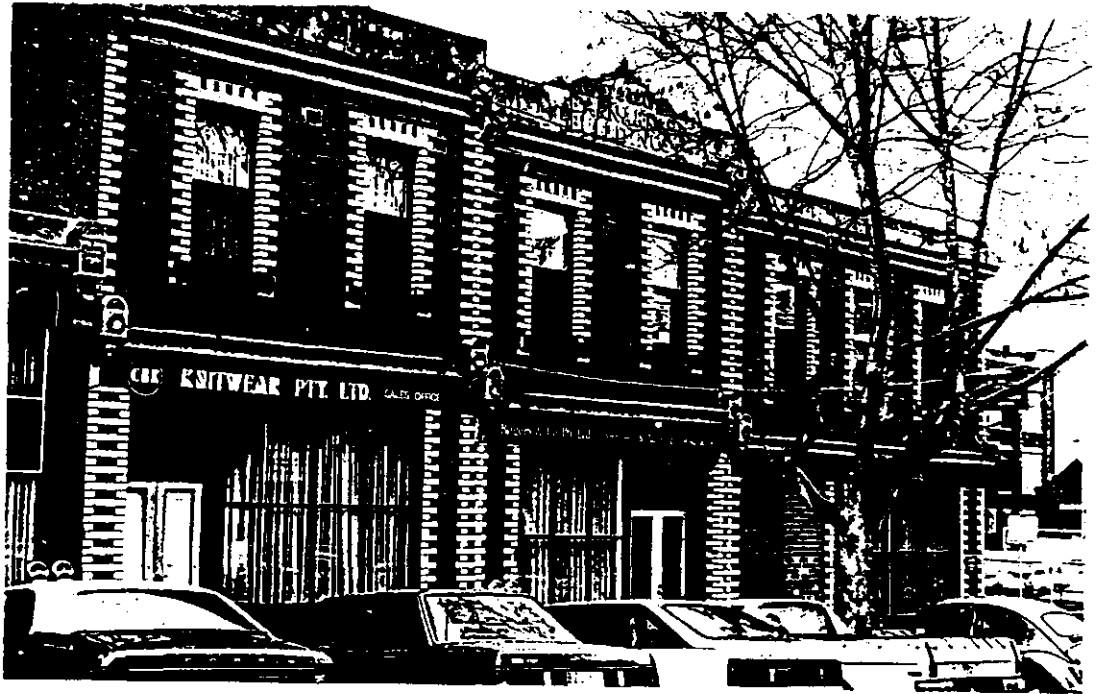
Sands and McDougall Directories
La Trobe Library spf H 4864,
H26849
Caldwell, C. Album of
Photographs of 19th Century
Architecture, 2 views.

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:

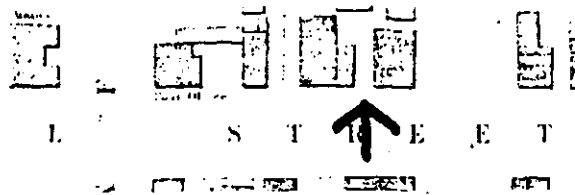
Good

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.

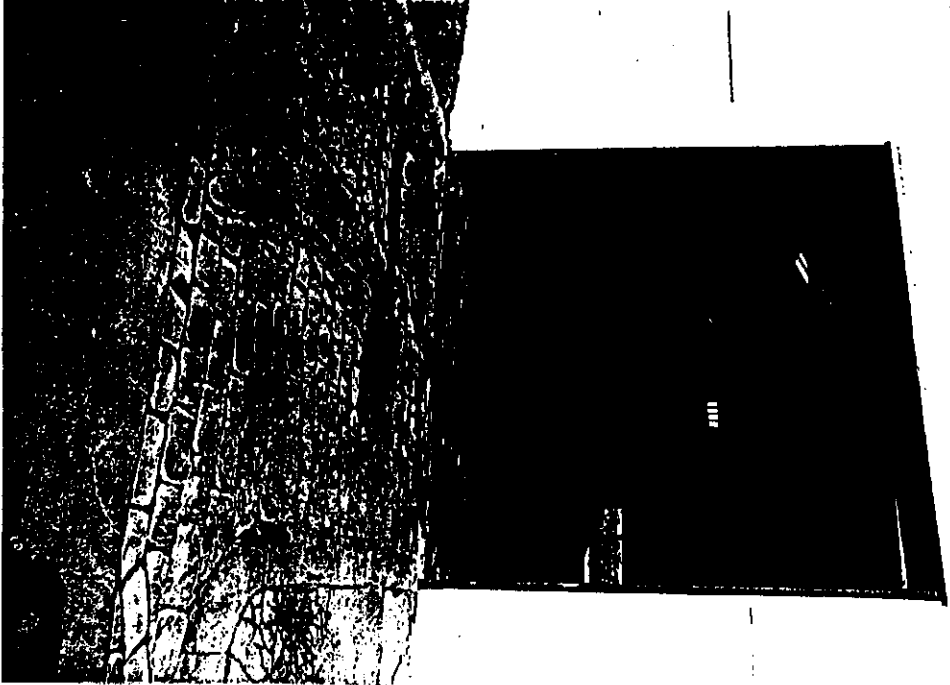
References:

Rate Books

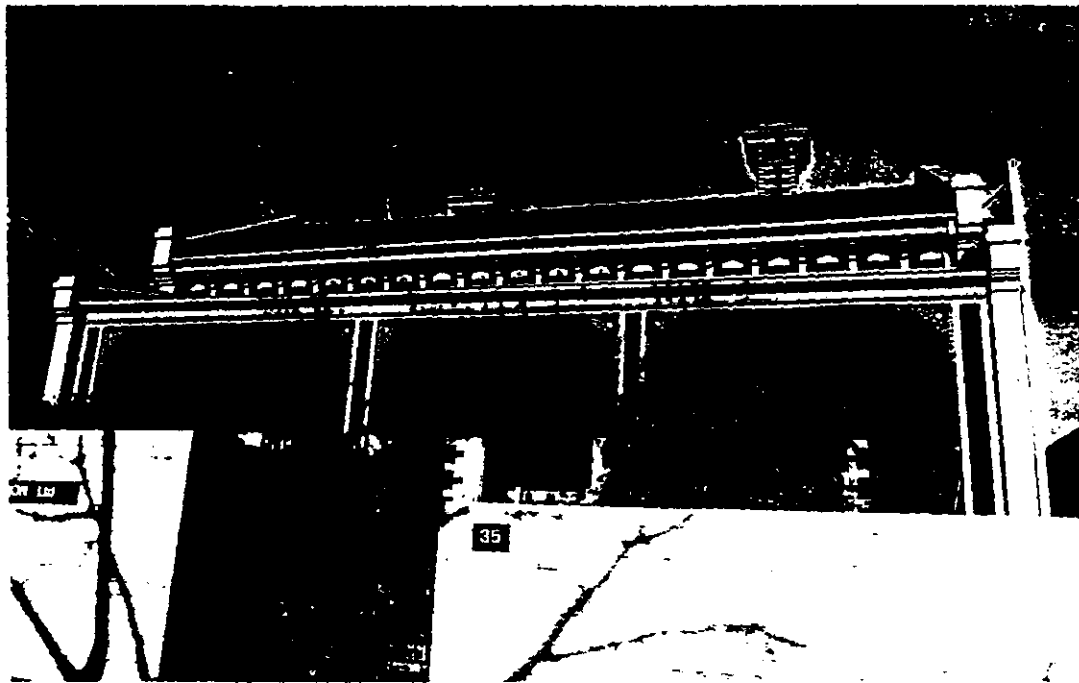
Issue No. 1

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 verandah 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

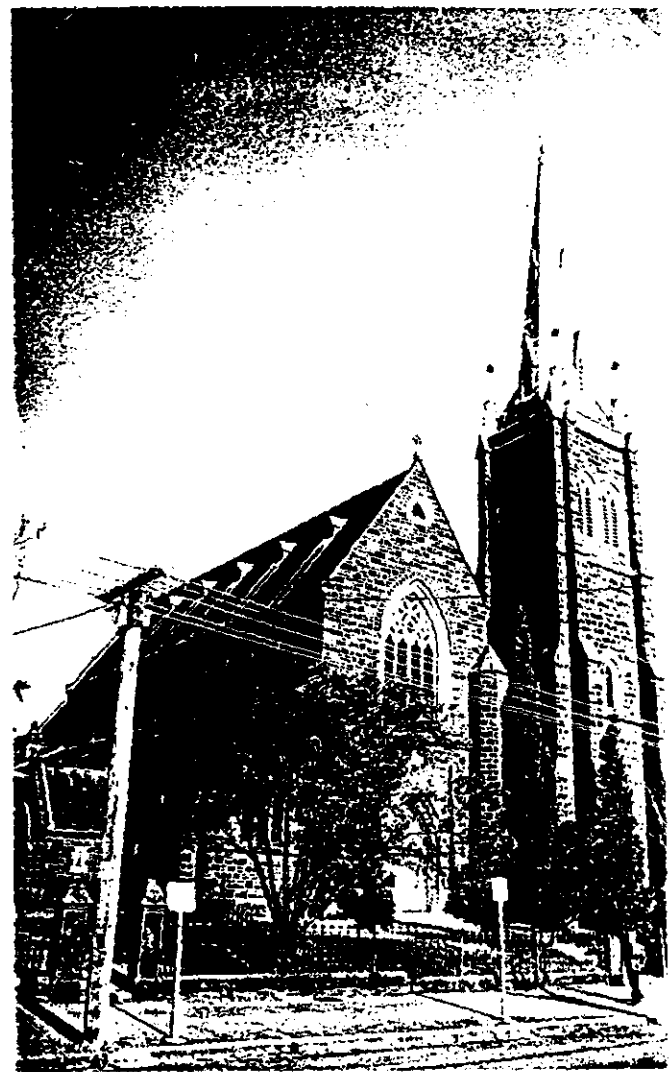
Andrew J. Ward & Associates

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 enter 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.

2768

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:

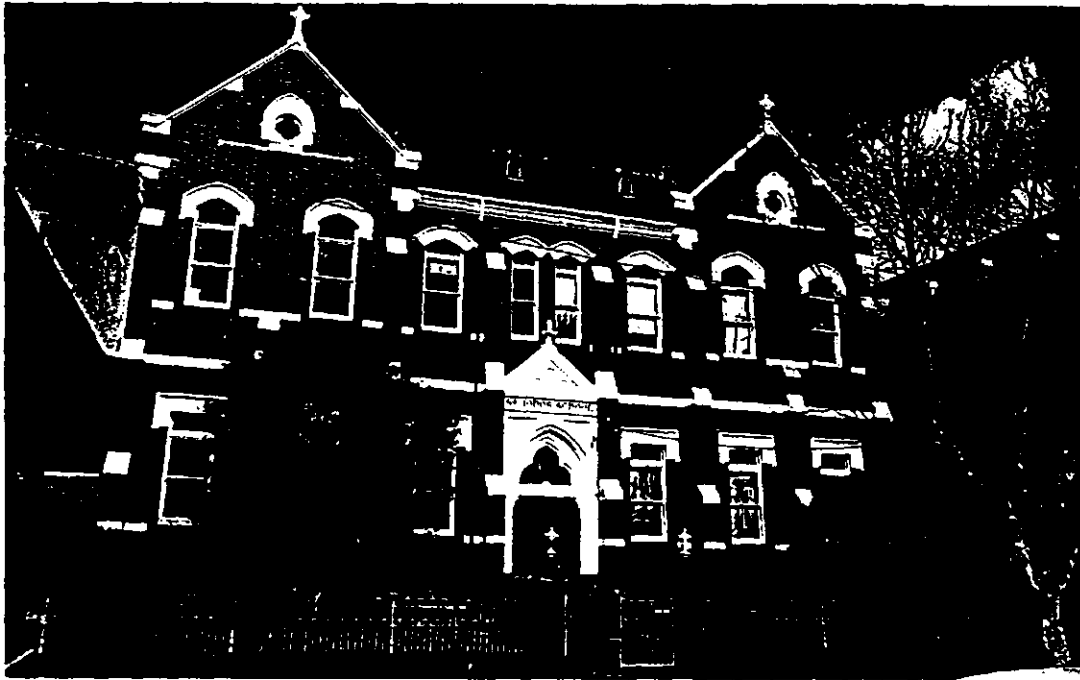
Church records

Issue No. 1:

August, 1988

270

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.

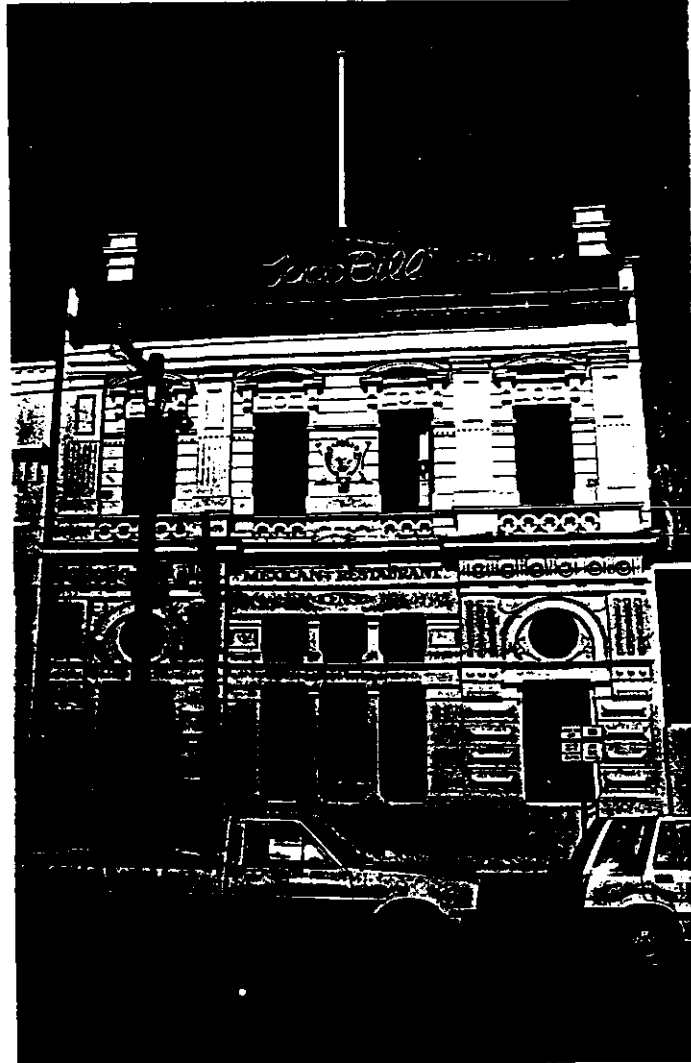
Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

476

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



<u>Allotment Reference:</u>	Section 4, Lot 5
<u>National Estate Register:</u>	-
<u>Historic Buildings Council Register:</u>	-
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	Clifton Hill Western Residential Precinct
<u>Photo Date</u>	August, 1988
<u>Grantee:</u>	G. Dainton, 1-11-1865
<u>Original Owner:</u>	William Holgate
<u>Present Owner:</u>	-
<u>Original Use:</u>	Public Hall
<u>Present Use:</u>	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:

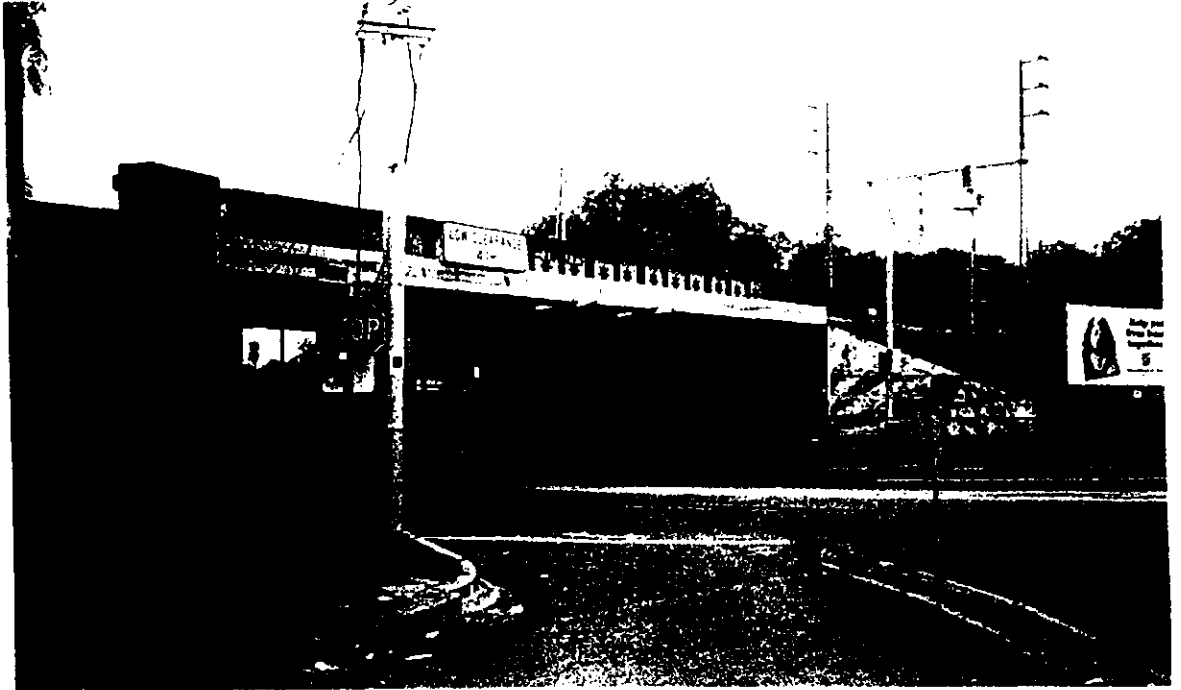
May, 1995

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 unusally 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

404

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:

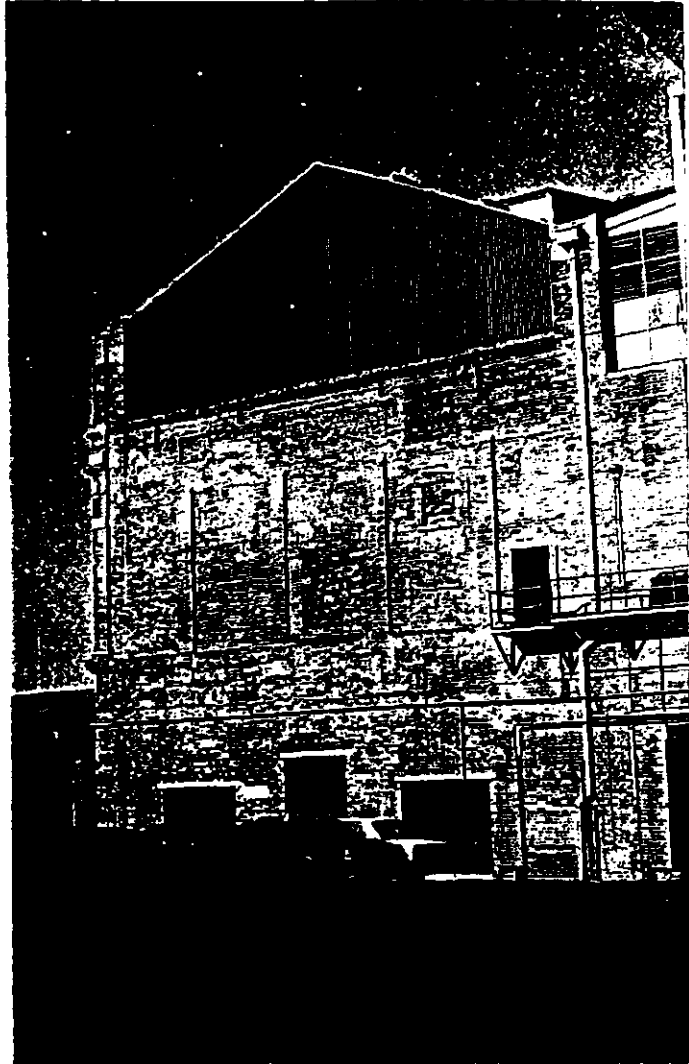
Brewery

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:

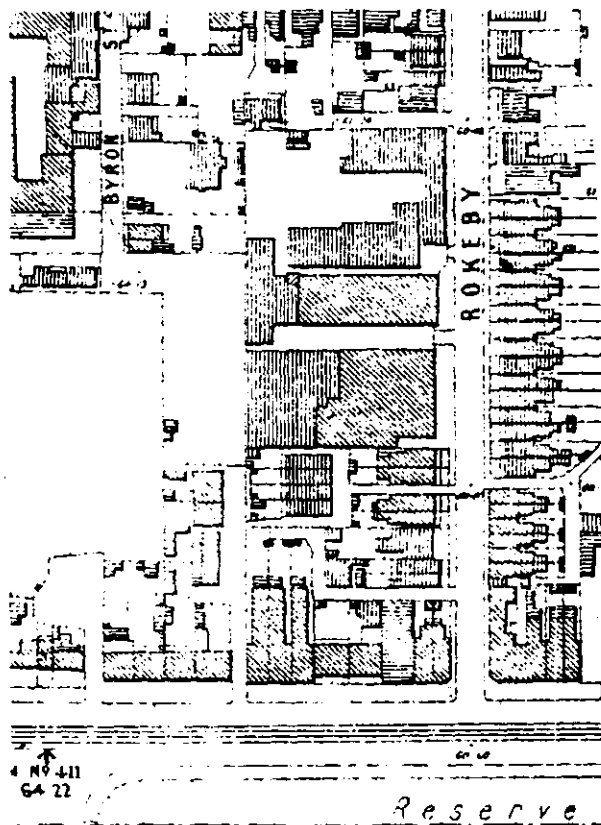
Structurally sound. Maintenance fair.

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



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



COLLINGWOOD CONSERVATION STUDY REVIEW

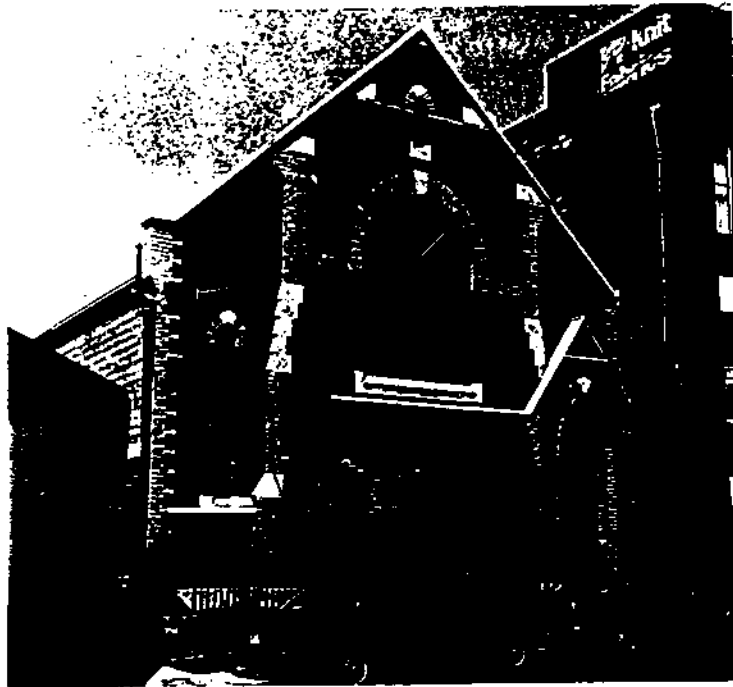
MAY 1995

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

Part C
S - Z

Building:

Former Collingwood Methodist Mission
Church
25-27 Sackville Street



Allotment Reference: 81
National Trust Register: --
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
Location within Precinct: --
Photograph Date: February 1987
Grantee: Hughes and Hoskins
Original Owner:
Present Owner:
Original Use: Wesleyan Mission Church
Present Use: "Le Shirt"
Construction Date: 1885 - 1886
Architect: Terry and Oakden
Builder: Sanden, Turner, Meckiff

525

Description:

Breakfronted bi-chromatic brick former church with brown body bricks and cream dressings and with entrance off Sackville Street. The main north facing window is round arched and flanked by narrow lancet openings, the nave walls being undecorated with lancet windows. At the rear the former mission hall with "scissors" trusses is intact. To the east of the present entrance a later brick parapetted building relates also to the activities of the mission church.

Condition:

Good

Integrity:

Good, corridor replaced, church door replaced, iron palisade fence partly intact.

History:

A weatherboard church was opened in Sackville Street in 1858 and is shown on the Hodgkinson plan of that year.

The present brick church was opened on the same site in 1886 and by 1887 (RB) it was described as the Wesleyan Church and School.

In 1902 the various branches of Methodism united and in the following year the Collingwood Methodist Mission was established with its headquarters at the Gipps Street Church. It was one of six Methodist Missions created in Melbourne and its inner suburbs and consisted of the Gipps Street, and the North Richmond churches (corner Church and Elizabeth Streets), both now demolished, and the Sackville Street Church. The Mission served Collingwood's needs from its inception until after the 1929 - 30's depression when the population of the municipality dramatically declined and many residential areas were rebuilt for industrial purposes.

Significance:

The former Methodist Mission church at Sackville Street is the last building to remain of the Collingwood Methodist mission. It provides an important indication of the process of change within its environment having been built to serve a residential area but

surviving today in an almost totally transformed industrial setting.

Recommendations:

Recommended for inclusion on the HBC register, NER register and for planning scheme protection.

References:

The Age, 22.2.1984
Wesleyan Chronicle, 22.11.1858
Freeman, H., Collingwood Coke
Spectrum Publications, 1984
Collingwood Mission Magazine

Issue No. 1:

Issue No. 2:

May, 1995

Building:

108 Sackville Street



<u>Allotment Reference:</u>	80
<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>	Beath and Schiess
<u>Present Owner:</u>	
<u>Original Use:</u>	Clothing Factory (?)
<u>Present Use:</u>	Timberwood Trading Pty. Ltd.
<u>Construction Date:</u>	1883
<u>Architect:</u>	
<u>Builder:</u>	

Description:

Former single storeyed brick warehouse with timber trussed roof and bracketted cornice line in creams relieving the red body bricks.

Condition:

Good

Integrity:

Poor, new openings, possibly further alterations to facade.

History:

In 1883 this site was occupied by a house, with William R. Bull, manager for Messrs. Beath and Schiess, clothing manufacturers, as its tenant (RB). By 10.10.1883 (RB), brick factory ("No. 4") had been built with the house adjoining. By 1888 (RB) Henry Hyams, boot manufacturer, was the tenant of a brick factory on this site.

Significance:

A contributor to Collingwood's former industrial character and a supportive element in the Beath Schiess and Co. complex in Sackville Street.

Recommendations:

Recommended for planning scheme protection.

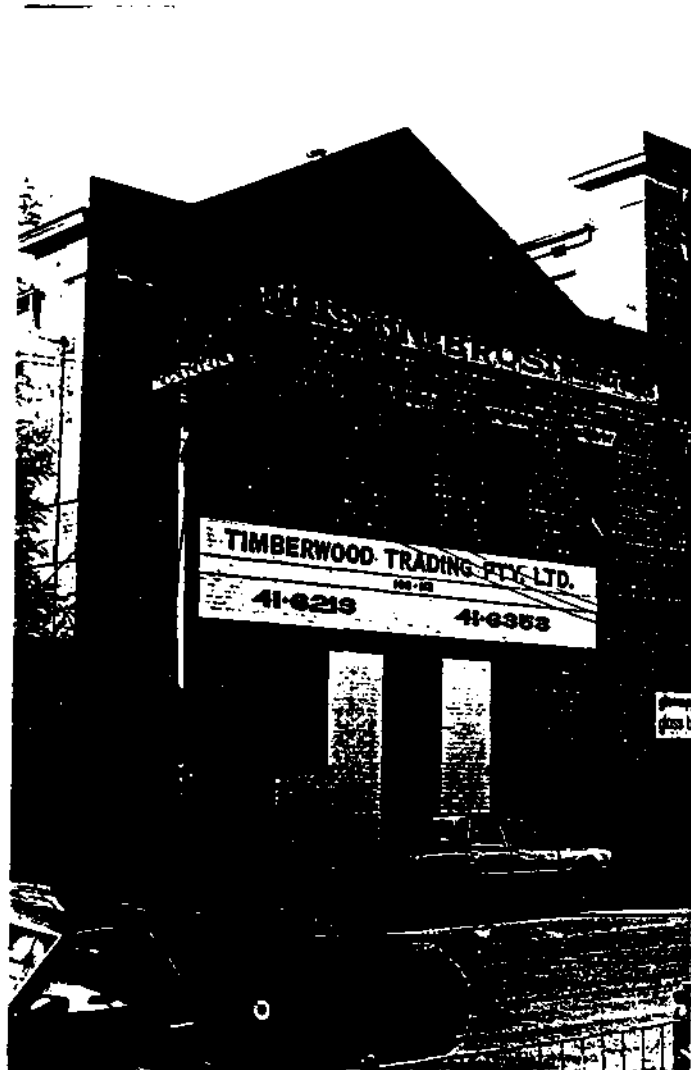
References:

Rate Books

Issue No. 1:

Building:

110 Sackville Street



<u>Allotment Reference:</u>	80
<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>	Beath Schiess & Co.
<u>Present Owner:</u>	

nal Use: Clothing factory

nt Use: Timberwood Trading Pty. Ltd.

struction Date: 1899

itect:

der:

escription: Former premises of Mushin Bros., leather goods manufacturers, consisting of a two storeyed formally parapetted (now gable ended) brick warehouse built as an extension of Beath Schiess and Co. with similar details.

dition: Good

Integrity: Good

istory: In 1883, Messrs. Beath and Schiess, clothing manufacturers owned a brick factory ("No.2") on this site (RB). By 1887 it had been demolished (enclosed land 40 ft. - ditto : RB). By 1888 a brick house had been erected thereon (RB), remaining there in 1898 (RB 1895, 96, 97, 98). In 1899 a brick factory had been erected there by Beath Schiess and Co. and was occupied by William R. Ball, manufacturer (RB), identified in S & M dir as clothing manufacturer. He remained there in 1907 but had left by 1910.

ignificance: A key element in the Beath Schiess and Co. complex in Sackville Street, this building contributes to the former industrial character of Collingwood and is of interest also for its associations with William R. Ball.

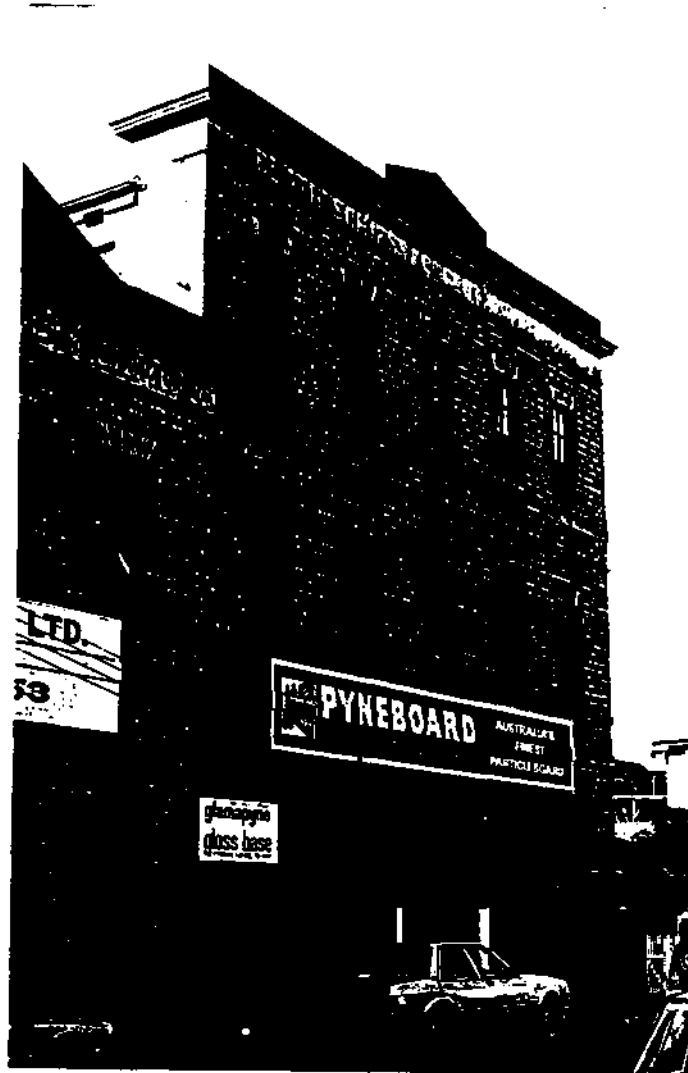
Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1:

Building:

112 Sackville Street



<u>Allotment Reference:</u>	80
<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>	Beath & Schiess
<u>Present Owner:</u>	

Final Use: Clothing factory

Present Use: Timberwood Trading Pty. Ltd.

Construction Date: 1888

Architect: George Raymond Johnson (?)

Builder:

Description: Former premises of Beath Schiess and Co., clothing factory, consisting of a three storeyed parapetted brick warehouse with rendered parapet, cornice line and pediment with the date, "AD 1888" in low relief. The red body bricks are relieved with cream dressings to window heads. Inside the timber floors are carried on posts and beams.

Condition: Good

Integrity: Good, central verandah entrance widened.

History: In 1883 Messrs. Beath and Schiess, clothing manufacturers, owned vacant land with a 40 foot frontage at this location (RB). It remained vacant, adjoining their factory, in 1887, and in 1888 this brick factory had been built there (RB). On 14.4.1888 G.R. Johnson called tenders for the erection of a 3 storey warehouse in Collingwood (ABCN, 14.4. 1888) which may be this building. Beath Schiess and Co. retained ownership in 1899, but by that date Messrs. Graham and Son, manufacturers, were in occupation (RB). By 1904 the Don Cash Trading Co. was the tenant (S & M dir, and by 1919, the building was the premises of William McLean and Co., engineers.

Significance: A major contributor to Collingwood's former industrial character, this building is the key element in the Beath Schiess and Co. complex in Sackville Street.

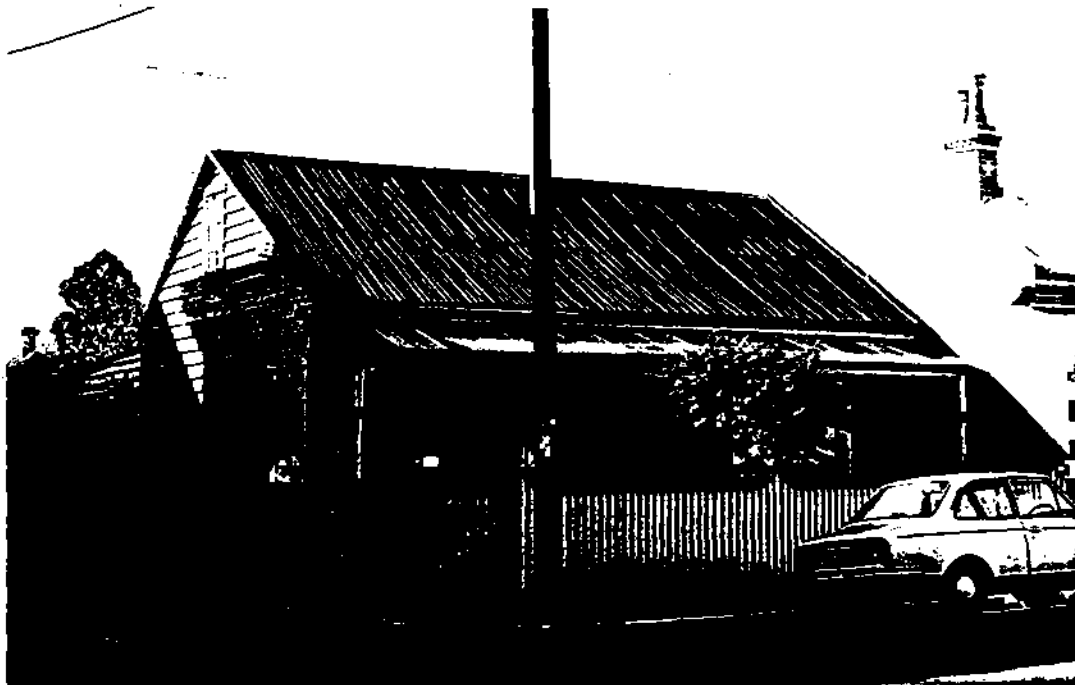
Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1:

Building:

130 - 132 Sackville Street
"Belfast Cottages"



Allotment Reference: 80
National Trust Register: --
National Estate Register: --
Historic Buildings Council Register: --
Location within Precinct: Collingwood Flat Precinct
Photograph Date: 18.8.87
Grantee: Hughes and Hoskins
Original Owner: Thomas Adams
Present Owner:
Original Use: Residences
Present Use: Residences
Construction Date: 1873
Architect:
Builder:

53A

Description:

A corrugated iron gable roofed timber framed residential pair with rebated boards to the front elevation, pilasters to front doors, multi-paned double hung windows without horns and timber posted verandah. A window in the west gable end is suggestive of a second floor within the roof space.

History:

In 1873 Joseph Caffyn owned land at this location (RB), Thomas Adams butcher, being recorded as the owner of two houses thereon on 28.1.1874 (RB), the western most unit being owner/occupied. Adams retained ownership in 1892 (RB, also 1891, 1886, 84 RB's).

Significance:

This cottage pair is typical of the early timber dwellings on the flat, although it's division into two units without a party wall is unusual and contrast with homes built under the Melbourne Building Act.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No.1:

Building:

134 Sackville Street



Allotment Reference: 80
National Trust Register: --
National Estate Register: --
Historic Buildings Council Register:
Location within Precinct: Collingwood Flat Precinct
Photograph Date: 18.8.87
Grantee: Hughes and Hoskins
Original Owner:

Present Owner:

Original Use:

Residence

Present Use:

Residence

Construction Date:

1879 or 1886-91

Architect:

Builder:

Description:

134 Sackville 18/8/87

A richly decorated timber cottage with corrugated iron hipped roof, fretwork to fascias and bressems, convex timber posted verandah and pilastered architraves to window and door with doog tooth ornamentation to sill.

History:

In 1876 James Smyth owned vacant land on this site which included No. 134 and the site of the present "Singapore" house. In 1877 (RB) Smyth, a grocer, had a wood shop there, recorded in 1879 as a wood house, Smyth selling to William Morris in that year. By 1884 (RB) Morris had sold to Hewey Richards and in 1886 (RB) it had passed to Thomas Cockran(e). By 1891, Cockran had built another timber house here and it is unclear which of the two houses recorded on the site in that year is No. 134 Easey Street.

Significance:

A small timber cottage with distinctive timber decoration, forming a key building in its precinct.

Recommendations:

Recommended for planning scheme protection.

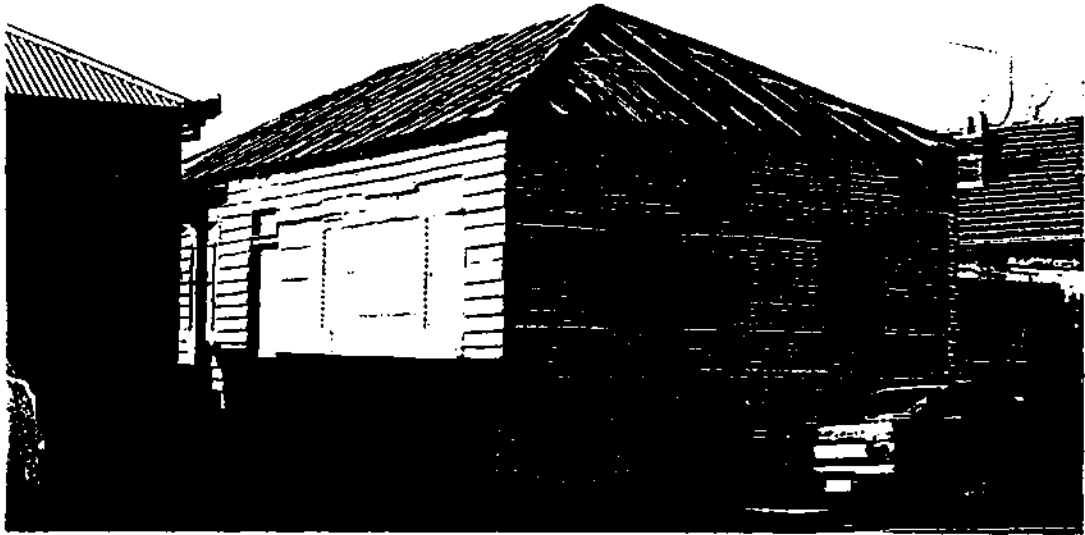
References:

Rate Books

Issue No.1:

Building:

"Singapore House"
136 (?) Sackville Street



<u>Allotment Reference:</u>	80
<u>National Trust Register:</u>	--
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Registered
<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>	C.F. Griffin
<u>Present Owner:</u>	
<u>Original Use:</u>	Residence
<u>Present Use:</u>	Vacant
<u>Construction Date:</u>	1853
<u>Architect:</u>	
<u>Builder:</u>	C.F. Griffin

Description:

A rectangular timber framed, hip roofed portable and pre-fabricated building with part corrugated iron and part beaded timber linings, window frames removed, and flat galvanised iron interlocking roof tiles.

Condition:

Good

Integrity:

Good

History:

Built in 1853 for Charles Featherstone Griffin, builder and owner, and situated in Hoddle Street, East Melbourne near Wellington Parade, it was relocated to Warrigal Road, Mentone, in 1899 prior to construction of the railway to Clifton Hill. In 1984, it was purchased by Andrew Muir and relocated to its present address.

Significance:

The "Singapore House" is a very early and extraordinary pre-fabricated house imported from Singapore during the Gold Rush period. It was one of a number of similar buildings now believed to be partly or totally demolished. The Chinese characters incised in some of the timbers offer direct evidence of its origins.

Recommendations:

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

References:

R. Sands, report to HBC in preparation.
Trust News, Sept., 1983, p.7.

Issue No. 2:

May, 1995

Building: Former Residences "Merthyr-Tydvil" (No. 26)
Address: 20-26 St. Philips Street



Allotment Reference: Lot 66
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: June, 1988
Grantee: P.L. Campbell 13-2-1839
Original Owner: James Frederick
Present Owner:
20 J. Rangott
24 Williams Road, Mornington
22 Steyne Pty Ltd
4/3 Berkley Street, Hawthorn
24 R. & A. Uglietta
26 J. Jenkins

Original Use: 4 Residences

Present Use: 4 Residences

Construction Date: 1890

Architect:

Builder: James Frederick

Description: A single storied late Victorian terrace built to the street alignment and consisting of four units. Nos. 20-24 are identical with polychrome formerly tuckpointed brickwork having red body bricks and a white and black string course. The verandahs have no cast iron decoration (removed), the roofs are corrugated iron and the prominent chimney stacks have black body bricks with white and red trim and a stuccoed cornice. No. 26 is richly decorated with pedimented parapet having the name "Merthyr-Tydvil" in low relief and below verandah level tuck pointed black body bricks relieved by painted quoining.

Condition: Good

Integrity: Fair. Fences to Nos. 20-24 replaced, brickwork painting and sandblasting, "Decromatic" roofing.

History: In 1889, James Frederick, a builder, owned land on the site of these buildings, (1890 RB). In 1890 he built four brick houses, the northern most one, in which he lived, being the most decorated and having the name "Merthyr-Tydvil", the others being let to an engine driver, tailor and currier. Frederick retained ownership in 1901, (RB).

Significance: Nos. 20-26 St. Philips Street are of local importance as an unusually conceived terraced row, the northern-most dwelling being richly decorated when compared with other houses in the street

Recommendations: Recommended for Planning Scheme protection. Drain along south elevation to be protected.

References: Rate Books

Issue No. 1: July, 1988



No. 26 St. Phillips Street, "Merthyr Tydvil", named after the Welsh mining town of that name.

542

Building: Residence
Address: 28 St. Philips Street



Allotment Reference: Lot 66
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: June, 1988
Grantee: P.L. Campbell 13-2-1839
Original Owner: John Buchan
Present Owner: I.E. Ponchard
Original Use: Residence
Present Use: Residence

Construction Date: 1889

Architect:

Builder:

Description: A single storied symmetrical polychrome brick late Victorian cottage with timber posted verandah and cast iron lacework, concave verandah, extended party wall to north elevation and hipped corrugated iron roof. The tuckpointed red body bricks are relieved with whites and blacks.

Condition: Good

Integrity: Good. Verandah floor concrete, posts have capitals removed.

History: In 1887, David Buchan owned seven lots along the east side of St. Phillips Street, (1887 RB). No. 28 St. Phillips Street first appears in the Rate Books as a brick house owned by John Buchan in 1889, (1890 RB). By 1891 it was owned by Richard McCartney and by 1901 (RB) ownership had passed back to John Buchan.

Significance: An unusually substantial villa for St. Phillips Street, linked with John Buchan who developed several lots in its vicinity.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: former Forester's Hall
Address: Smith Street, corner Langridge Street



<u>Allotment Reference:</u>	-
<u>National Trust Register:</u>	Recommended
<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>	Ancient Order of Foresters
<u>Present Owner:</u>	
<u>Former Use:</u>	Foresters Hall
<u>Present Use:</u>	"Last Laugh"
<u>Construction Date:</u>	1868

Architect:

Builder:

Description:

A stuccoed brick and bluestone Victorian public building, with main facade to Smith Street, retaining its curved central pediment with the words "Forester's Hall 1868" and "Court Perseverance 2727" in low relief. At street level, an original shop front is sheeted over, whilst the main entrance retains its ashlar surround and barrel vaulting. At the rear, the rusticated coursed bluestone walls of the hall and rooms are visible to a small yard contained by a brick fence facing north. The east elevation has "Forester's Hall" painted along the "entablature" of the pedimented brick gable end with a bricked up serlion window below.

Inside, the main hall is substantially intact, along with one of the staircases.

Condition:

Good

Integrity:

Good, forms a visual unit with adjoining nos 70-86 Smith Street.

History:

The first Victorian branch of the Ancient Order of Foresters was established in 1850 and work was begun on the Smith Street buildings in 1868. The Foresters hall became a major social and cultural institution within the municipality. It was used by the local court and was the meeting place for public companies including the Langridge Mutual Permanent Building Society. In 1893 alterations to meet the Board of Health's requirements were undertaken.

Significance:

The Foresters Hall is important regionally as a major social, business and cultural venue for the municipality from 1868 until closure. Its association with eminent Collingwood citizens, including George Langridge, councillor, mayor and M.L.A. is of note whilst the building is remarkably intact and of major regional importance as the largest bluestone structure in the municipality.

Recommendations:

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

Reinstatement of the shop front windows is recommended.

References:

National Trust File FN3699
Green, D., and Bromwell, L., Mutual Aid or Welfare State Australia's Friendly Societies, Allen and Unwin, Sydney
The Observer 2.11.93

Issue:

No. 1.



547

1 Use: Grocer's store

Use: Maria Krist

ction Date: 1885

ect: Norman Hitchcock

r:

ption: A two storeyed brick shop and residence with richly decorated front portion with elevations to Smith and Easey Streets.

Fluted pilasters with Corinthian capitals are used at the corners and to the windows where they are linked by pediments with head motifs. Above the windows, a cornice line defines the entablature and frieze, with swags surmounted by the main cornice ledge. At street level the original shop front windows and ingo are in tact whilst the rear section is stuccoed with minimal decoration and ashlar markings.

ition: Good

egrity: Good, verandah replaced, new openings to Easey Street

story: In 1884 Robert Kennedy, grocer, owned land on the site of the present building. He erected it in 1885 (RB) and occupied the shop with his grocery business, remaining there in 1891 (RB). By 1901 (RB) he retained ownership and leased the building to John Howie, grocer.

Significance: No. 378 Smith Street is a prominently situated and substantially intact late Victorian boom style former grocer's store and residence. The unpainted stuccoed surfaces and ornamentation are important elements, whilst the faded advertisements for Velvet soap and Worcester sauce offer clues to its origins.

Recommendations: Recommended for planning scheme protection. Reinstatement of the original verandah recommended.

References: Rate Books

Issue No. 1:

Building: Row of shops and residences

Address: 404-410 Smith Street



Allotment Reference: Lot 86

National Estate Register: -

Historic Buildings Register: -

National Trust Register: -

Location within Precinct: -

Photo Date: May, 1995

Grantec: J.T. Hughes and J. Hosking,
13.2.1839

Original Owner:

Present Owner:

Original Use: retail and residential

Present Use: retail and residential

Construction Date: c.1890's

Architect:

Builder:

650

Description:

A two storeyed Boom Period row of shops with stuccoed facades to residences above and enrichment in cast cement including unusual anthemion to cornice.

Condition:

Fair, urns mostly removed

Integrity:

Fair, shop fronts and verandahs removed, nos. 408-410 stucco work unpainted.

History:

Significance:

Nos 404-410 Smith Street are a representative late Victorian row of shops and residences, now distinguished by the absence of paint from the majority of the stuccoed surface.

References:

Recommendations:

Recommended for planning scheme protection.

Issue No. 1:

May, 1995

Building:

"Gasometer" Hotel

Address:

Smith Street, s-e corner Alexandra Parade



Allotment Reference:

86

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1987

Grantee:

J. S. Rynie, 13-2-1839

Original Owner:

Richard Benham

Present Owner:

-

Original Use: Hotel

Present Use: Hotel

Construction Date: 1858-1864

Architect:

Builder:

Description: A two storeyed stuccoed stone hotel with single storeyed section facing Alexandra Parade. The corner splay and external corners of the building are emphasised with quoins and pilasters, the otherwise plain walls being relieved with simple string course and cornice.

Condition: Good

Integrity: Good

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

By 1864 Charles A. Mater owned a stone hotel on this site, renting it to George Pashley, licensed victualler, (1864 RB).

In 1867 the "Gasometer" Hotel was described as being brick and stone with twelve rooms; ownership and occupancy remaining as in 1864. (1867 RB).

In 1874 Richard Benham was the owner and licensee. In 1875 the property passed to Johanna Benham, licensed victualler, who retained ownership in 1901, (RB).

Significance: The "Gasometer" hotel is important as a prominent and early hotel which recalls the existence of the former Metropolitan Gas Co. premises opposite.

Recommendations: Recommended for planning scheme protection.

References: - Rate Books

Issue No. 1: September, 1988

Building: Shops and Residences
Address: 24-30 Spensley Street



Allotment Reference: Section 15, Lot 9
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill, Eastern Residential Precinct.
Photo Date: July, 1988
Grantee: D. Henry, 5-12-1871
Original Owner: Brewer Brothers
Present Owner: 24 I. & Z. Spartiatis
103 Fyffe Street, Thornbury
Original Use: Shops and Residences
Present Use: Shops and Residences

535

Construction Date: 1888-1889

Architect:

Builder:

Description: No. 24 is a two storeyed Italianate shop with residence over and having distinctive flanking Doric order pilasters either side of a renewed shop window.

The remaining shops and residences which extend to Grant Street have similar details at first floor level, but the ground floor shop fronts have been entirely rebuilt.

Condition: Good

Integrity: Poor. Verandah removed, new shop fronts.

History: In 1888, Brewer Bros. owned the land and properties on the north-west "wedge" of Spensley and Berry Streets. The western most of these, number 24, was a brick shop, commenced in 1888 and completed in 1889. The shop was let to John McNeilance, a grocer, (1889, 1890 RB).

By 1892, Annie Brewer owned the four shops which had been built and continued to do so in 1900, (1892, 1901 RB).

Significance: Nos. 24-30 Spensley Street have local significance for their prominent location at the Berry Street intersection and for the unusual pilaster design to the shop fronts, remaining only at No. 24. The building's association with the Brewer Brothers of W.J. Brewer's timber and iron merchants business in Grant Street is of interest (refer also 28 Berry Street).

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988



Building: "Royal" Hotel
Address: South-West corner, Berry and Spensley Streets



Allotment Reference: Section 13, Lot 14
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct.
Photo Date: July, 1988
Grantee: T. Upton, 22-8-1871
Original Owner: Josephine Anderson
Present Owner:
Original Use: Hotel
Present Use: Hotel

Construction Date: 1889-1890

Architect:

Builder:

Description: A three storeyed Italianate stuccoed hotel with rusticated lower section with round arched openings. The corner splay has a bayed configuration at the first and second floors which also has a recessed round arched porch surmounted by a pediment with face and bearded face in entablature and tympanum respectively. Pilasters have Corinthian capitals at third floor and Ionic at second floor levels, whilst the pediment treatment is repeated on the east elevation. A roof lantern is concealed from view.

Condition: Good

Integrity: Good

History: In 1887 William Niven owned land lot 1 on the south-west corner of Spensley and Berry Streets. The land had a 44ft frontage onto Spensley Street (1887 RB).

In 1888, Josephine Anderson purchased the land and in 1889 commenced building the "Royal" Hotel on the site. The hotel was completed in 1890 (1889-1891 RB).

Josephine Anderson, a licensed victualler, continued as owner/occupant of the "Royal" Hotel in 1900, (1901 RB).

Significance: The "Royal" Hotel is a landmark building within the Clifton Hill Eastern Residential precinct and is representative of several richly decorated Italianate hotels in Collingwood and metropolitan Melbourne.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building: Residences and Corner Shop
Address: 57-69 Spensley Street, (se corner Abbott Grove)



Allotment Reference: Section 14, Lot 3
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct.
Photo Date: July, 1988
Grantee: T. Smith, 3-12-1873
Original Owner: Charles Abbott
Present Owner: 57 P. & J. Roymbas
59 Ian Moran
Original Use: Residence and Shop
Present Use: Residence

Construction Date: 1888

Architect:

Builder:

Description: A late Victorian stuccoed terrace of six dwellings with a seventh former corner shop and dwelling over.

Verandahs are two storeyed cast iron with extended party walls decorated with consoles, flutes and faces. A foliated cast cement string course to both levels is unusual, whilst the steeply sloping pedimented treatment with shell ends in the "tympana" are distinctive. The corner shop retains its windows and corner splay with inset door.

Condition: Good

Integrity: Good. Iron palisade fencing, cement tile roof, minor changes.

History: In 1887 Charles Abbott owned land on the south-east corner of Spensley Street and Abott Grove, with a 98 foot frontage to Spensley Street. In 1888, Abbott built a brick shop on the corner and six adjacent brick houses which he leased out, (1887, 1889 RB).

By 1892 the properties were owned by William Carroll and by 1898 they were owned by Peter Langwill who remained as owner in 1900, (1898, 1901 RB).

Significance: Nos. 57-69 Spensley Street form a comparatively unusual development in the municipality in that they compare with similar combined residences and corner shop developments on the Flat, but are more richly decorated.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

51
519

Building: Former Residence

Address: 2 Stanley Street



Allotment Reference: 68

National Estate Register: -

Historical Building Council Register: -

National Trust Register:

Location within Precinct: Collingwood Slope

Photo Date: November 1989

Grantee: S.A. Donaldson

Original Owner: Eve Eastwood

Present Owner

Original Use: Residences

Present Use: Offices

Construction Date: 1876 or earlier

Architect:

Builder:

Building:

Factory

Address:

612-614 Smith Street



Allotment Reference:

National Estate Register:

Historic Buildings Register:

National Trust Register:

Location within Precinct:

Photo Date:

May, 1995

Grantee:

Original Owner:

Present Owner:

Original Use:

Industrial

Present Use:

Industrial (Dant Industries Pty Ltd, founders)

Construction Date:

Description:

A small two storeyed overpainted brick factory with symmetrical facade recalling the form of a terrace house and having cornice, stringcourse and parapet moulds formed in brick but not rendered to a finished profile.

Condition:

Good

Integrity:

Good, faded sign on south side reads John Dixon and Sons Brass Finishers.

History:

In 1891 this factory is understood to have been occupied by W. Steele, a bedstead manufacturer and J. Cook, iron founder. By 1902 D.W. Smith & Co., bedstead makers were here and by 1912 Butchart and Ring, mantlepice manufacturers were in occupation.

Significance:

Nos 612-614 Smith Street is of local importance as a small late Victorian factory characteristic of many others, now demolished.

Recommendations:

Recommended for planning scheme protection.

References:

Sands and McDougall Directories

Issue No. 1:

May, 1995

Building:

6 South Terrace



Allotment Reference:

Section 12, Lot 3

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register:

-

Location within Precinct:

Clifton Hill Western Residential Precinct

Photo Date:

July, 1988

Grantee:

H.F. Morley, 28-10-1867

Original Owner:

John Hooper

Present Owner:

L.L. & M.T. McClintock

Original Use: Residence

Present Use: Residence

Construction Date: 1891-1892

Architect: -

Builder: -

Description: A richly decorated stuccoed Italianate two storeyed villa in the terraced form. The front facade has a two storeyed cast iron verandah with extended side walls terminated by unusual fluted "Corinthian" applied pilasters.

All the front facade openings are round arched and richly decorated with glazed tiles to both levels. The parapet is balustraded with a raised central pediment (upper portion removed), applied pilasters and unusual garland decoration. A bay window on the east side wall adds interest.

Condition: Good

Integrity: Good. Enhanced by recent sympathetic double palisade cast iron fence and gates, and bluestone pitched crossing. Some ornamentation removed, verandah floor concrete, iron lacework recent.

History: In 1891 John Hooper, a brass founder owned 50' of land in South Terrace, on which he commenced building a brick dwelling in the same year. The house was completed in 1892, Hooper using it for his residence (1891-1893 RB). Hooper continued to own the property in 1900, renting it to Henry Foster, a gentleman (1901 RB).

Significance: No. 6 South Terrace is important at the State level as a prominent and substantial residence facing the Darling Gardens.

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

References: Rate Books

Issue No. 1: July, 1988

Issue No. 2: May, 1995

Building: "Kenilworth" (No. 13)
"Woodlands" (No. 14)

Address: 13-14 South Terrace



Allotment Reference: Section 12, Lot 6

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: -

Location within Precinct: Clifton Hill Western Residential Precinct

Photo Date: July, 1988

Grantee: J. McFarlane, 29-10-1867

Original Owner: Joseph Sharp

Present Owner: 13 J. Griapukel
14 P.G. & R.J. McMullan

Original Use: Residences

Present Use: Residences

565

Construction Date: 1890

Architect: -

Builder: -

Description: A richly decorated stuccoed Italianate two storeyed terraced pair with basements and distinctive pedimented and balustrated parapets. The party wall ends have incised decoration and rosettes, the verandah is cast iron, two storeyed and the lower levels have bay windows. Boundary walls extend to the street alignment and are terminated by stuccoed pillars. The cast iron fence was manufactured by Cochrane and Scott, Phoenix Foundry, Elizabeth Street North.

Condition: Fair. Structural movement in front portion.

Integrity: Good

History: In 1889 Joseph Sharp owned 50' land in South Terrace on which he built two brick dwellings in 1890, renting number 14 to John Spry and retaining number 13 as his residence (1890, 1891 RB).

Sharp, a salesman, continued to own both houses in 1900 remaining in residence at number 13 at that time (1901 RB).

Significance: Nos. 13-14 South Terrace are important at the State level as prominent and substantial late Victorian residences facing the Darling Gardens.

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

References: Rate Books

Issue No. 1: July, 1988

Issue No. 2: May, 1995

3/10

Building: Former Kodak factory
Address: Southhampton Cr. (Bond to Duke Streets).



Allotment Reference: 61
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date August, 1988
Grantee: W. Lonsdale, 13-2-1839
Original Owner: Kodak of Australasia Ltd.
Present Owner: -

567

Original Use: Factory

Present Use: Vacant (being renovated)

Construction Date: 1928

Architect:

Builder:

Description: A very large five and six storeyed former factory with face brick (overpainted) window walls facing Southampton Cr. and Duke Street, a brick cornice running along the parapet, overlooking Duke Street, and at fourth floor level overlooking Southampton Cr. The opening reveals are chamfered and the sills and lintels stuccoed. The massive north-east corner pier and curved north facing facade are major design elements.

Condition: Good

Integrity: Good

History: As early as 1920 (RB) this site was occupied by workshops with a 200 feet by 70 feet vacant block. In 1928 (RB) Kodak of Australasia Ltd. built a brick factory here although the Duke Street corner was occupied by Fanny Simmon's house (let to Percy Linsell, a Kodak employee). This house appears to have been replaced by the present east end at a later date.

Significance: The former Kodak factory is noteworthy for its contribution to the industrial streetscape in Southampton Cr. and also as an example of high density industrial development characteristic of Edwardian and post Edwardian Collingwood.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Architect:

Builder:

Description:

A two storeyed stuccoed hotel in the late Victorian manner having entrances in the centre of the Smith Street facade and on the Perry Street corner splay with balconettes over and curved pediments above at the cornice line. Pilasters are decorated with vine leaves and grapes whilst the cornice is bracketted with rosettes and the parapet decorated with anthemium motifs. The leadlight windows with hotel name are in the art nouveaux style. The public areas within have been altered.

Condition:

Good

Integrity:

Good

History:

In 1873 Patrick Coyle owned a house on the north-east corner of Smith and Perry Streets. In 1874 on that site, Coyle commenced building a hotel, which he completed in 1875. Patrick Davern was the publican and the hotel was known as the "Albion", (1873-1875, RB). In 1892 Boyle continued as owner, however, by 1900, the Australian Widows Fund Life Association owned the property which was occupied by the licensed victualler, Thomas Kane, (1893, 1901, RB).

Significance:

The "Albion Hotel" is an intact and richly decorated prominent nineteenth century hotel in the Smith Street streetscape. It is typical of many hotels of the period.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books
Cole Collection

Issue No. 1

August, 1988

Building:

Former grocer's store, and residence
378 Smith Street.



<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>	--
<u>Photograph Date:</u>	18.8.87
<u>Grantee:</u>	Hughes and Hoskins
<u>Original Owner:</u>	Robert Kennedy
<u>Present Owner:</u>	

510

Building: Shop and Residence
Address: 15-17 Spensley Street, se corner Grant Street.



Allotment Reference: Section 15, Lot 14
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct.
Photo Date: July, 1988
Grantee: T. Upton, 22-8-1871
Original Owner: William Boauas
Present Owner: 15 H. & I. Markantonatos
C/- Kellert Till & Associates
382 Middleborough Road,
Blackburn
17 Robert Johansson
20 Arthur Street
Fairlight NSW

Original Use: Shop and Residence

Present Use: Shop and Residence

Construction Date: 1889

Architect:

Builder:

Description: A two storeyed Italianate corner shop and residence with corner splay and rusticated shop doorway. The lower level sills have iron lace work along their upper surfaces whilst the sill brackets have faces on them (similar to 630 St.Kilda Road, "Ulimaroa" and elsewhere in Collingwood).

Condition: Good

Integrity: Fair. Verandah removed, shop windows renewed, intrusive plumbing.

History: In 1888 William Boauas purchased land with a 33ft frontage from David Piser, on the south-east corner of Spensley & Grant Streets, (1887, 1889 RB).

In 1889 Boauas built two brick shops on the site renting them the same year. Boauas continued as owner of the shops in 1900, (1890, 1901, RB).

By 1912, No. 15 Spensley Street was occupied by the newsagent, W.B. Lovell.

Significance: Nos. 15-17 Spensley Street are locally important for their prominent position in Spensley Street which, in conjunction with the railway station, is a main access route into this precinct.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

572

Building:

"Grace Darling" Hotel, 144 Smith Street



<u>Allotment Reference:</u>	52
<u>National Trust Register:</u>	Classified
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Registered
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	12.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	
<u>Present Owner:</u>	

Original Use: Hotel

Present Use: Vacant

Construction Date: 1854

Architect: George Wharton

Builder:

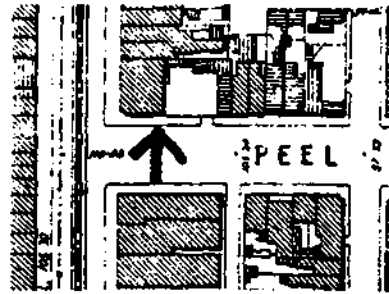
Description: A two storeyed early Victorian bluestone hotel with stuccoed portion facing Peel Street. The facade stonework is rusticated and tuckpointed, the simple cornice stuccoed, the stringcourse of plain stucco and the window dressings important decorative elements relieving the otherwise simple facade treatment. The hipped roofs are concealed behind an undecorated parapet wall, the western portion being lined with corrugated iron and the eastern with slate.

Condition: Good

Integrity: Good

History: Donaldson, the grantee, sold his land to Captain Charles Hutton, pastoralist and early member of the Melbourne Club during the 1840's. In 1852, Hutton began to subdivide his holding, selling lots 1, 172, 173 and 174 (site of the "Grace Darling") to Thomas Risby, a timber merchant from Tasmania. Risby became the first licensee in December, 1854, a tender notice by the successful hotel architect, George Wharton, appearing in "The Argus" on 25.1.1853 for a bluestone hotel at Collingwood.

The 1856-57 Victorian Electoral Roll lists Thomas Riseby, gentleman, as the owner of the hotel, whilst the 1858 Hodgkinson map shows the western portion of the building as it is today. The hotel name commemorates the heroine of the wreck of the "Forfarshire" of 1838. It was sold to John Woods in 1870 and altered at that time. The MMBW 1897 litho shows the buildings in that year.



It was in 1892 that a committee meeting associated with the formation of the Collingwood Football Club was held here. In 1928 Smith Ogg and Serpell, architects, undertook the sympathetic extension visible along Peel Street, whilst further works have been undertaken since that time.

Significance:

The Grace Darling hotel is important at the State level as one of the few remaining 1850's hotels in Melbourne. It is an important extant work of the prolific architect, George Wharton, who appears to have designed the Victoria Brewery old brew tower nearby and was associated also with work at the Northumberland Street distillery of Thomas Aitken. It is of regional importance as a major bluestone building in Collingwood and is one of the earliest buildings to survive in the municipality. It is important, also, as a meeting place and social venue within Collingwood since 1854.

Recommendations:

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

References:

Kellaway, C., research notes for MPE, April, 1987
National Trust File No. 3840
"The Observer", 16.11.1893.

Issue No. 1:

Issue No. 2:

May, 1995

570

Andrew C Ward & Associates

Building:

Collingwood Post office, 174 Smith Street



Plot Reference:

68

National Trust Reference:

National Estate Register:

Recommended

Historic Buildings Register:

Registered

Location within Precinct:

Collingwood Slope

Photograph Date

12.6.87

Grantee:

S.A. Donaldson

Original Owner:

Present Owner:

Original Use:

Post and Telegraph Office

Present Use:

Post Office

Construction Date:

1891

Architect:

Public Works Department (John Hudson Marsden)

Builder:

Description:

A richly decorated two storeyed stuccoed late Victorian public building with trabeated facade and central tower. Beneath the tower, a projecting section is flanked by pavilions, all of which are pedimented. The lower order is Tuscan and the Upper Ionic forming arcades with round arched openings, partially built in at street level. The former central entry has the words "Post and Telegraph Office" in low relief and is surmounted by a balconette.

Inside, the public areas have been altered.

Condition:

Good

Integrity:

Good, three bays have been built in to street level, and the tower has been reclad in steel tray decking.

History:

The first postal service for Collingwood was established in 1856 and by 1862, receiving boxes were located in Hoddle Street at Gipps Street, and in Victoria Parade at Wellington Street with post office on the north side of Peel Street between Oxford and Cambridge Streets. It was later relocated to the present site with the Collingwood Public Library adjoining to the north. In 1891, following agitation by the Hon. G.D. Langridge and D. Beazley (MLA Collingwood 1889-1904, Abbotsford 1904-1912) the present complex was opened.

Significance:

The significance of the Collingwood post office is derived principally from its flamboyant contribution to the Smith Street shopping facades. Trethowan groups it with another three Boom Classical post offices of the period.

ndations:

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

nces:

National Trust File
Trethowan, B., "The Public Works Department of Victoria, 1851-1900, 1975, Vol. 2.

No. 1.

Building: Former Cromarty's Store
Address: 284 Smith Street



Allotment Reference: Lot 73
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Slope
Photo Date: June, 1987
Grantee: G. Otter, 13.2.1839
Original Owner: John Danby
Present Owner:
Original Use: Shop
Present Use: Unisex Jeans
Dance of Life Studio
Construction Date: 1889-1890

Architect:

Builder:

Description:

A two storeyed former store on the Otter Street corner with dominant upper level parapet imparting character to the street. The frontage at street level has been altered and the corner posted verandah removed. The stuccoed facade above is unpainted and the parapetted section includes a horseshoe motif to both north and west (Smith Street) elevations with ribbons bearing the slogan: "We lead, follow who can". The horseshoe is part of a pedimented motif in the balustraded parapet whilst in the blank space below, which is the reason for the high parapetted facade, "Cromarty's: in large letters is barely visible to both facades.

At the east end a four storeyed section incorporates loading doors at three levels with pulley wheel and timber arm in situ. Inside the staircases and gearing for the pulley system are in tact.

Condition:

Good

Integrity:

Good, verandah removed, shop front altered.

History:

In 1888 James Cromarty and Alfred Mainman, grocers, operated a wood shop owned by George Gomm, on the south-east corner of Smith and Otter Streets. In 1889 George Guest purchased the property, demolished the wood shop and commenced building a brick shop which he let to John Danby. The shop sold groceries and was completed in 1890, at which time Danby (trustee) owned the shop, (1889-1891, RB). The E.S.& A Banking Company became owners in 1892. In 1900 the Bank continued as owners with Charles Bushell, a tea merchant as tenant, (1893, 1901, RB).

Significance:

A prominent nineteenth century shop forming a key element in the Smith Street streetscape.

Recommendations:

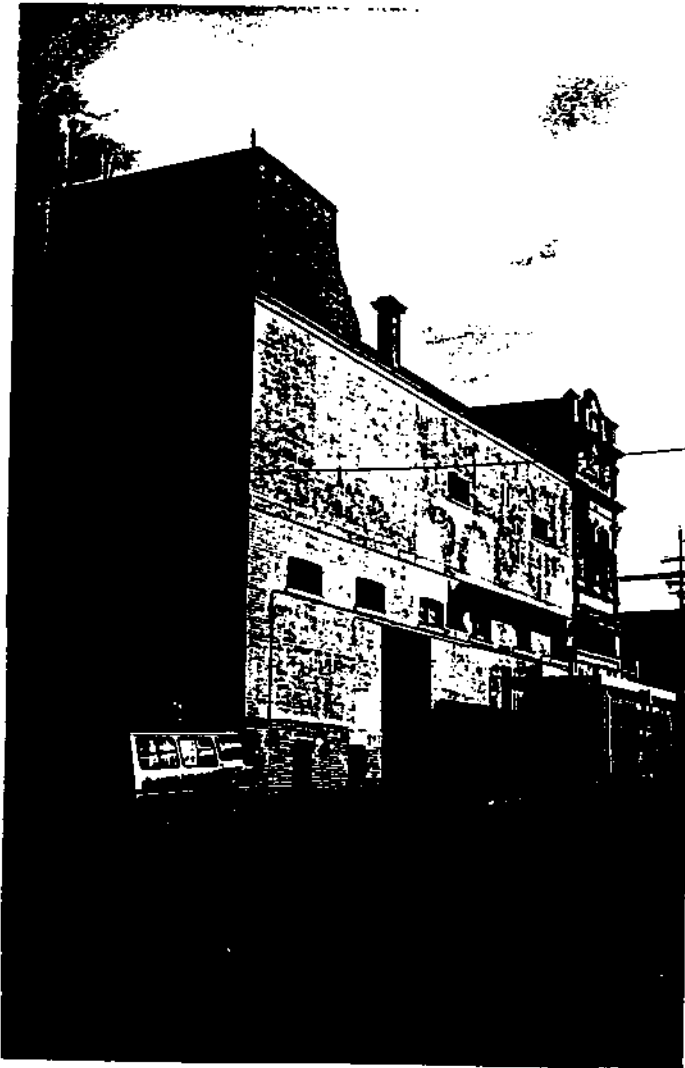
Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988



Building:

Nos 298, 300, 302, 304, 306, 308,
310, 312 Smith Street



<u>Allotment Reference:</u>	73
<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>	13.6.87
<u>Grantee:</u>	George Otter
<u>Original Owner:</u>	Perpetual Executors and Trustees
<u>Present Owner:</u>	
<u>Original Use:</u>	Shops with residences over.

Present Use:

Shops with some upper levels occupied as residences:

312 Nouveau Aust. Pty Ltd
310 Wm Ginges & Co., licensed grocer
308 Aarons Mens Wear
306 Makedonska Prodavnica Furniture
304 Le Coq D'or
302 Laundrette
300 Terry's Picture Framing
298 Chiodo Gifts

Construction Date:

1897

Architect:

Builder:

Description:

A two storeyed late Victorian row of eight shops with residences above. The upper level facade is stuccoed and laid out in the trabeated form with Corinthian Order pilasters enclosing pairs of pedimented windows, the corner unit, No. 312, having three windows with a similar return to Perry Street followed by a rear section in plain stuccoed work. The cornice line is dentillated and balustraded.

At street level, the posted verandah has been removed and new shop fronts installed, although remnants of the former windows and boxed timber panels remain above the cantilevered verandah line. The rear of this terrace is well exposed to view and includes an elliptical arched opening at ground level.

Condition:

Good

Integrity:

Fair. No. 300 retains its former ingo and doors. Nos 308 and 300 are unpainted stucco.

History:

In 1896 this site was occupied by wood shops (RB "wood shops and so on") but by the following year the Perpetual Executors and Trustees owned the present buildings, occupied as follows:

No. 298 tea merchant
No. 300 boot dealer
No. 302 fruiterer
No. 304 butcher
No. 306 produce dealer
No. 308 draper
No. 310 grocer
No. 312 auctioneer

Significance:

Nos 298 - 312 are important as a major late Victorian shopping development within the Smith Street centre. They form a visual unit with adjoining development and are significant contributors to the historic character of this shopping centre which is important at the State level.

Recommendations:

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

Reinstatement of former elements and paint removal using approved techniques are recommended.

References:

Rate Books

Issue No. 1

Issue No. 2:

May, 1995

Building: Albion Hotel
Address: 314 Smith Street, corner Perry Street



Allotment Reference: 73
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Slope
Photo Date: June, 1987
Grantee: G. Otter, 13.2.1839
Original Owner: Patrick Coyle
Present Owner:
Original Use: Hotel
Present Use:
Construction Date: 1874-1875

Description:

A two storeyed polychromatic brick terrace having brown body bricks and cream brick window surrounds. The building has a hipped corrugated iron roof without a front parapet. The two storeyed verandah has a cast iron frieze and balustrading chamfered timber posts and a tiled floor with bluestone margin.

Condition:

Good

Integrity:

Good

History:

Prior to 1876 the rate book entries for 2 Stanley Street are unclear. In 1876 Eve Eastwood, a lady owned a brick house in Stanley Street, north side between Smith Street and the right of way adjacent to the Earl of Zetland Hotel. The property was leased to John Sparen.

By 1887 Sparen, then listed as a journalist, had purchased the property and continued to live there. In 1900 Mrs Sparen was listed as owner and William Sparen, a journalist, was occupant. (1864, 1869, 1872, 1875, 1876, 1884, 1887, 1901 RB).

Significance:

No. 2 Stanley Street is of local significance as a polychrome brick house comparable with others on the Slope and adding interest to the range of construction methods to be seen within this area. It is also of local interest as a comparatively opulent house, attracted to Collingwood's higher ground.

Recommendations:

Recommended for planning scheme protection.

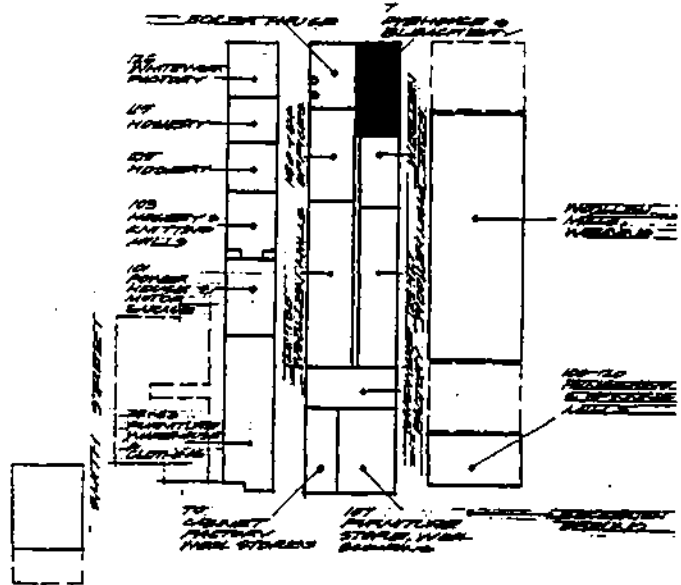
References:

Rate Books

Issue:

No. 1 December 1989

Building
7 Stanley street



Allotment Reference

68

National Trust Register

Under consideration

National Estate Register

-

Historic Buildings Council Register

Location within Precinct

Collingwood Slope

Photograph Date:

18.8.1988

Grantee S.A. Donaldson

Original Owner Foy & Gibson Pty. Ltd.

Present Owner

Original Use Dyehouse and Bleachery (Whitework and Shirt factory)

Present Use King Gee Clothing Pty. Ltd. Razors Edge.

Construction Date: post 1912

Architect

Builder

Description Situated on north-east corner of Cambridge and Stanley Streets and having a raised portion in the centre of both Street elevations with "Foy and Gibson Pty Ltd" in low relief. "Dye House" and "Bleachery" flank the central section of the Stanley Street elevation. Inside, a completely new steel framed building has replaced the former timber trussed factory space.

Condition Good

Integrity Outside walls, fair, windows and doors recent. Inside (new work).

History post 1912
The building underwent major renovations in 1986.

Significance The former dyehouse and bleachery at No. 7 Stanley Street is visually prominent and a key element in the Cambridge/Stanley Streets streetscapes. It is also representative of a stage in the process of textiles manufacture for which the Cambridge Street buildings were noted.

Recommendations Recommended for Planning Scheme protection.

References

Issue April 1988

585

Building: Former Church of Christ Tabernacle
Address: 11 Stanton Street



<u>Allotment Reference:</u>	Lot 66
<u>National Estate Register:</u>	Registered
<u>Historic Buildings 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>	P.L. Campbell, 13.2.1839
<u>Original Owner:</u>	Church of Christ
<u>Present Owner:</u>	City of Collingwood
<u>Original Use:</u>	Church
<u>Present Use:</u>	Library
<u>Construction Date:</u>	1888-1889
<u>Architect:</u>	Jonathon Rankine
<u>Builder:</u>	

5970

Description:

A former church with classical facade facing Station Street and having tuckpointed red body bricks, Corinthian order pilasters, round arched openings and stuccoed parapet with central pediment and entablature with plain tympanum and frieze relieved with wreath motifs. The lower sections of the pilasters are fluted with unusual drapery decoration. The side elevations are in red brick with trabeated facade and cream brick parapet brackets and pilaster caps.

Inside alterations consist of the construction of a free standing mezzanine floor. Important elements include the vaulted timber lined ceiling with decorative timber ventilators and the former choir stalls (?) with cast iron balustrade.

Condition:

Good

Integrity:

Good, additions at rear, cast iron palisade fence.

History:

This church was purchased by the City of Collingwood in 1976.

Significance:

Designed by Jonathan Rankine, a member of the congregation, the former Church of Christ tabernacle is the largest building erected by the Australian Brotherhood of the Church of Christ and is believed to have been based upon Christopher Wren's design for the reredos of the Temple Church, London, of 1682. It is a key building in the public buildings sub precinct of this precinct.

Recommendations:

Recommended for planning scheme protection.

References:

National Trust File

Issue No. 1

August, 1988

Issue No. 2:

May, 1995

Building:

Residence

Address:

13 Stanton Street

N.B.

DEMOLISHED SINCE SURVEY



Allotment Reference:

Lot 66

National Estate Register:

-

Historic Building Register:

-

National Trust Register:

-

Location within Precinct:

Collingwood Flat (Abbotsford)

Photo Date:

November 1988

Grantee:

P.L. Campbell, 13-12-1939

Original Owner:

Alfred Tuttleby

Present Owner:

City of Collingwood

Original Use:

Residence

Present Use:

Vacant

Construction Date:

1912

Architect:

-

5012

Builder:

Description:

An Edwardian styled weatherboard cottage with brick party wall and turned timber posted bullnosed verandah to front extending to form slide porch. A small projecting bay window illuminates the front room, the weatherboards are part shingled and the picket fence is original.

Condition:

Fair

Integrity:

Good

History:

In 1900, the south side of Stanton Street between Hoddle Street and the railway line was vacant land except for the "Christian Chapel". The City of Melbourne Bank owned a block there, with 16' 6" frontage. In 1907 the land was owned by the Melbourne Trust Co. and in 1911 by Alfred Tuttleby. The property was numbered 13 in that year. In 1912 Tuttleby built a wood house which he leased to Arthur Kidder, a fireman, (1901, 1908, 1912, 1913 RB).

Significance:

13 Stanton Street is a typical Edwardian Worker's cottage representative of many in the municipality. It contrasts dramatically with the grandiose public buildings in Stanton Street and adds interest to this important precinct. It also screens the car park at the station from general view.

Recommendations:

Recommended for refurbishment and further use. Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

November 1988

593

Building: Residences
Address: 78-82 Studley Street



Allotment Reference: 75
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1989
Grantee: J. T. Hughes & J. Hosking
Original Owner: James Crisp
Present Owner: -
Original Use: Residences
Present Use: Residences
Construction Date: 1872-1878
Architect:
Builder:

SNA

Description:

A row of three single storey Victorian terraces of cement rendered brick with corrugated iron roofs. No. 82 is double width and has a later porch to the central doorway.

Condition:

Good

Integrity:

Good

History:

The rate book entries are unclear prior to 1872. James Crisp owned property in Studley Street north side between Park and Nicholson Streets in 1871 - listed as wood. S & M 1870 listed James Crisp, a bricklayer in Studley Street.

The 1872 Rate Book entry listed Crisp in a brick house - number 82. In 1874 Crisp built a second brick house which he leased to Henry Heales in 1875. In 1878 a third brick house was built.

	<u>Occupant</u>	<u>Owner</u>
1876	James Crisp Richard Harris	James Crisp James Crisp
1877	James Crisp Vacant	James Crisp James Crisp
1878	James Crisp Snr James Crisp Jnr Richard Harris	James Crisp James Crisp James Crisp

From the pattern of tenancy it is not possible to know which house was built when. James Crisp continued ownership of the three properties in 1891. By 1900 Eliza Crisp had become owner.

Eliza Crisp occupied number 82. Sotia Selkrig leased number 80 and Marshall Minto, a laborer, leased number 78.

(1871, 1872, 1874-1878, 1889, 1890, RB. 1870 S&M).

Significance:

Nos. 78-82 form an uncommon group on the Flat and therefore make an important contribution to its architectural character.

Recommendations:

Recommended for planning scheme protection.

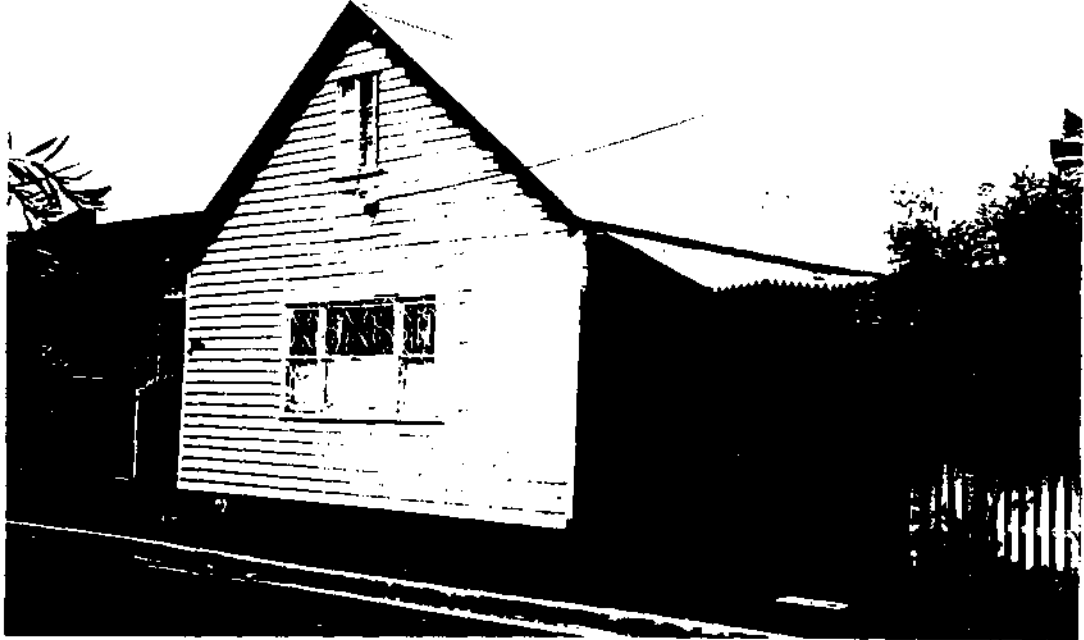
References:

Rate Books

Issue No. 1:

March 1990

Building: Residence
Address: 84 Studley Street



Allotment Reference: Lot 75
National Estate Register: Recommended
Historic Building Register: Recommended
National Trust Register:
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1988
Grantee: H.T. Hughes and J. Hosking, 13.2.1839
Original Owner:
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: pre 1858

5076

Architect:

Builder:

Description:

A single storeyed with attic gable roofed weatherboard clad cottage. The base wall is fretted. Inside, the linings are original timber. Front wall is sited beyond the street alignment.

Condition:

Good

Integrity:

Fair, bull nosed weatherboards, later front window.

History:

This house appears on the 1858 Clement Hodgkinson "East Collingwood" map.

Significance:

No 84 Studley Street is an important and rare survivor of the many timber cottages erected on the Flat after the 1851 gold rushes.

Recommendations:

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

References:

Rate Books

Issue No. 1

December 1988

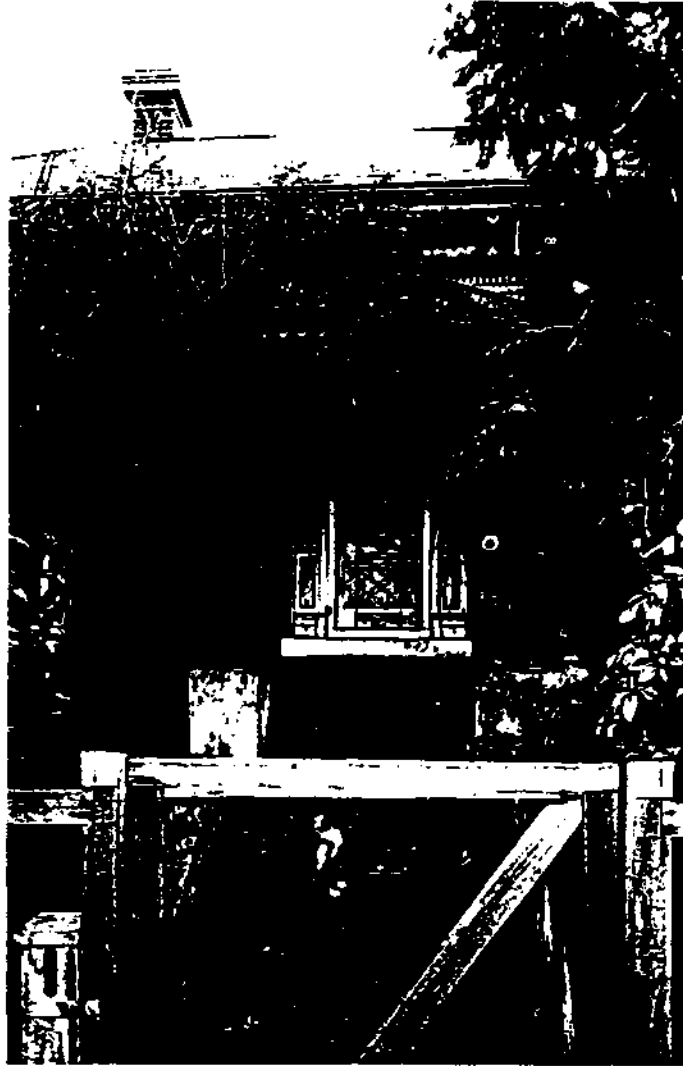
577

Building:

"Elgin"

Address:

84 The Esplanade



Allotment Reference:

Section 18, Lots 1-2

National Estate Register:

-

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Clifton Hill Eastern Residential Precinct

Photo Date:

July, 1988

Grantee:

-

Original Owner: Thomas Kerr

Present Owner: P.G. Anderson

Original Use: Residence

Present Use: Residence

Construction Date: 1899-1900

Architect: -

Builder: -

Description: A single fronted symmetrical tuckpointed bi-chromatic brick Italianate villa with black body bricks and white dressings. The bullnosed cast iron verandah has a tiled floor with similar stepped path to front gate. Single tri-partite windows flank the central front door and the verandah extends along the north side elevation.

Condition: Good. Maintenance inadequate.

Integrity: Good

History: Thomas Kerr, the pastry cook built "Elgin" in 1899-1900, (1900 RB "unfinished") on land which he had acquired from Clard Hey, occupying Lots 10 to 11. This block was twice the size of others north of O'Grady Street.

Significance: "Elgin" is a typical middle class late Victorian villa residence and is expressive of the generally more substantial houses built along The Esplanade which skirts the Merri Creek Valley.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Building: "Merrivue"
Address: 88 The Esplanade



Allotment Reference: Section 18, Lots 1-2
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Eastern Residential Precinct
Photo Date: July, 1988
Grantee: -
Original Owner: Adam Kemp
Present Owner: J. M. Cleland
Original Use: Residence
Present Use: Residence

Original Use: 4 Residences

Present Use: 4 Residences

Construction Date: 1886

Architect:

Builder:

Description: A single storeyed late Victorian terrace consisting of 4 dwellings. The richly ornamented stuccoed parapets have shell end curved pediments, the party walls being decorated with head figures. White and red square terra cotta tiles form a course above the convex verandah roof which has a cast iron lace valance. The tuckpointed polychrome brick walls have black body bricks, white dressings and reds to the blind arches and niches either side of the tri-partite front room windows. The round arched niches have lancet voussoirs.

Condition: Good

Integrity: Fair. Overpainting, Nos. 97 and 101, fences removed.

History: In 1885, the land on which 97-103 Turner Street stand was vacant and owned by Michael Walker. Four brick houses and stabling were built on the land in 1886, ownership passing to George Smart in that year. Smart leased them out to a green grocer, letter carrier and railway guard. By 1900 Harriet Pryde owned these properties, (1901 RB).

Significance: No. 23 Paterson Street is a substantially intact asymmetrical 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

Building: Residence
Address: 29 Valiant Street



Allotment Reference: 76
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: -
Photo Date August, 1988
Grantee: C.J. Garrard, 13-2-1839
Original Owner: Thomas Wilson
Present Owner: -

602

- Description:** A pair of two storey Boom Period cement rendered brick terraces with slate roofs concealed behind a cement rendered parapet. The two storey verandahs are enclosed at each end by brick wing walls. Moulded faces feature prominently on the facades.
- Condition:** Good
- Integrity:** Fair. The cast iron frieze and balustrading to No. 39 have been removed.
- History:** In 1885 John Thomson owned lot 18 in Turner Street on the south west corner with Rich Street. In 1886 Thomson built two brick houses on the site. By 1891 the properties were being leased to Elizabeth Francis and John Price. Black and Riggall became owners by 1900, No. 39 being leased to Shon McDough? a spinster and No. 41 to Margaret Price. (1885, 1886, 1891, 1901, RB).
- Significance:** Nos 30-41 Turner Street are a representative two storeyed terraced pair contributing to the cohesive architectural character of the Victoria Park precinct.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
- Issue No. 1:** May, 1995

Building: 4 Residences
Address: 97-103 Turner Street



Allotment Reference: Lot 78
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Victoria Park Precinct
Photo Date: June, 1988
Grantee: R. Dacre, 13-2-1839
Original Owner: George Smart
Present Owner:
97 J.A. Abramowski
99 D.K. & L. Barnes
11 City View Road, Nth Balwyn
103 G.J. Walsh & N.P. Schinck
C/- 44 Paxton Street, Kingsville

664

Original Use: Residence

Present Use: Residence

Construction Date: 1870

Architect:

Builder: Thomas Wilson

Description: An assymmetrical timber villa with distinctive bay window treatment, the barge being dentillated and the window frames having round upper corners.

Condition: Good

Integrity: Good

History: In 1869 Thomas Wilson owned enclosed land on the south side of Valiant Street between Clarke and Hunter Streets on which he built a wood house in 1870, leasing it to Charles Smith, a clerk, (1869, 1870 RB).

Wilson continued to own the house in 1900 at which time Richard Wilson, a carpenter, was tenant. (1901 RB).

Significance: No. 24 Valiant Street is of local importance as a weatherboard villa employing distinctive detail and comparing with nearby No. 40 Abbotsford Street, also built by Thomas Wilson.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building:

Residence

Address:

6 Victoria Crescent



Allotment Reference:

59

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:

Margaret Levy

Present Owner

Original Use:

Residence

Present Use:

Residence

Construction Date:

1913

Architect:

Builder:

603

<u>Description:</u>	A single storey assymetrical Edwardian cottage of ashlar dressed timber. The gabled projecting front is surmounted by half timbered ornamentation and a metal finial with pressed metal cladding behind. The corrugated iron roof has some early sheeting, and is continuous over the timber verandah, which has turned posts and a recent concrete floor. There are two rough-cast chimneys with terra cotta pots. The Lithgow Street facade is lined with early shiplap boards.
<u>Condition:</u>	Fair
<u>Integrity:</u>	Good
<u>History:</u>	<p>In 1911 John Levy owned a wood house in Victoria Crescent west side between Mollison and Albert Streets which he leased to Dudley Smelling and which had a net annual value of £14.</p> <p>In 1912 the house was vacant. A pencilled note in the Rate Books indicates that the house was pulled down and that the land was vacant. In 1913 a wood house was listed, N.A.V. £26 with Margaret Levy owner and John Levy occupant. (1911-12, 1912-13, 1913-14 RB)</p>
<u>Significance:</u>	No. 6 Victoria Crescent is representative of Edwardian housing on the Collingood Flat. Its prominent corner site, however, enhances its local significance in this Urban Conservation area and recalls the manner in which Collingwood developed with industry and houses intermixed.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue:</u>	No. 1 December 1989

Building:

Former Hatcher's Laundry

Address:

18 Victoria Crescent



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: Henry Hatcher

Present Owner: -

Original Use: Laundry

Present Use: "Initial Services"

Construction Date: 1908

Architect:

Builder:

Description: Substantial single storeyed brick industrial building with five round arched openings to Victoria Crescent with tuckpointed voussoirs and classical stuccoed ornamentation to door surround. Vermiculated panels terminate the facade at both ends.

Condition: Good

Integrity: Good. Awning recent.

History: In 1907 Henry Hatcher owned 83' of enclosed land on the west side of Victoria Crescent. In 1908, Hatcher built a brick laundry on the site. Hatcher owned and operated the laundry, (1908, 1909 RB).

Significance: No. 18 Victoria Crescent is of local importance as an Edwardian factory relating directly to the expansion of industry in Collingwood characteristic of the pre-First World War years.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building:

Retaining Walls

Address:

off Victoria Crescent, facing Yarra River



Allotment Reference:

59

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:

-

Present Owner:

-

Construction Date: 1893

Architect: -

Builder: Adam Kemp

Description: A single storeyed Italianate villa in the terrace form with symmetrical front elevation, cast iron verandah and Greek key patterns frieze below cornice line replicated in the verandah frieze.

Condition: Good

Integrity: Good. Verandah floor concrete, black and white tiled path and bluestone steps to recent front gate.

History: In 1892 the west side of The Esplanade between Heidelberg Road and O'Grady Street was vacant land divided into seven lots. "Merrivue", with a 33' frontage was built on lot 13, which was the lot nearest to Heidelberg Road.

In 1892, this land was owned by Alexander Kemp, (1893 RB). In 1893 a brick house was built there by Adam Kemp, builder, who was also the owner/occupant, (1894 RB). He remained there in 1900, (1901 RB).

Significance: "Merrivue" is of local importance as an intact late Victorian villa residence built on the attractive Esplanade overlooking the Merri Creek. Its decorative use of the key pattern is of note.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: July, 1988

Address:

6-8 Thompson Street



<u>Allotment Reference:</u>	60
<u>National Estate Register:</u>	-
<u>Historic Buildings Council Register:</u>	-
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	-
<u>Photo Date:</u>	November 1989
<u>Grantee:</u>	J. A. Donaldson
<u>Original Owner:</u>	Mrs A Dunn(?)
<u>Present Owner</u>	-
<u>Original Use:</u>	-
<u>Present Use:</u>	-
<u>Construction Date:</u>	pre 1864 (post 1858)

Architect:

Builder:

Description:

A pair of stuccoed brick single storeyed mid Victorian terraces with hipped corrugated iron roofs and a low brick parapet with plain cornice. No. 6 has a tiled verandah floor and front walk. A stud wall with vertical timber lining boards divides the two verandahs.

Condition:

Good

Integrity:

Good

History:

In 1864 Mrs Dunn (Anna) owned two brick houses in Thompson Street east side which she leased to John Hughes (Number 8) and William Mill (Number 6). Mrs Dunn continued as owner in 1884 having leased the properties to a series of tenants.

By 1891 Sarah Johnson was owner/occupant of number 8 and Richard Johnson, an engineer, was owner/occupant of number 6.

By 1900 the Australian Temperance Society owned both properties, number 6 being leased to Hannah Goodwin.

(1864, 1884, 1891, 1901 RB).

Significance:

Nos. 6-8 Thompson Street are of importance to the extent that they relate to the earliest subdivision of this land, Thompson and Nelson Streets appearing as the first minor streets in this vicinity of the 1858 Clement Hodgkinson map. They are believed to be the oldest remaining houses south of the Abbotsford Brewery.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

March, 1990

Building: Former Yarra Falls Spinning Mills
factory

Address: 80-110 Trenerry Crescent



Allotment Reference:

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct: Victoria Park

Photo Date: October 1988

Grantee:

Original Owner: Yarra Falls Spinning Mills Pty Ltd

Present Owner: Yarra Falls Spinning Mills Pty Ltd

614

Original Use: Spinning Mills
Present Use: "Country Road"
Construction Date: 1922. Additions at south end - 1935 (on building)

Architect:

Builder:

Description:

The northern building is linked at the rear with the larger south building and is of two storeyed brick construction with a trabeated facade to Trenerry Crescent relieved by stuccoed spandrels and bracketted parapet coping. The windows have been partly replaced. The south building is built in at least three components, the northern two adopting a similar treatment to the north building and the southern most section representing a departure with the use of Moderne ornamentation.

Condition: Good

Integrity: Good

History: In 1919 The Yarra Falls Spinning Co. Pty Ltd of Johnston Street, Collingwood, purchased "Mikado" a brick house and grounds formerly owned by Elizabeth Pitt. In 1921 David Fenton, foreman, lived there - the NAV £175. In 1922 the property was described as "Mills etc." - NAV was £1200. (1920-1923 RB). In 1925 Yarra Falls Pty Ltd purchased an adjoining property, south side, a brick house and factory formerly owned by Arthur Barclay, a furrier. In 1926 the Yarra Falls Spinning Mills Pty Ltd purchased from John Fox, "United Felt Hat Mills", formerly Austral Hat Mills, and a block of vacant land 144'8". In 1927 the property owned by Yarra Falls was:

No. 80 Brick House and factory - NAV £120 occupied by Ernest Lumby (manager)

Nos 82-94 Brick & Iron Mills No. 1 -
NAV £400

Nos 96-110 Brick Mills No. 2 and
cottage - NAV £1000

Nos 110-120 Cotton Mills - NAV £2000

Nos 122-140 Land and Works - NAV
£400

In 1928 a power house was built on the
site of Mill No. 1 and the NAV
increased to £450 and Nos 112-140
became Austral Silk and Cotton Mills
Pty Ltd.

In 1929 No. 1 and No. 2 Mills were
rated together NAV £1700 and Nos
122-140 which was land of 240', had a
store and unfinished factory NAV £700
- owned by Austral Silk and Cotton
Mills. (1926-1930 RB).

Significance:

This complex is locally important in that
it is an indicator of the former size of
the Yarra Falls Spinning Co. whilst the
limited ornamentation provides a link
with the Johnston Street works. This
complex is of less historic and
architectural significance than the
Johnston Street complex.

Recommendations:

Recommended for planning scheme
protection.

References:

Rate Books

Issue No. 1:

December 1988



616

Building: Former Austral Hat Mills
Address: 112 Trenerry Crescent



Allotment Reference:

National Estate Register: -

Historic Building Register: -

National Trust Register: -

Location within Precinct: Victoria Park

Photo Date: October 1988

Grantee:

Original Owner: Yarra Falls Spinning Mills Pty Ltd

Present Owner:

Original Use: Spinning Mills

Present Use: Offices

Construction Date: 1927

Architect:

Builder:

Description: A three storeyed and basement car park former factory with later portico and window frames. Three central windows and concrete spandrels extending over three floors are separated by brick piers and surmounted by a brick parapet, decorated at cornice level by toothed brickwork and having a blank stuccoed panel. On the south side an elevated reinforced concrete tank and frame and brick chimney stack are not in use. On the north-east corner there is a turret with cantilevered timber walkway and bull nosed iron roof.

Condition: Good

Integrity: Good

History: In 1900, the executors of the late Thomas Shelmerdine owned a factory, house and land NAV £300 in Trenerry Crescent, east side between Reilly Street (now Alexander Parade) and Turner Street. In 1902 the property was split so that the factory (hat mills) NAV £300 was rated separately from the house and grounds NAV £100.

In 1904 the mill was described as "Hat Mills etc". In 1905 Abraham Kozminsky, a manufacturer, purchased the hat mill which in that year showed an NAV of £150. (1901-1906 RB)

In 1907 Sir Alexander Peacock, Abraham Kozminsky and Samuel Warnock were listed as occupants and in 1909 as director, manufacturer, director of Austral Hat Mills.

In 1909 Austral Hat Mills purchased lot 6 and pt 7 from the Commercial Bank Melbourne - this was 80' vacant land adjacent to the Mill's south side.

In 1911 the Austral Hat Mills purchased the remaining block of land 64' 8" from the Commercial Bank Melbourne. This land was adjacent to the 80' land south side.

Between 1919 and 1926 the Mills underwent some changes in ownership and name. During that time John Fox, Wool Exchange, Melbourne, was listed as owner.

In 1926 the Yarra Falls Spinning Mills Pty Ltd purchased the 144'8" land NAV £70 and the brick factory NAV £400 known as United Felt Hats Ltd. The Properties were numbered 98/110.

In 1927 Yarra Falls Spinning Mills Pty Ltd built cotton mills NAV £2000 at Nos 112-120. They were transferred to the Austral Silk and Cotton Mills in 1928.

Significance:

The former Austral Silk and Cotton Mills is the most distinctive building in Trenerry Crescent representative of the spinning industry in this vicinity. It is a prominent element in the Dight's Falls landscape with an unusual turret believed to relate to the process of yarn manufacture.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1:

December 1988



Building: Residences

Address: 39-41 Turner Street



Allotment Reference: 78

National Estate Register: -

Historic Buildings Council Register: -

National Trust Register: -

Location within Precinct: Victoria Park

Photo Date: November 1989

Grantee: R. Dacre

Original Owner: John Thomson

Present Owner: -

Original Use: Residences

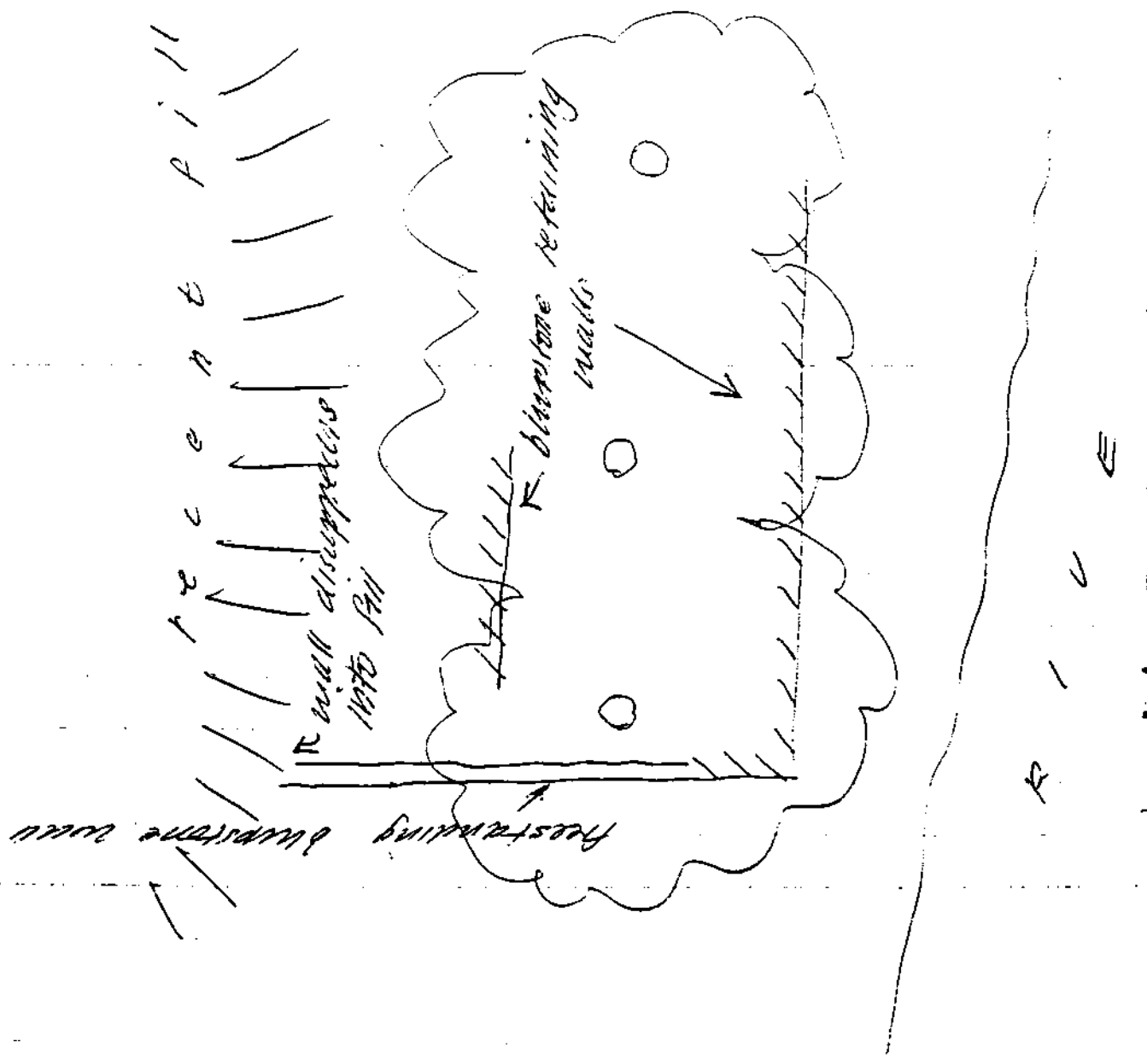
Present Use: Residences

Construction Date: 1886

Architect:

Builder:

620



Original Use: Garden Walls

Present Use: abandoned

Construction Date: pre 1870

Architect:

Builder:

Description: A former terraced garden with bluestone retaining walls now mostly overgrown and in part submerged by recent fill. Mature tree plantings remain.

Condition: Good

Integrity: Good. Awning recent.

History:

Significance: These walls and tree plantings are associated with a now demolished house off Zetland Street and relate to the early attraction of the river Yarra as a residential location.

Recommendations: Recommended for planning scheme protection.

References:

- Rate Books
- view SLV "woolwashing on the Yarra between the old Church Street bridge and the Convent Willows, 1870" (G.R. Reid photo).

Issue No. 1: September, 1988

602.

Building:

"Portia", 15 Victoria Parade



<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>	5.6.87
<u>Grantee:</u>	S.A. Donaldson

Original Owner: James Yates
Present Owner:
Original Use: Residential
Present Use: Residential
Construction Date: 1889

Architect:

Builder:

Description:

A two storeyed stuccoed, richly decorated Victorian terraced residence with ornamental curved pediment containing the name "Portia", decorated balustrade with urns, acanthus string courses at window levels, segmental arched openings to the upper level and flat head with curved corners openings to the lower level. The stuccoed surfaces have ashlar markings, whilst the two storeyed cast iron verandah has fern leaf decoration, and an encaustic tile verandah floor with bluestone margins extending to the garden path. The double palisaded iron fence has cast iron pillars (? and Scott? Foundry, Elizabeth Street North). A side gate penetrates the main facade and leads to the rear garden.

Condition:

Good

Integrity:

Good, the upper level verandah balustrading has been relocated at ground level, stuccoed surfaces painted.

History:

Hodgkinson's 1858 plan shows that a house was situated at the rear of "Portia" at that time. The MMBW litho plan of 1897 shows the two co-existed for a period:

James Yates, gentleman, owned the woodhouse (RB 1885, '86, '87) prior to "unfinished brick house") as owner/occupier. He remained there in 1896.

Significance:

"Portia" is important as a key contributor to the character of Victoria Parade, which was conceived as a grand boulevard as far as Hoddle Street. This residence reinforces that image.

Recommendations:

Recommended for inclusion on the National Estate Register. Situated within existing UC2 zone in planning scheme. Reinstatement of the upper level balustrade, and paint removal using approved techniques is recommended.

References:

Rate Books

Issue No. 1:

June, 1 987

Issue No. 2:

May, 1995

Building:

"Irwell" No. 23 Victoria Parade
"Irwell Terrace" Nos. 19, 21 Victoria
Parade



<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>	5.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Building Owner:</u>	
<u>Present Building Owner:</u>	19 21 23
<u>Original Use:</u>	residential

Present Use:

19
21 Parade X-ray Centre
23

Construction Date:

1868

Architect:

Builder:

Description:

A two storeyed stuccoed Victorian terrace with unbracketted cornice and pediments with "Irwell Terrace" and "Irwell 1868" in low relief. The decoration is restrained, the plain stuccoed surfaces having ashlar markings and the windows being flat head, with round head front doors. The identical singled storeyed concave verandahs have cast iron lace work and columns, dentils to the gutter lines, and terra cotta tiled floors and garden paths with bluestone margins. Double palisaded iron fences return along the property lines to the verandah fin walls.

Condition:

Good

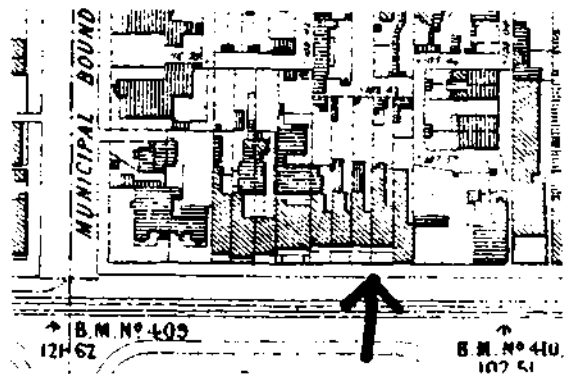
Integrity:

Good, stuccoed surfaces painted, new door to No. 19.

History:

Hodgkinson's 1858 map shows that the site of Nos. 19-23 was vacant at that time.

The pediment on No. 23 "Irwell" shows that it was built in 1868. By 1885 John Mason, gentleman, was in possession and all three houses were tenanted (RB). By 1891, he also occupied No. 21 as well as the house immediately to the east of No. 23 (RB).



Significance:

This development is important as a key contributor to the character of Victoria Parade, which was conceived as a grand boulevard as far as Hoddle Street. "Irwell" and "Irwell Terrace" are consistent with this vision and show how development of a high standard was attracted to the Parade.

Recommendations:

Recommended for inclusion on the National Estate Register. Included in UC2 zone in planning scheme.

References:

Rate Books

Issue No. 1:

June, 1987

Issue No. 2:

May, 1995

628

Building:

"Floraston", 39 Victoria Parade



Allotment Reference

52

National Trust Register:

-

National Estate Register:

Recommended

Historic Buildings Council Register

-

Location within Precinct:

Collingwood Slope

Photograph Date:

9.6.97

Grantee: S.A. Donaldson
Original Owner: Isaac Barnet
Present Owner:
Original Use: Residential
Present Use: After Care Hospital
Construction Date: 1876

Architect:

Builder:

Description:

A two storeyed stuccoed Victorian terrace residence with two storeyed verandah decorated with distinctive cast iron lacework and arcaded lower level, the spandrels being finished with ornamental tile work. The upper level openings have segmental heads and the lower level round heads, with fan light and colonnettes to doorway. The verandah floor has decorative encaustic tiles with bluestone margin and slate garden path leading to an iron fence with stuccoed pillars.

Note cast iron lamp bracket over pedestrian walk to right of way off Mason Street.

Condition:

Good

Integrity:

Good, urns removed, stucco painted.

History:

The 1858 Hodgkinson map shows Isaac Hart's house and garden occupying this site.



In 1876 Isaac Barnet was building "Floraston" on land sold off from the frontage of Hart's garden facing Victoria Parade (RB 1876 "building"). Barnet, gentleman, remained in occupation until 1885, when Mary Loughnan purchased his home, remaining there in 1898 (RB).

Significance:

This building is important as a key contributor to the character of Victoria Parade, which was conceived as a grand boulevard as far as Hoddle Street. "Floraston" is of note also for its use of tiles in the arcade spandrels.

Recommendations:

Recommended for inclusion on the National Estate Register. Paint removal using approved techniques is recommended. Included in UC2 zone in planning scheme.

Issue No. 1:

June, 1987

Issue No. 2:

May, 1995

Building:

Nos. 65, 67, 69, 69A Victoria Parade



Allotment Reference: 53

National Trust Register: -

National Estate Register: -

Historic Buildings Council:
Register: -

Location within Precinct: Collingwood Slope

Photograph Date: 5.6.87

Grantee: S.A. Donaldson

Original Building Owner: Wm Harlow

Present Building Owners: 65
67
69 & 69A

Original Use: Residential, No. 69 retail

Present Use: 65 "Zacs" restaurant
67 Davies Clyne & Co., public
accountants
69 Penny Cooke
69A residence

Construction Date: 1875 N.B. fanlight to no. 69A has
"1873" on it.

632

Architect:

Builder:

Description:

Two storeyed late Victorian terraced residences and corner shop, to right of way, with bracketted cornice, quoins, ashlar markings to flat stuccoed surfaces and single storeyed cast iron verandahs to the recessed former residences. The cast iron work is early and has plain rounded columns with simple capital and base details.

The party wall separating the two residences extends to form a common fence line, terminated on the Victoria Parade frontage with pillar and orb decoration. No. 67 retains its double palisaded iron fence and terra cotta tiled garden path and verandah floor with bluestone margins. The bluestone plinths to the adjoining Baden Powell Hotel may be a remnant of a former extension of No. 65.

Condition:

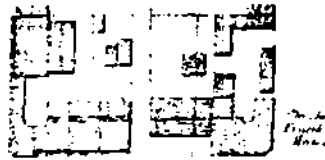
Good

Integrity:

Fair. Alterations include the painting of stuccoed surfaces, a new fence and path/verandah floor to No. 65, the removal of some urns, reconstruction of the shop front to No. 69 and new cantilevered verandah. Forms a visual unit with the adjoining Baden Powell Hotel.

History:

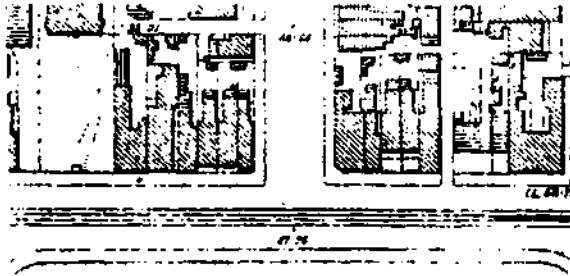
Hodgkinson's 1858 map shows four buildings occupying the entire frontage to Victoria Parade from Cambridge Street to the r.o.w.



In 1874 William Harlow owned this site with the New Bendigo Hotel on the Cambridge Street corner and four houses facing the Parade, (RB). In 1875, Harlow's holdings are recorded as follows:

- New Bendigo Hotel
- Brick house and shop
- Brick house
- Brick house
- House shop and bakery.

The bakery, corresponding with present No. 69/69A was run by P. Michew, and the publican of the New Bendigo was Joseph Brownbill. Harlow retained ownership in 1898 (RB):



MMBW litho: 1897

Significance:

This development is important as a key contributor to the character of Victoria Parade which was conceived as a grand boulevard as far as Hoddle Street. The quality of William Harlow's buildings is consistent with this vision.

Recommendations:

Included in UC2 zone in planning scheme. Reinstatement of fence and pavement to No. 65, decorative urns and posted verandah to No. 69 is recommended.

References:

Rate Books

Issue No. 1:

June, 1987

Issue No. 2:

May, 1995

Building: former "Sir John Franklin" hotel
Address: 75, 75A Victoria Parade



Allotment Reference: 53
National Estate Register: Recommended
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Slope
Photo Date August, 1987
Grantee: S.A. Donaldson 13-2-1839
Original Owner: Elizabeth Davison
Present Owner: -

Original Use:

Hotel and Shop

Present Use:

75A The Little Coffee Shop
75 Lillies Restaurant
Milk Bar
El Pasha Coffee

Construction Date:

Architect:

Builder:

Description:

A two storeyed stuccoed richly decorated, Italianate former hotel, with single storeyed section at north end. Principal facade elements include a trabeated design with balustraded parapet, vermiculated pilasters, bracketted cornice and frieze panel and string course. The panels formed by the trabeated pattern have ashlar markings on the upper level and rusticated treatment on the lower level. The plinth is bluestone.

Condition:

Good

Integrity:

Good. Alterations include painting of stuccoed surfaces and c. 1920 (?) shop windows. Parapet urns removed (?)

History:

Significance:

The former "Sir John Franklin" hotel is a key contributor to the nineteenth century character of Victoria Parade and is a substantially intact example of a late nineteenth century hotel.

Recommendations:

Recommended for inclusion on the National Estate Register. Included in UC2 zone in planning scheme.

References:

Rate Books

Issue No. 1:

September, 1988

Issue No. 2:

May, 1995

Building:

"Prince Patrick" hotel and shops

Address:

135-141 Victoria Parade



Allotment Reference:

54

National Estate Register:

Recommended

Historic Buildings Council Register:

-

National Trust Register:

-

Location within Precinct:

Collingwood Slope

Photo Date

August, 1987

Grantee:

J. D. L. Campbell, 13-2-1839

Original Owner:

Samuel Lyons

Present Owner:

-

Original Use: Hotel and Shops

Present Use: 135 The Prince Patrick Hotel
139 De Leons Clothing
141 De Leons Clothing

Construction Date: 1887

Architect:

Builder:

Description: A two storeyed cement rendered late Victorian hotel on a corner site with trebeated facade and splayed corner to bar. Openings have segmental heads, the parapet is balustraded and punctuated by the pilasters which extend above the parapet line terminating in anthemium decoration and enclosing panelled sections. Curved and triangular pediments and Tuscan and Corinthian order capitals to the pilasters are further facade elements, the focus consisting of a framed panel on the corner splay with the "The Prince Patrick Hotel 1887" and scroll decoration in incised work being the centre of interest.

Two shops form a part of the complex along Victoria Parade, the upper level being extensions of the main design, and the lower shop fronts being substantially intact.

Condition: Good

Integrity: Good. Stuccoed surfaces have been painted.

History: Built on the site of an early hotel known as the "Galatea", (1872 RB), "Armstrongs" (1874 RB), the "New Sydney" (1878 RB) and the "Prince Patrick" (1884 RB), in 1887.

At that time the hotel was owned by Samuel Lyons and the licensee was Jane Macauley. Ownership and occupancy remained the same in 1895, (1887, 1889, 1896 RB).

In 1900, the hotel was owned by Mrs. Samuel Lyons and the licensee was John Hughes (1901 RB).

Significance: The "Prince Patrick" hotel complex is a prominent and richly ornamented late Victorian hotel being a key element in the Victoria Parade streetscape.

Recommendations:

Recommended for inclusion on the National Estate Register. Included in UC2 zone in planning scheme.

References:

Rate Books

Issue No. 1:

September, 1988

Issue No. 2:

May, 1995

Building:

Former Ebenezer Particular Baptist Church, n.e. corner Rupert Street and Victoria Parade



Allotment Reference: 54

National Trust Register:

National Estate Register: Recommended

Historic Buildings Council Register: -

Location within Precinct: -

Photograph Date: 12.6.87

Grantee: J.D.L. Campbell

Original Owner:

Present Owner:

Original Use: Church

Present Use: office space (under construction)

Construction Date: 1870

Architect:

Builder:

escription:

Former polychrome brick church in the Georgian Style with projecting lobby to Victoria Parade. Dark brown body bricks are relieved with cream dressings and some reds above a bluestone plinth. The upper level tripartite window and pedimented entrance are the principle decorative elements and make use of moulded cream bricks. Angled buttresses finish the corners of the main, south facade.

Inside, renovations at present underway include a mezzanine floor and exposed air conditioning ducts threaded through the original scissors trusses. The ceilings follow the roof pitch and have diagonal pine linings with a varnished finish.

Condition:

Good

Integrity:

Fair. External alterations include lengthening of the nave windows and the introduction of roof lights. Internally, comprehensive renovations are being completed, W. Span & Associates, architects.

History:

The Particular or Strict Baptists held a different view from the General Baptists on the Atonement in that they believed it applied only to a select few. The name "Ebenezer" is derived from the Hebrew word meaning "stone of help" and was the name of the monument which Samuel raised to God after the victory of the Israelites over the Philistines. It was a popular name amongst the Particular Baptists who first settled in Melbourne from England in 1850, (Chandler, J., Forty Years in the Wilderness).

The Collingwood Particular Baptists first met at a church in Wellington Street, removing to the Victoria Parade chapel at its opening in 1870 (Prentice, Rev. R.). It continued in use in 1910 as the Ebenezer Particular Baptist church with Peter Johnston as pastor (S & M dir. 1910) but by 1912 was known as the Baptist Church (S & M dir. 1912).

Significance:

The Ebenezer Particular Baptist Church compares with the former Baptist Churches, St Kilda, (1876) and South Melbourne (1877), all of which are in the polychrome (or bi-chrome) style with classical inspiration which is expressive of the congregation's strict religious views. It is an important example of the polychromatic style, for which Melbourne is noted, and a rare example of a church built by the Particular Baptists.

Recommendations:

Recommended for inclusion on the National Estate Register. Included in UC2 zone in planning scheme.

References:

MPE File which includes references to Rev F.J. Wilkin, Our First Century 1838-1938 Baptists in Victoria, 1939
Chandler, J., Forty Years in the Wilderness, (nd) pp 141-42.

Issue No. 1:

June, 1987

Issue No. 2:

May, 1995



642

Building: State Savings Bank
Address: 231 Victoria Street



Allotment Reference: 56
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: -
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1989
Grantee: H.T. Hughes & J. Hosking
Original Owner: Melbourne Savings Bank
Present Owner: State Bank Victoria
Original Use: Bank
Present Use: Bank
Construction Date: 1885
Architect: George Wharton
Builder:

Description:

A two storey cement rendered brick Classical Revival building, with arched openings to the ground floor and Ionic pilasters to the first floor. The centre section of each facade is slightly recessed, and the aedicular treatment of the window openings to the corner pavilions is slightly more elaborate, having Doric columns at ground floor level, and rounded Ionic pilasters topped by a pediment under the cornice at first floor level. The balustrades have been removed from the parapet.

The render is coursed at ground floor level above the springing line cornice, and the arches have vermiculated keystones.

Condition:

Good

Integrity:

Good. Refer above

History:

In 1883, the Melbourne Savings Bank (James Moore) purchased 60ft of vacant land on the north-east corner of Victoria and Hoddle Streets from Saul and Louis Solomon. In 1884 there was land and foundations with James Moore listed as owner, the Melbourne Savings Bank being completed in 1885. The Branch was opened on 16-02-1885. (RB 1883, 1884, 1885)

Significance:

A prominent Italianate Bank of regional significance to the extent that it partially closes the eastern vista along Victoria Parade.

Compares with George Wharton's other work for the former Melbourne Savings Bank.

Recommendations:

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

References:

Rate Books

Issue:

No. 1 December 1989

6/11/89

Building: National Bank
Address: 261 Victoria Street



Allotment Reference: 56
National Estate Register: Recommended
Historic Buildings Council Register: Recommended
National Trust Register: Recorded
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1989
Grantee: H.T. Hughes & J. Hosking
Original Owner: National Bank of Australasia
Present Owner: National Australia Bank Ltd.
Original Use: Bank
Present Use: Bank
Construction Date: 1887
Architect: Albert Purchas
Builder: W.H. Smith

Description:

A two storey cement rendered brick Classical Revival building, with arched openings to the ground floor and pedimented openings to the first floor. The render to the ground floor is coursed, and the quoinwork to the external corners is vermiculated at ground floor level, as are the arch keystones. The projecting entry porch has paired square and round Doric columns, with Composite pilasters to the tripartite window above. The front parapet is balustraded, and there is a similarly detailed balconette over the entry porch.

Condition:

Good

Integrity:

Good. Parapet urns removed.

History:

In 1886, Alexander Skeene, a manager, was listed as owner of vacant land measuring 166 ft by 100ft on the north-west corner of Victoria and James Streets. In 1887 a National Bank was built on the site, with Alexander Campbell listed as manager. Tenders were called for the work on 04-09-1886.
(RB 1886, 1887)

Significance:

A substantial Italianate bank with central portico surmounted by a tri-partite window as its most distinguishing feature at the State level. Its association with Albert Purchase, architect for the Melbourne General Cemetery from 1852 and architect for the Richmond South branch is of interest.

Recommendations:

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

References:

Rate Books
Trethowan, B., "A Study of Banks in Victoria, 1851-1938" (1976).

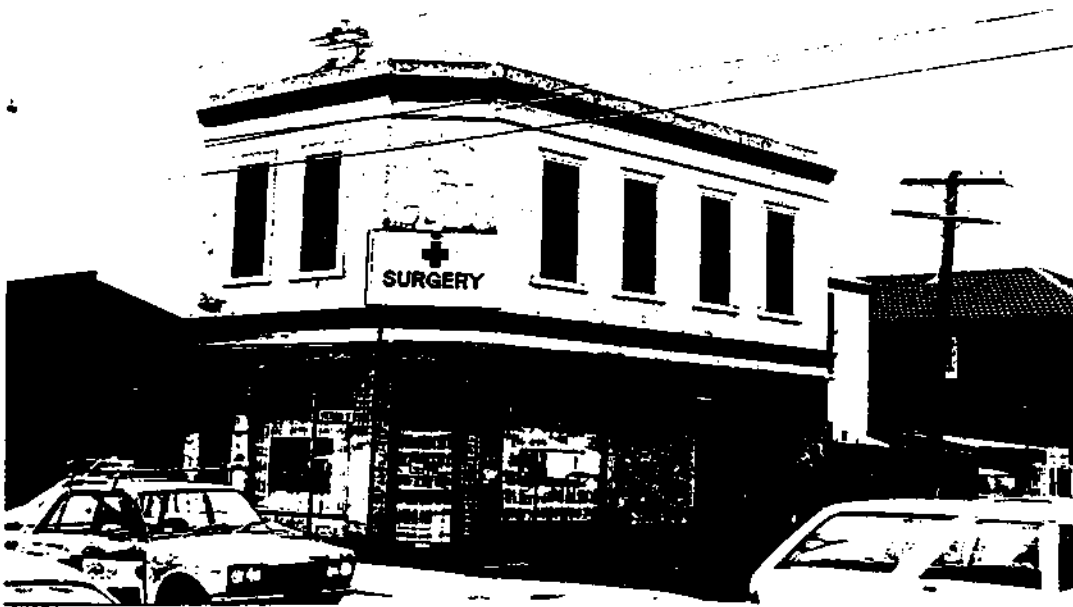
Issue:

National Bank Files

No. 2. December 1989

64/0

Building: Former Shop and Residence
Address: 295 Victoria 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: -
Present Owner: William Shelley
Original Use: -
Present Use: Doctor's Surgery
Construction Date: 1865
Architect:

Builder:

Description:

A plainly detailed two storey cement rendered brick shop with residence over. The corner panel at first floor level has an unusual Middle Eastern (ogee) arch treatment. A two storey brick rear section appears unaltered.

Condition:

Good

Integrity:

Fair. Ground floor openings have been altered and the facade has been tiled at ground floor level. A verandah may have been removed.

History:

In 1864 William Shelley owned land in Victoria Street on the north-west corner of Charles Street, on which he built a brick shop in 1865. The property was leased to Thomas Hackett, a chemist. In 1872 Thomas Blackburn leased the shop and in 1876 Joseph Gabriel also a chemist was occupant. Shelly continued as owner in 1881. However by 1887 the property had passed to Thomas Shelley. Gabriel remained as tenant in 1887. In 1888, Thomas Bolger, a tailor leased the shop, continuing as tenant in 1891. By 1900 Thomas Shelley remained as owner leasing the property to Joachim Tester, a wine merchant.

Significance:

No. 295 Victoria Street is the oldest surviving Collingwood building in Victoria Street, comparing with the substantially altered former "Brickmakers Arms" hotel of 1866-67 and the "Alma" Woolscouring Works buildings. It is of regional significance in this respect.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No 1:

December 1989

628

Building:

Address:

297-301 Victoria Street



Allotment Reference:

57

National Estate Register:

-

Historic Building
Council Register:

-

National Trust Register:

Location Within Precinct:

Collingwood Flat (Abbotsford)

Photo Date:

November, 1989

Grantee:

C. Nicholson

Original Owner:

John Larkin

Present Owner:

Original Use:

Shops and Residences above

Present Use:

Shops and Residences above

Construction Date:

1880-1890

Architect:

Builder:

Description:

A two storeyed brick corner building with cement-rendered parapet, pilasters, and window arches. The ground floor windows are round arched, while the windows to the first floor are flat-topped with rounded corners. The pilasters have Doric capitals on the ground floor, and Ionic capitals on the first floor. The wide front windows have carved figures in the spandrels over on the Charles St elevation. The rendered cornice at first floor level continues around the splayed corner, producing a canopy over the corner doorway, and a balconette at first floor (the balustrade has been filled in).

Condition:

Good

Integrity:

Good. Verandahs rebuilt, over painted.

History:

In 1879 John Larkin owned a woodshop on the north-east corner of Charles and Victoria Street. John Sherrard, a printer, was in residence. In 1880 Larkin built three brick and wood shops on the site.

No. 301 was leased to Henry Ryder, a hatter, No. 299 was leased to John Marr, a bootmaker No. 297 was leased to John Best, a butcher. In 1881 the shops were described as brick, all with NAV of £24.

By 1887 Joseph Gabriel had purchased the properties No. 297 then being valued at £40 compared with the other shops having NAV £28. Gabriel, a chemist became occupant of No. 297 in 1888; the NAV further increasing to £130 compared with £30 each for the other two shops.

In 1890 Nos. 301, 299 were listed as brick unfinished and in 1891 they were valued at £70.

By 1900 Joseph Gabriel continued as owner of the three properties and occupant of the corner chemist shop. No. 299 was occupied by Harry Knorn(?), a grocer and No.301 was occupied by George Revell, a bicycle builder.

Significance:

This building recalls the less elaborate shops at 459-465 Victoria Street. It is a large and prominent building of distinctive design and makes an important contribution to the Collingwood Flat precinct. The sculptured panels are important at the regional level.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

March, 1990

650

Description:

A two storey cement rendered brick building with unusual rusticated treatment. The ground floor openings are arched and the first floor windows are flat-topped with bracketted cornices over. The plainly detailed parapet was formerly surmounted by urns.

Condition:

Good

Integrity:

Good

History:

In 1872, John Falvey owned enclosed land on the north-west corner of Victoria and Lithgow Streets, on which he built a "house" in 1873. John Davis, a publican, was tenant. In 1874 the property was listed as the "East Collingwood Hotel". Falvey continued as owner until 1877 when Maria Falvey took over ownership. Falvey did not operate the hotel herself, but leased it to a series of tenants. She continued as owner in 1891. By 1900, J. Pearce had purchased the property with Mary Donoho the licensed victualler.
(RB 1872, 1873, 1874, 1877, 1891, 1901)
In 1912 the name was changed to the "Crown" and it was delicensed in 1923.

Significance:

A prominent and early public building with unusual facade enrichment and of historic interest as a former hotel.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books
Collingwood Historical Society: Hotels of Collingwood, 1989, p.8.

Issue:

No. 1 December 1989

Building: Shops and Residences
Address: 459-465 Victoria Street



Allotment Reference: 60
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: -
Photo Date August, 1988
Grantee: J. A. Donaldson, 13-2-1839
Original Owner: Arthur Snowden
Present Owner: -

652

Original Use: Shops and Residences

Present Use: Shops and Residences

Construction Date: 1890

Architect:

Builder:

Description: A two storeyed shop and residential development consisting of four units including corner unit in tuckpointed bi-chromatic work with stuccoed dressings, (No.465 overpainted). The upper level facade is arcaded, the red body bricks being relieved with stuccoed string course and arch moulds and with black stringcourse and "arches" to arcade.

Condition: Good

Integrity: Fair. Shop fronts rebuilt, verandah removed.

History: In 1889 Arthur Snowden owned vacant land lots 6 (26') and 7 (55') on the north-west corner of Victoria and Fairchild Strets. In 1890 Snowden built four brick shops facing Victoria Street which he leased. Snowden continued as land lord in 1900, (1890, 1891, 1901 RB).

Significance: Nos. 459-465 Victoria Street are a prominent commercial development with a distinctive arcaded treatment.

Recommendations: Recommended for planning scheme protection.

References: Rate Books

Issue No. 1: September, 1988

Building: Former "Brickmakers Arms", now the "Terminus" hotel

Address: Victoria Street, n.e. corner Flockhart St., No. 603.



<u>Allotment Reference:</u>	62
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	-
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	-
<u>Photo Date</u>	August, 1988
<u>Grantee:</u>	J.T.E. Flint, 13-2-1839
<u>Original Owner:</u>	Robert Dehnert
<u>Present Owner:</u>	-

654

Original Use: Hotel

Present Use: Hotel

Construction Date: 1866 or 1867

Architect:

Builder:

Description: A two storeyed brick hotel, now substantially altered but having original main elements consisting of front and rear sections, face brick walls facing north and east with slightly arched brick window heads. The Flockhart and Victoria Street elevations are now stuccoed and tiled in the Art Deco style, this work being associated with the present name of the hotel: "Terminus Hotel".

Condition: Good

Integrity: Poor

History: This building is not shown on Clement Hodgkinson's "Plan of Simpson's Road" (CPR 77 Jika Jika) of January 1853.

In 1858 (Clement Hodgkinson Map) the "Brickmakers Arms" hotel was situated one block to the east of the present building.

By 1864, this brick hotel, was owned by Joseph Shedy and operated by Iens Schmith, the licensee who became owner in 1865, (1864, 1865 RB).

By 1867, Robert Dehnert, a prominent brickmaker in the locality and land owner who later bought out Augustus Fritsch's brickyards immediately to the east of this building, had erected the present "Brickmakers Arms" on the Flockhart Street corner.

By 1869 William Dehnert was licensee, (1869 RB) and by 1881 Henry Bossen had purchased the property. However by 1890 Robert Dehnert was again owner and licensee. In 1923 the hotel name was changed to "The Terminus".

Significance: The former "Brickmakers Arms" hotel is the last surviving remnant and reference to the brickmaking industry which formerly occupied all the land along both the sides of Flockhardt Street but which had relocated to the eastern and northern suburbs by the 1880's. Dehnert's house, on the N-W corner of Victoria and Flockhart Streets was demolished in 1988.

Recommendations:

Recommended for Planning Scheme protection.

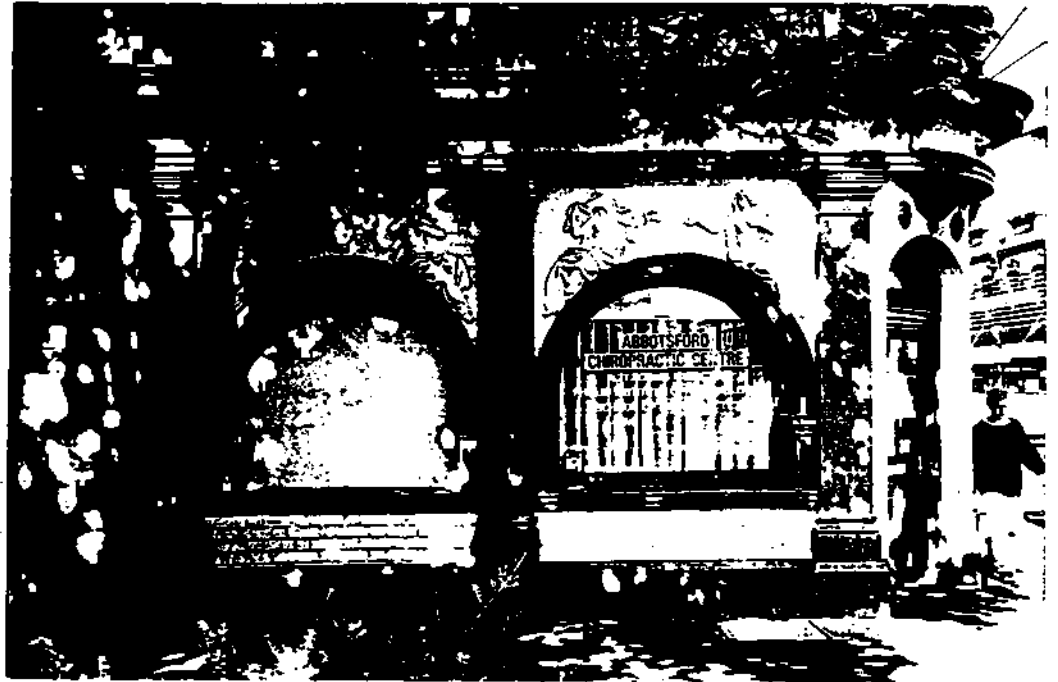
References:

Rate Books

Issue No. 1:

September, 1988





Building: Shops and Residences
Address: 371-377 Victoria Street



Allotment Reference: 58
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1989
Grantee: W. Bradley
Original Owner: Thomas Stanford
Present Owner: -
Original Use: Shops with residences over
Present Use: No. 371 Phuong Hoang Restaurant
No. 373 Men's Hairdresser
No. 375
No. 377 Bac Lieu Take Away Food

Construction Date:

1890

Architect:

Builder:

Description:

A row of four two storey polychromatic brick shops with altered shop fronts. The first floor facade has brown body bricks with tuck-pointed joints, red brick pilasters defining the party walls, and cream brick segmental window arches with red brick "keystones". The window sills, drip moulds, cornices and plainly detailed parapet are all cement rendered.

Condition:

Good

Integrity:

Fair. The original verandah has been removed.

History:

In 1882, John Howard owned a wood house and a brick shop on the north-east corner of Victoria and Little Lithgow Streets which he sold to Thomas Stanford in 1888. Neither property was occupied. By 1890 these properties were demolished and four brick shops were built there by Stanford. Stanford continued as owner in 1900, leasing all properties as follows.

No. 371 Moran and Cato - grocers

No. 373 Hyam Levy - tobacconist

No. 375 Henry Parker - caterer

No. 377 George Ward - teacher

(RB 1882, 1889, 1890, 1901)

Significance:

A prominent late Victorian commercial development, enhanced by the intact state of the first floor facade.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue:

No. 1 December 1989

Building: Former "East Collingwood Hotel"
Address: 385 Victoria Street



Allotment Reference: 58
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1989
Grantee: W. Bradley
Original Owner: John Falvey
Present Owner: -
Original Use: Hotel
Present Use: El Rincon Restaurant
Construction Date: 1873
Architect:
Builder:

660

Building: Former Crusader Plate building
Address: 651-653 Victoria Street



Allotment Reference: 63
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct:
Photo Date August, 1988
Grantee: W. Richardson, 13-2-1839
Original Owner: Crusader Plate Co. Pty. Ltd.
Present Owner: -

Original Use: Factory

Present Use: Vacant

Construction Date: 1937

Architect:

Builder:

Description: A three storeyed office and factory complex designed in sympathy with the adjoining Handley's building and having graded brickwork (dark brown-red-warm cream-light cream), stuccoed trim and vertical stuccoed panel over the doorway with "Crusader Plate" in low relief. The Skipping Girl sign (q.v.) is fixed to this building.

Condition: Good

Integrity: Good. Demolished at rear.

History: In 1927 60' x 242' land was sold by the Trustees Tivoli Club to Crusader Plate. At the same time, the brick house was demolished and a brick factory owned and operated by Handley's was built. The wood house was also demolished.

In 1939 Handley's was in the name of John Handley. Edgar Handley operated Crusader Plate which built a brick factory on the vacant 60' x 242' land in 1939, (1938, 1940 RB).

Significance: The former Crusader Plate building is of local importance as an extension of the original Handley's building at 655 Victoria Street (q.v.).

Recommendations: Recommended for planning scheme protection.

References: Rate Books

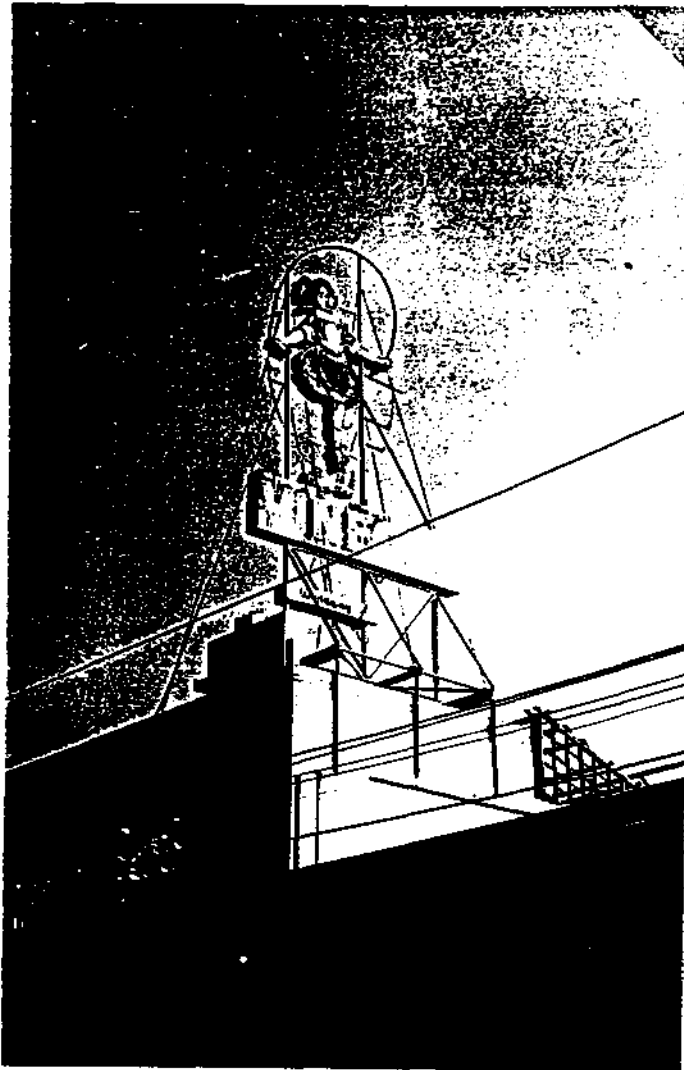
Issue No. 1: September, 1988

Building:

Skipping Girl Vinegar Sign

Address:

651-653 Victoria Street



Allotment Reference:

Lot 63

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register:

-

Location within Precinct:

-

Photo Date

August, 1988

Grantee:

W. Richardson, 13-2-1839

Original Owner: Nycander and Co. Pty. Ltd.
(Vinegar Co. of Australia)

Present Owner: -

Original Use: Advertising Sign

Present Use: Historic Display

Construction Date: 1936 (rebuilt 1970)

Architect:

Builder:

Description: A large double sided sheet metal figure of a girl skipping "Little Audrey", supported on a metal frame and with the ground and rope consisting of neon lights alternately lit to give appearance of movement. The figure of the girl is also illuminated with neon tubes and she stands above a recent sign with the word "Vinegar" in neon.

Condition: Good

Integrity:

History: Nycander and Co. Pty. Ltd. occupied the premises of the former Shamrock Brweing and Malting Co. c.1910. In 1936, the "Little Audrey" skipping girl sign was erected on this building and demolished in 1968 when the factory moved to Altona. Following a popular campaign for its re-erection, a new sign was located on its present site, (the original sign being in very poor condition), in 1970.

Significance: The Skipping Girl Vinegar sign was Melbourne's first animated Neon sign and captured the attention of the public. The product which it represented dominated its market for many years and this sign remains, as it always was, a symbol of a popular household product and a picturesque and technically innovative sign in its day.

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

References:

- National Trust file
- The Age, 5-2-1982, 19-6-1987

Issue No. 1: August, 1988

Building: Former Handley and Tilley Pty. Ltd. factory

Address: 655 Victoria Street



<u>Allotment Reference:</u>	63
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings Council Register:</u>	Recommended
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	
<u>Photo Date</u>	August, 1988
<u>Grantee:</u>	W. Richardson, 13-2-1839
<u>Original Owner:</u>	Handley and Tilley Pty. Ltd.
<u>Present Owner:</u>	-

Original Use: Factory

Present Use: Professional offices and vacant

Construction Date: 1929

Architect:

Builder:

Description: A large two and three storeyed former office and manufacturing complex with symmetrical Moderne south facing facade with central block having circular cement finished canopy over entrance with vertical window of concrete fins and glass bricks above. Flanking windows and fins with diaper brick spandrels are secondary elements, the parapet having a stuccoed trim and the whole of the brickwork being graded from dark browns at the base through reds, then creams (warm) to light creams at the top.

Either side stuccoed winged emblems overlook drawings protected by wrought iron gates with "Handley" symbols. Flanking wings form the east and west extremities, clearing away from the gates.

Condition: Good. Part demolished at rear.

Integrity: Good

History: In 1924 George Lynch owned 66 feet land on the north side of Victoria Street which he sold in 1928 to Handley and Tilley who operated a factory on the corner of Victoria & Church Street at that time. In 1928, Handley and Tilley also purchased an adjacent brick house from H. Lynch, (1925, 1929 RB).

In 1929 Handley & Tilley Pty. Ltd. built a brick factory on this vacant land. The house was divided into two flats with the basement used for storage and conveniences. In 1930, the top floor of the factory was used by a branch of Handley and Tilley's operations - Aluminium and Plate Ltd. The house basement became occupied by the Pyramid Plate and Aluminium Co. - another of Handley and Tilley's operations.

In 1931 the Aluminium & Plate Co. purchased a woodhouse adjacent to the brickhouse, (1930, 1931, 1932 RB).

666

In 1934 Tilley left the company and it became known as John and Edgar Handley Pty. Ltd. owners/operators of the factory and brick house.

In 1935 Handley's built an iron factory at the rear of the brick factory for the Aluminium and Plate Co. Concurrently Aluminium and Plate Co. built a brick factory at the rear of the wood house, (1935, 19365 RB).

Significance:

The former Handleys' building is a remarkable example of the Moderne style as it was applied to industrial architectural forms. It forms part of a larger complex to the west but is the key building in the complex. It compares with the Ansell building at 153 Palmer Street, Richmond.

Recommendations:

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

References:

Rate Books

Issue No. 1:

September, 1988



Building: Former Residence forming part of
Nettleton's fellmongery

Address: 663 Victoria Street



Allotment Reference: 63

National Estate Register: Registered

Historic Buildings Council Register: Recommended

3068

National Trust Register: Classified

Location within Precinct: -

Photo Date August, 1988

Grantee: W. Richardson, 13-2-1839

Original Owner: Peter Nettleton

Present Owner: -

Original Use: Residence

Present Use: Nettleton House a'la carte Restaurant

Construction Date: -

Architect:

Builder:

Description: A symmetrical Italianate stuccoed and face bluestone villa in two sections with slated hipped roofs. The front portion has an unpainted stuccoed facade to Victoria Street with concave cast iron verandah returning along tuckpointed axe finished bluestone facade on west side. The eaves brackets are distinctive and the quoins are sparrow picked bluestone. The rear portion has similar bluestone walls with timber posted verandah to three elevations connecting with the present kitchen wing which is a separate corrugated iron hip roofed coursed rubble bluestone former out building to the house.

Condition: Good

Integrity: Good

History: The woolworks were established in 1861.

Significance: The former residence at No. 663 Victoria Parade is important as the home of Collingwood's best known fellmonger and relates to the longest surviving fellmongery complex within the municipality. It recalls the practice of proprietors of industrial establishments actually living on their premises and in this respect predates the later preference for industrialists to remove to the more fashionable residential sub urbs of the late Victoria era.

Recommendations:

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

References:

Rate Books

Issue No. 1:

September, 1988

Issue No. 2:

May, 1995

670

Building:

Former Woolshed (No. 2)

Address:

663 Victoria Street



Allotment Reference:

63

National Estate Register:

Registered

Historic Buildings Council Register:

-

National Trust Register:

Classified

Location within Precinct:

-

Photo Date

August, 1988

Grantee:

W. Richardson, 13-2-1839

Original Owner:

Peter Nettleton

Present Owner:

-

Original Use: Wool shed

Present Use: Offices, suites Nos. 13a, 13c, 14, 18

Construction Date: -

Architect:

Builder:

Description: A two storeyed former wool shed consisting of remnant coursed rubble bluestone base walls (mud mortar), later rebuilt in red brick and with reinforced concrete frame and slab. The upper walls are brick with a skillion roof whilst a later building to the south is in situ, (unit 13a, 13c, 18). The later building is also of red brick construction with dark brown dado and incorporates an S.E.C. substation.

Condition: Good

Integrity: Poor

History: The works were established in 1861. Also refer woolshed (No. 1).

Significance: A supportive building within the former "Alma" wool scouring complex and expressive of its expansion in later years. Also refer Woolshed No. 1.

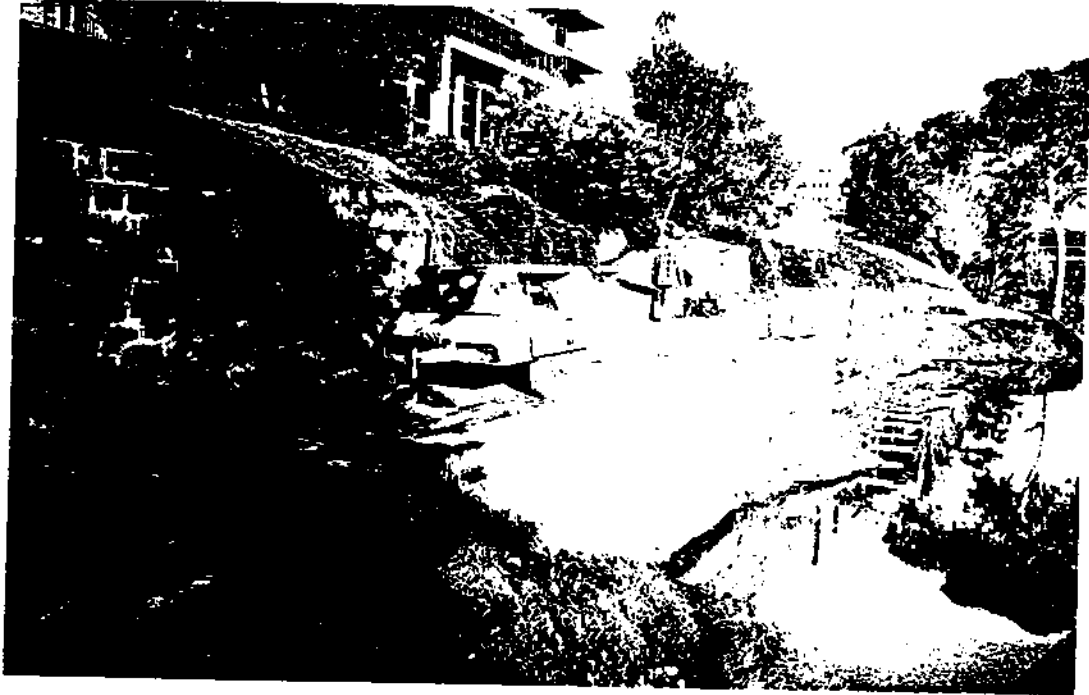
Recommendations: Recommended for planning scheme protection.

References: - MMBW litho No. 1302 (1901)

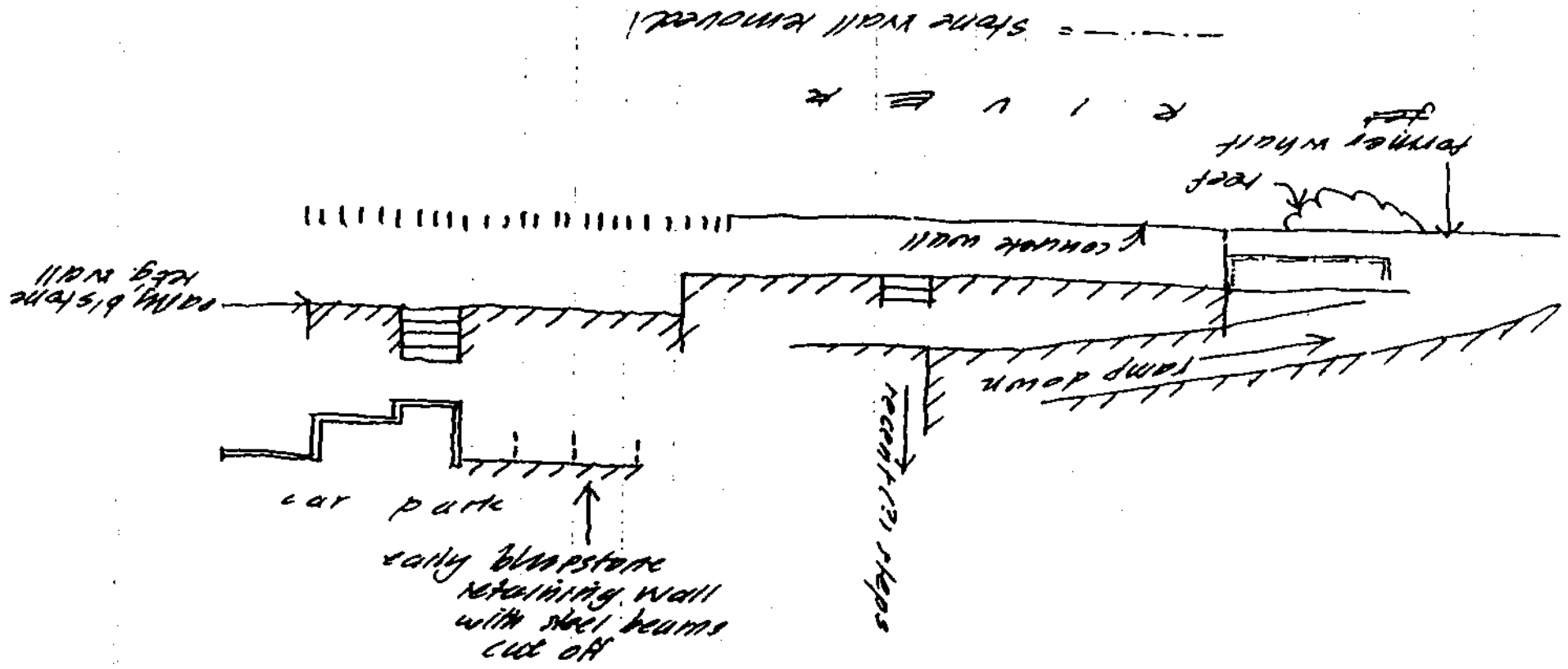
Issue No. 1: September, 1988

Issue No. 2: May, 1995

Building: Former Wool Washing shed
Address: 663 Victoria Street



Allotment Reference: 63
National Estate Register: Registered
Historic Buildings Council Register: Recommended
National Trust Register: Classified
Location within Precinct: -
Photo Date August, 1988
Grantee: W. Richardson, 13-2-1839
Original Owner: Peter Nettleton
Present Owner: -

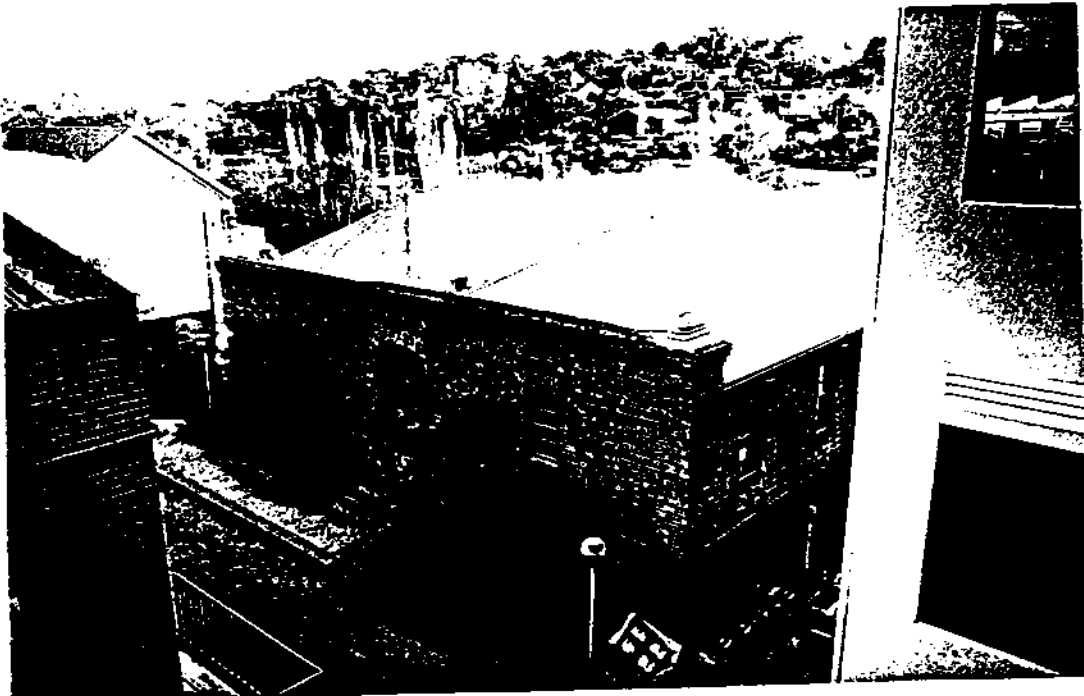


Building:

Former Woolshed (No. 1)

Address:

663 Victoria Street



Allotment Reference:

63

National Estate Register:

Registered

Historic Buildings Council Register:

Recommended

National Trust Register: Classified

Location within Precinct: -

Photo Date August, 1988

Grantee: W. Richardson, 13-2-1839

Original Owner: Peter Nettleton

Present Owner: -

Original Use: Woolshed

Present Use: Offices, suites 1, 1A, 16 of "Alma" development

Construction Date: -

Architect:

Builder:

Description: A three storeyed former wool shed with lower two floors of axe finished bluestone (not tuckpointed) and having a two storeyed arcade overlooking the river with red brick trim to the arches and alternating bluestone pier and cast iron column (Tuscan Order) supports. The upper level is face brickwork with dog tooth parapet ornamentation and a corrugated iron clad double hipped roof.

Condition: Good

Integrity: Fair

History: The woolworks were established in 1861. Peter Nettleton, trustee to various building societies, and board member of the Bank of Victoria, died in 1901. In 1917 the works passed to James Schofield Pty. Ltd. and in 1920 to the Alma Woolscouring Co. Pty. Ltd. In 1980 operations ceased on this site.

Significance: This former woolshed is the major surviving building of the Nettleton's works, later to become James Schofield Pty. Ltd. and later again the Alma Woolscouring Co. Pty. Ltd. In this respect it is the key building in the municipality's (and possibly Melbourne's) largest surviving woolscouring complex. The arcade to the river is of architectural significance for its somewhat flamboyant appearance which is at odds

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with the utilitarian purpose and appearance of the remaining buildings in this complex. The whole complex is the earliest remaining substantially intact industrial complex in Collingwood whilst its location on the Yarra River recalls that waterway's early role as a sewer for the metropolis' eastern industries processing animal products.

Recommendations:

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

References:

- Rate Books
- MMBW litho No. 1302 (1901)

Issue No. 1:

September, 1988

Issue No. 2:

May, 1995

Building:

Former St Joseph's School,
Wellington Street.



Document Reference:

73

National Trust Register:

-

National Estate Register:

-

Historic Buildings Council Register:

-

Location within Precinct:

Collingwood Slope

Photograph Date:

12.6.87

Antecee:

George Otter

Original Owner:

Present Owner:

Original Use:

Catholic Church

Present Use:

Parish hall

Construction Date:

1886

Architect:

Builder:

Description:

A red brick hall with lancet windows and buttresses along its length and a steeply sloping slate gable roof. The main elevation to Wellington Street incorporates flanking porches with coupled lancet windows surmounted by parapetted gable ends. The linking section with cantilevered verandah and "The Wellington" in low relief above is not original.

Condition:

Good

Integrity:

Fair

History:

Catholic schools had been opened in Collingwood prior to the opening of the St Joseph's school in the church (qv) in 1862 as follows:

- Reilly Street: 1.7.1855
- Budd Street: 1.7.1857
- Wellington Street 1858

They merged to form a school in Stanley Street in 1858, the girls moving to a school in Otter Street in 1860 and the boys to Moor Street with Collingwood Quarries School (Kerr Street, opened 1.7.1855). In 1862, the Otter Street school moved to the Wellington Street corner and to St Joseph's church in 1863.

In 1886 the present building was opened and in 1912 it was replaced by the present school building.

Significance:

The former St Joseph's school is of local importance for its role in the community as a school and later, as a parish hall.

Recommendations:

Recommended for planning scheme protection.

References:

St Joseph's Church historical notes
Source of the Fruits of Fifty Years,
1897, A.H. Massina and Co.

Issue No 1

680

Building:

The Vine Hotel
59 Wellington Street



Allotment Reference: 53
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: Carlton & United Breweries Ltd
Present Owner:
Original Use: Hotel
Present Use: Hotel
Construction Date:

Architect:

Smith and Ogg

Builder:

Description:

A two storeyed classically inspired Edwardian Hotel with slated roof and terra cotta ridge tiles, painted brick walls and stucco dressings. Dominant elements include the domed oriel tower above the splayed corner entrance with grape vine decoration at the base and circular openings immediately below the dome. A decorative gable end is the dominant feature of the east elevation and has a central chimney motif carried to the ground floor level where it is terminated by a decorated panel with the words "The Vine Hotel" in low relief.

Inside, the public areas have been altered, but the timber staircase remains.

Condition:

Good

Integrity:

Good. Alterations are as noted and include painting of the face brickwork.

History:

In 1868 the Caledonian hotel was situated on this site (Cole Coll'n), the publican being Samuel Simpson and the license granted in that year. In 1870, its name was changed to the Eight Hours Hotel and in 1875 to the Vine. By 1893 it was owned by the West End Brewing Co., passing to the Carlton Brewing Co. in 1897. It was demolished and re-opened in its present form in ? to the design of noted hotel architects Smith and Ogg.

Significance:

The Vine Hotel compares with other hotels with corner towers in Collingwood, including the Sir Robert Peel, the Yorkshire Stingo, the Retreat and the Bendigo. It occupies a prominent site in the Collingwood Slope precinct and forms a picturesque element within it. It is one of a number of hotels in Collingwood designed by Smith and Ogg.

682

Recommendations:

Recommended for planning scheme protection. Paint removal using approved techniques recommended.

References:

Daws, K., and MacAllester, J., "Hotels with Corner Towers in Fitzroy and Collingwood" (nd) M.U. School of Architecture undergrad. history essay.

Figure No. 1



Building:

Former Yorkshire Brewery, 88 Wellington Street.



Allotment Reference:

53

National Trust Register:

Recorded

National Estate Register:

Recommended

Historic Buildings Council Register:

Registered

Location within Precinct:

Collingwood Slope

Photograph Date:

9.6.87

684

Owner: S.A. Donaldson
Original Owner: John Wood and Son
Current Owner: Carlton and United Breweries Ltd
Original Use: Brewery
Current Use: Workshops, stores, part unused
Construction Date: 1876
Architect: James Wood

Description: A substantially intact large mid Victorian brewery complex in polychrome work consisting of brew tower, brewery cellars and former stables, with additions to west, north and elsewhere.

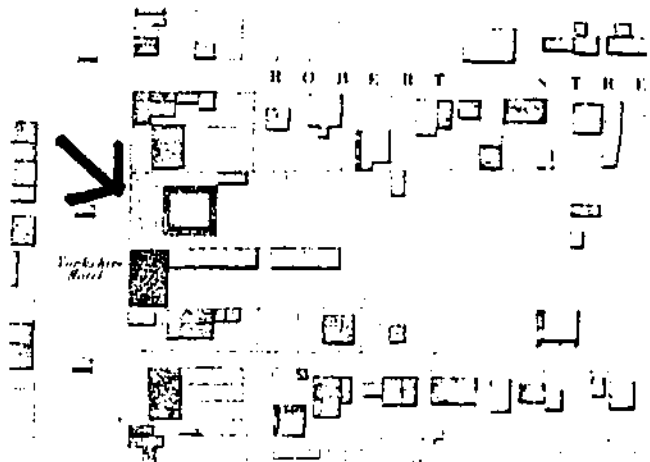
Inside, the tower, the upper level is formed within the slated roof section and is steel/iron (?) framed with chamfered timber purlins carrying beaded lining boards forming the inner surface of the external linings. A central timber member made up of 2 posts bracketted together forms the lampost base whilst a narrow timber stairway ascends through four flights to the roof. The upper floor level coincides with the base of the roof section which is braced with heavy timber sections. Some Robert Boby Ltd (England) grain handling equipment is situated on this level. It is carried on massive rivetted built up I beams, which are original. The lower portions of the tower have been rebuilt internally with steel platforms, stairs and metal grain bins, this work having involved the bricking up of some external openings. Five steel platform levels have been provided, the Boby equipment and steel bins being typical of the present installations. Below the platforms are two more levels, including ground level, which adjoins the largely vacated engine room. Here, a Ruston (Lincoln - England) oil fueled 8 cylinder engine is in situ and derelict.

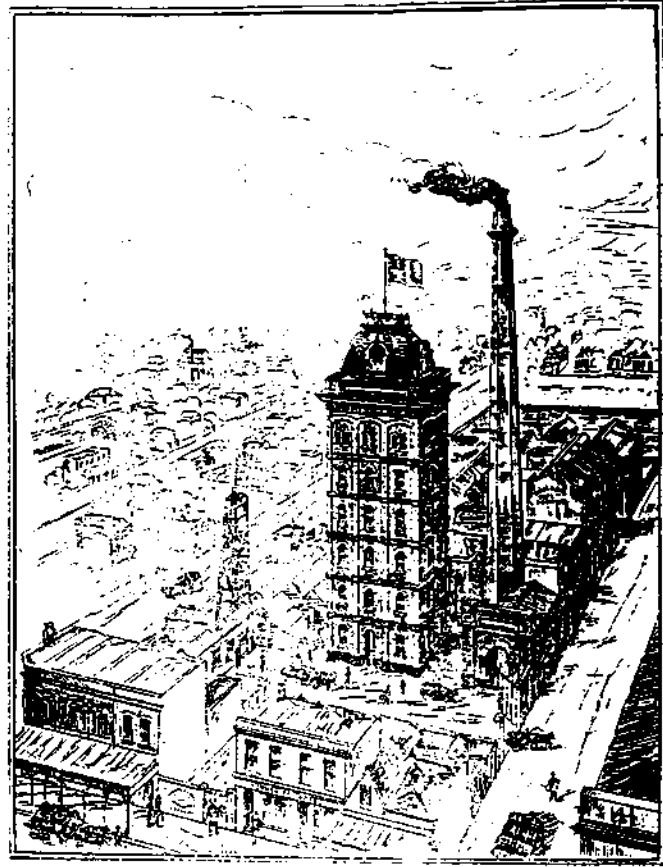
The former brew tower has six levels expressed in the external towered facades with the roof section forming a seventh. It is a polychrome brick structure with dark brown body bricks relieved with creams and sparsely used reds. The creams and reds form string courses at floor levels, whilst the pilasters of the four facades are accentuated with creams. The openings are generally round arched, although the sixth level openings are segmentally arched. A heavy cream brick cornice with some reds forms a base for a parapet wall and fish scale shingled French neo classical roof with round ventilators and wrought and cast iron railing above.

At ground level substantial portions of the former brewery buildings remain including the stables at the rear. At the South west, a single storeyed projecting "pavilion" in polychrome work with pilastered west facing parapetted facade on a bluestone plinth forms the south alignment along Waterloo Road and is terminated at the east end by the former stables.

History:

The Yorkshire Brewery was established in 1858 by John Wood, (ABJ, 20.8.'90) who commenced operations in a timber building on a two acre site shown, possibly, in the 1858 Hodgkinson map:





THE YORKSHIRE BREWERY, COLLINGWOOD, MELBOURNE



Building:

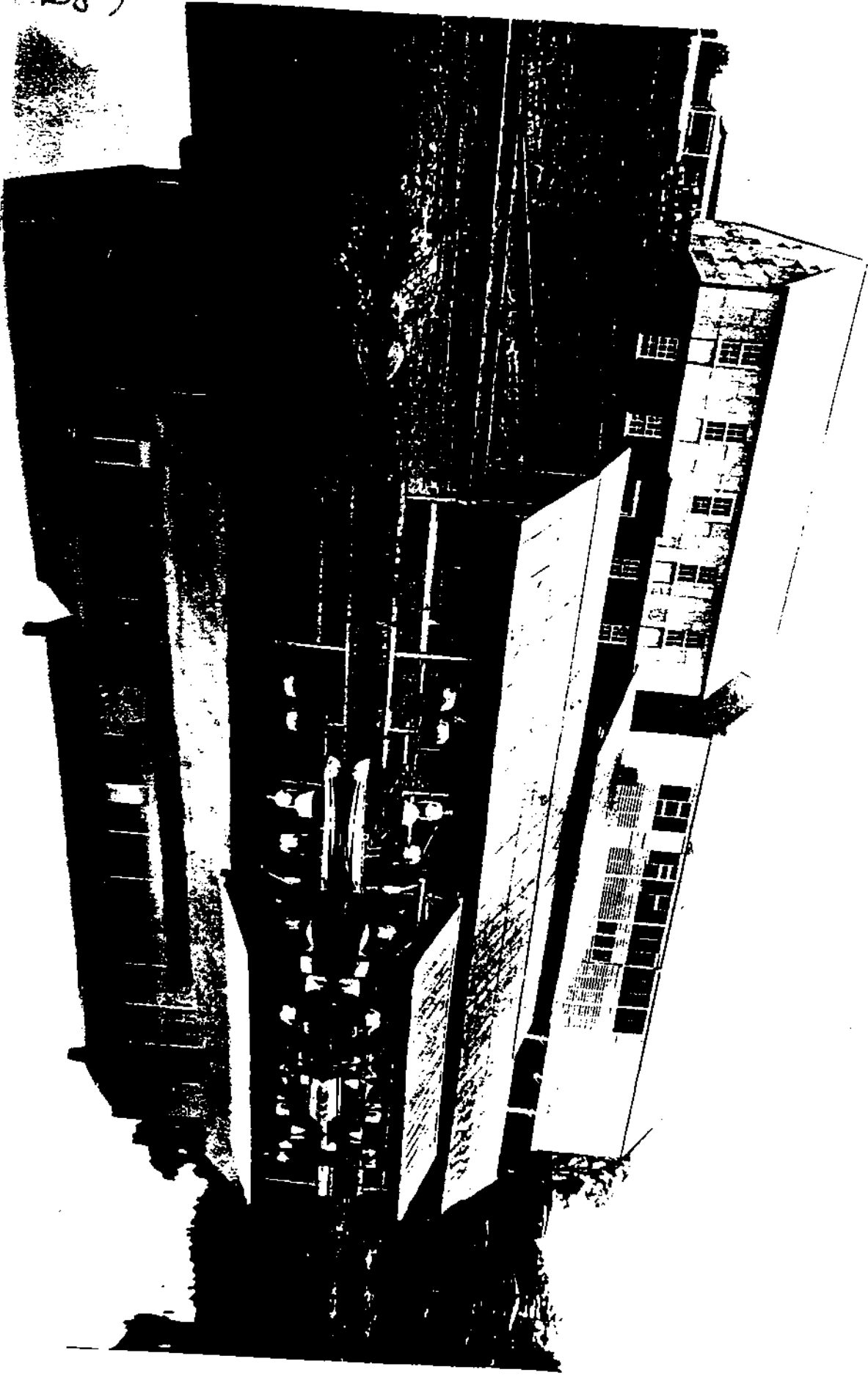
Sir Robert Peel Hotel, n.w.
corner Wellington and Peel
Streets.



<u>Allotment Reference:</u>	53
<u>National Trust Register:</u>	-
<u>National Estate Register:</u>	Recommended
<u>Historic Buildings 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>	Carlton Brewery Co. (refer note under "Bendigo Hotel").
<u>Present Owner:</u>	
<u>Original Use:</u>	Hotel
<u>Present Use:</u>	Hotel
<u>Construction Date:</u>	1912
<u>Architect:</u>	Sydney Smith and Ogg

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ULTRIA S.

Original Use: Wool Washing shed

Present Use: Walkway

Construction Date: -

Architect:

Builder:

Description: A series of bluestone retaining walls terraced with the river bank slope and having a wharf (with iron bolts etc. for tethering vessels) at the river's edge and ramp up to higher levels, all now incorporated in landscaping works and bbq. area associated with the "Alma" development.

Condition: Good

Integrity: Poor

History: The woolworks were established in 1861. Also refer former woolshed (No. 1).
A bikeway deck was under construction in August, 1988.

Significance: The former Wool washing sheds are an important reference to an aspect of the woolscouring process and recalls the practice of cleaning wool with large amounts of water obtained from the Yarra River.
Also refer former woolshed, No. 1.

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

References: - MMBW litho No. 1302 (1901)

Issue No. 1: September, 1988

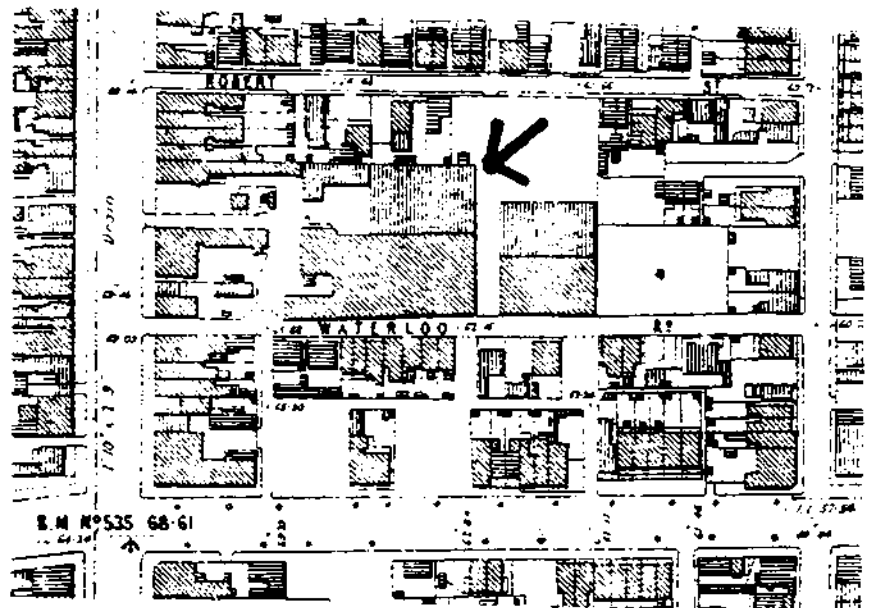
Issue No. 2: May, 1995

At this time the Yorkshire hotel occupied the Wellington Street frontage of the Waterloo Road site. In 1865, Wood's eldest son, A.E. Wood, was admitted as a partner, and in 1875 the engineer/architect James Wood, another son, prepared drawings for the present complex, the foundation stone being laid in 1876. Access up the tower was facilitated by a lift manufactured by Messrs Johns and Co., now removed, and water was supplied from Yan Yean. A large cellar was built to the rear of the tower, 70ft x 120ft, with a capacity of 1000 hogs heads. Cornish boilers by Johnson & Co., Tyne Foundry, Yarra Bank supplied steam and a former 205 ft high stack was described as one of the most handsome in the Colony (ABJ, Vol VIII, 20.8.1890).

In 1887 the business was sold by the younger sons, the directors of the Yorkshire Brewery Co. Ltd being C. Burstall, R. Dickens, R. Virgoe, T.J. Nankivell, G. Crespin and G.H. Jamison. Prizes were obtained for ale and porter at the Melbourne Centennial International Exhibition of 1888.

By 1898, the "Yorkshire Brewery had closed down and the premises were rented by the "Triple Alliance", Carlton Brewery, McCracken's City Brewery and the Castlemaine Brewery.

In 1908 Colonel Ballenger, head brewer for the Carlton and United Breweries Pty Ltd resigned to become managing director of the former Yorkshire Brewery Co. Ltd, trading as the Ballenger Brewery Co. Pty Ltd. His beer was considered too sweet for public taste (CUB History) resulting in closure of the business and purchase late in 1909 by the CUB. Known again as the "Yorkshire", it was later to serve as a stand by plant and later again as a cooperage. In 1954 it was rebuilt into a malthouse known as "Yorkshire Maltings".



MMBW litho 1897

Significance:

The former Yorkshire Brewery has profound architectural and historic significance at the State level. In architectural terms it is the earliest substantially intact complex of its type in the state, being eclipsed in terms of the equipment within it by the former Victoria Brewery, in Victoria Parade. Its flamboyant polychromatic tower is the tallest and most decorated in the State, whilst the Yorkshire Brewery itself was one of Melbourne's earliest breweries. At the local level, this complex is highly visible from many portions of the municipality and especially so from the Collingwood Slope. Its remarkable survival is strengthened by the nearby brew and distillery towers of Thomas Aitken. The Yorkshire Brewery is dramatically expressive of the municipality's long established brewing industry, which as early as 1875 included the Star Brewery (Bedford Street), Gruenet Oscar and Ball (Cambridge Street), and the Crown Brewery (Clarke Street).

Recommendations:

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

References:

Sands and McDougall Directories
 History of the D.O.B., unpub manuscript
Australian Brewers Journal, vol VIII,
 1907-1908
 National Trust File

Builder:

Description:

A two storeyed brick Edwardian Hotel with corner oriel tower and domed roof carried on Ionic order columns with arched "ashlar" brick infills. Identical pedimented projections face Peel and Wellington Streets and have decorated tympana, and brackets supporting a balcony with bellied iron balustrades. Generally, stuccoed dressings and panels relieve the brick surfaces.

Condition:

Good

Integrity:

The brick and stuccoed surfaces have been painted, and a brick tiled dado provided at street level.

History:

In 1858 John Wood of the Yorkshire Brewery, was the publican of a hotel on this site. In 1887 it was purchased by the Carlton Brewing Company from Edward Latham, who was an owner of the Carlton Brewery from 1865 to 1882. Latham also owned the "Bendigo Hotel" at this time when many hotels were being taken over by the breweries with a view to improving standards. In 1901 the architects, Sydney Smith and Ogg undertook additions to the toilets and wash house and in 1912, the former building was demolished and replaced with the present structure designed by the same architects. In 1926 Sydney Smith and Ogg undertook alterations, and in 1967 extensive renovations to the bars were made and the facade painted.

Significance:

The "Sir Robert Peel Hotel" is important as a prominently situated classically inspired hotel with characteristics of the Edwardian architectural period. It is substantially intact and an important work of the noted hotel architects, Smith and Ogg.

Recommendations:

Recommended for inclusion on the Historic Buildings Council Register, the National Estate Register and for Planning Scheme protection. Paint removal using approved techniques is recommended.

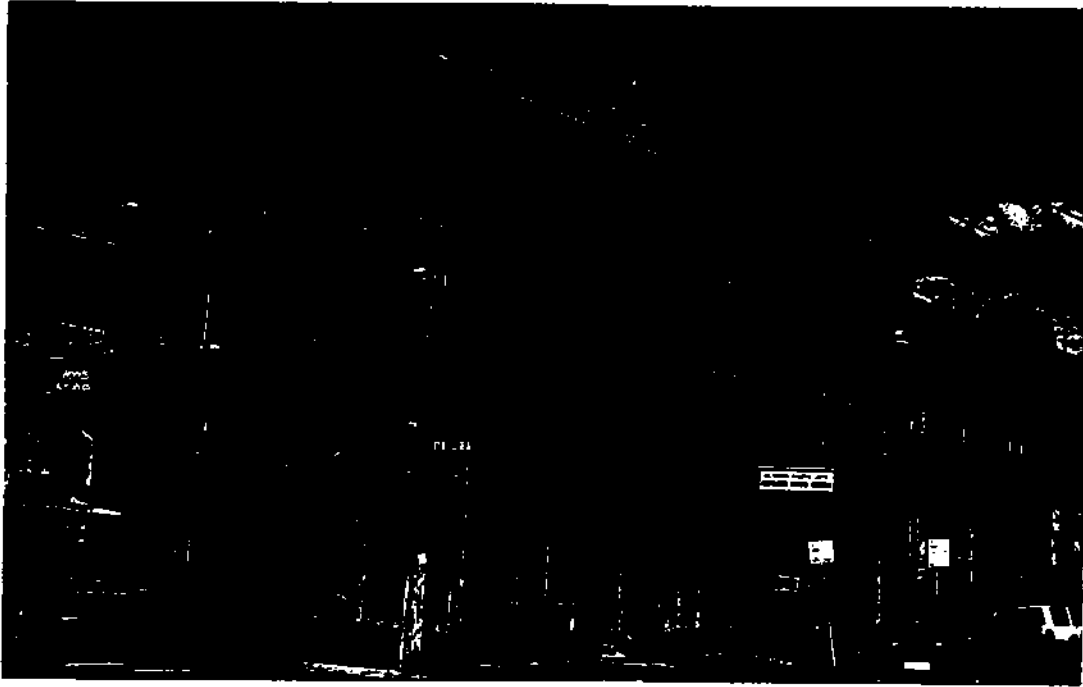
References:

Daws, K., and MacAllester, J., "Hotels with corner towers in Fitzroy and Collingwood", (nd) M.U. School of Architecture undergrad. history essay.

Issue No. 1:

Building:

Former Free Medical Mission
Dispensary : "The Queens Jubilee
Buildings"
162 Wellington street



<u>Allotment Reference:</u>	68
<u>National Trust Register:</u>	Recorded
<u>National Estate Register:</u>	Registered
<u>Historic Buildings Council Register:</u>	Registered
<u>Location within Precinct:</u>	Collingwood Slope
<u>Photograph Date:</u>	12.6.87
<u>Grantee:</u>	S.A. Donaldson
<u>Original Owner:</u>	Free Medical Mission Dispensary
<u>Present Owner:</u>	
<u>Original Use:</u>	Collingwood Education Centre - Alternative School Section.
<u>Present Use:</u>	Post secondary education
<u>Construction Date:</u>	1887
<u>Architect:</u>	John Frederick Gibbins
<u>Builder:</u>	

Description:

A two storeyed late Victorian stuccoed public building with trabeated facade, balustraded parapet and bracketted cornice with dentils and dentillated string course. The slightly projecting central bay has a pediment at first floor level surmounted by a window, now bricked up. Wrought iron double doors with John Singleton's initials and figures of an arm holding an arrow on shields remain at the south entrance. Inside, the original timber staircase is insitu but the remainder of the structure has been renovated.

Condition:

Good

Integrity:

Good, alterations as noted, along with removal of parapet decoration. Fire damage inside. Additions at rear on south side.

History:

In January 1869, Dr. Singleton opened his Collingwood Free Medical Dispensary on the site of the present building. He built a mission hall at the rear which was used also by the Salvation Army.

Singleton established other charitable centres in Collingwood, including his night shelter for destitute women in Islington Street (rebuilt and operating as ? today) and a refuge for fallen women in Oxford Street.

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History:

The Wellington Street dispensary attended to 7176 applications for medical treatment of which 3468 were children in 1878. It undertook 300 home visitations in that year and was funded by the Ormiston Ladies' College, East Melbourne, the Collingwood City Council and by others.

Singleton advocated the non alcoholic principle of treatment and ran Bible classes, evangelistic services in the Mission Hall, a childrens' church and afternoon Sunday School. By 1882, significant contributors to the dispensary also included the Metropolitan Gas company, Messrs. Felton and Grimwade, and Beath Schiess and Co. (whose buildings remain in Sackville Street), and 8389 applications for treatment were received in that year.

On 22.6.1887 the foundation stone of the present building was laid and it was officially opened on 31.1.1889. By 1892 in the year of its founder's death, the dispensary received 13,422 applications for treatment.

The centre was later known as Dr. Singleton's dispensary and Welfare Centre and by 1977 was in use as the City of Collingwood Health Centre.

Significance:

This building is of great significance to the social history of Collingwood and Fitzroy and recalls the combination of practical help and christian teaching which typified the work of the churches and charitable institutions prior to the assumption of welfare responsibilities by the State. It is an important monument to one of this city's most noteworthy reformers and is associated also with the commencement of the Salvation Army in Collingwood. The building is an important element in the Collingwood slope precinct.

GA

Recommendations:

Recommended for planning scheme protection.

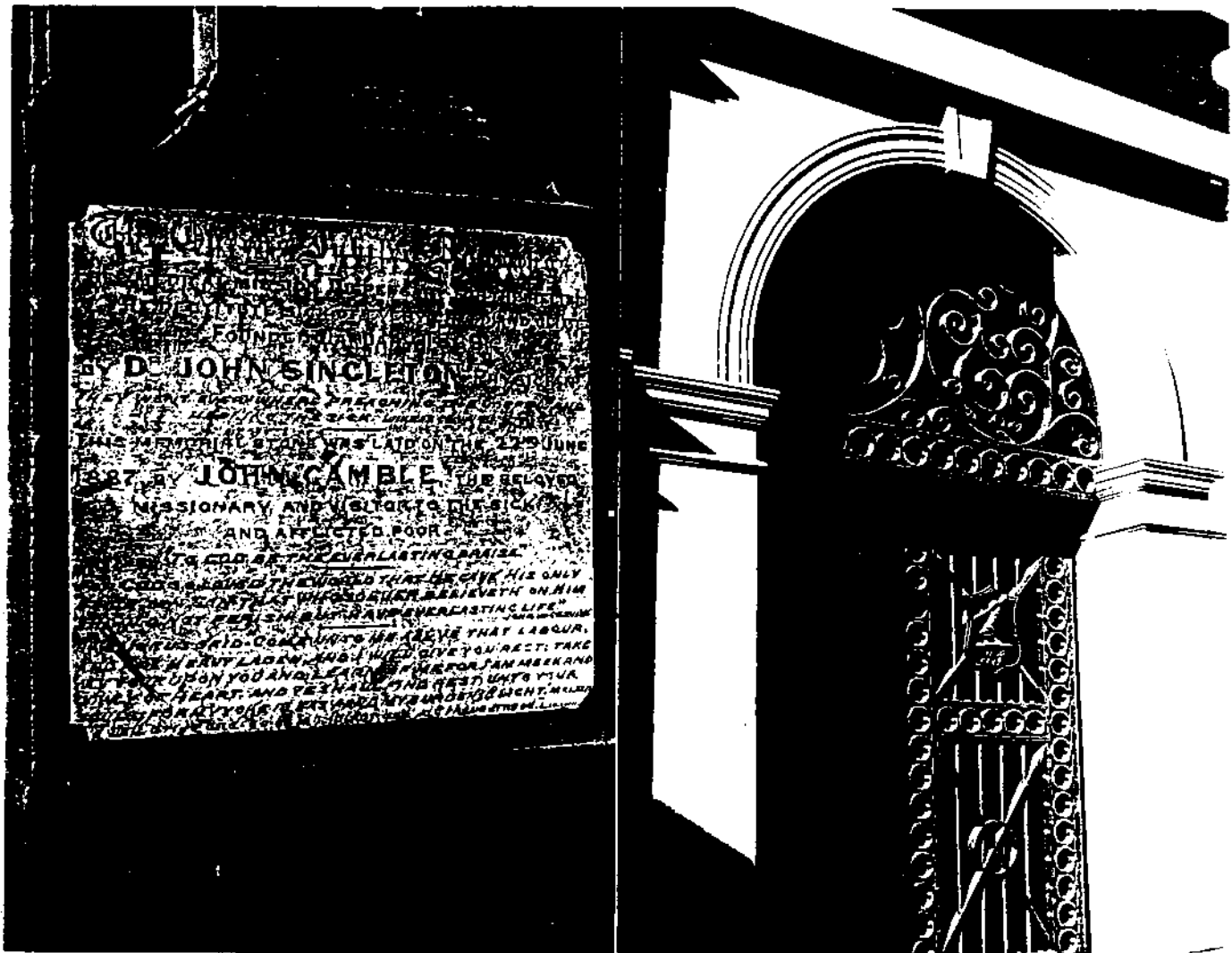
References:

National Trust file
Free Medical Mission Dispensary
Annual Reports
Australian Building and Construction
News, 14.3.1891, p. 187.
State Library : H35761, H35762

Issue No. 1:

Issue No. 2:

May, 1995



698

Building: Former St. Georges Presbyterian
Church
215 Wellington Street



Allotment Reference: 73
National Trust Register: --
National Estate Register: --
Historic Buildings Council Register: --
Location within Precinct: Collingwood Slope
Photograph Date: 12.6.87
Grantee: George Otter
Original Owner:
Present Owner:
Original Use: Church
Present Use: Vacant with the John Barnaby
Memorial Kindergarten adjoining.
Construction Date: 1861-62
Architect: Mr. Ireland
Builder: Sutherland, B. Ier and Co.

Description:

A mid Victorian Gothic bluestone church consisting of nave and base of a spire, never completed. The lancet arched windows are located generally along the length of the nave in bays defined by buttresses. Decoration is limited to cream brick dressings and stuccoed offsets to the buttresses. The roof is slated, whilst the John Barnaby Memorial Kindergarten adjoins to the west.

Inside, the south portion of the nave was built in with office space C 1937 (?) as part of the kindergarten. The remaining portion of the nave has level "Wunderlich" ceiling linings and ventilators, stuccoed walls with ashlar markings and simple leadlight windows in lancet openings. The only decorated window is in the Rev. D. McKenzie's honour and carries an inscription which reads : "To commemorate the Ministry of the Rev'd D. McKenzie who presided over this church and congregation from 4th April, 1878 till 15th November, 1904. The pews are in situ

Condition:

Good

Integrity:

Good

History:

The foundation stone for St. Georges was laid on 23.12.1861 and the church opened on 6.4.1862.

In 1907 (?) an extension was provided immediately to the east and in 1924 alterations were made to accommodate a kindergarten. On 26.6.1937 the John Barnaby Hall and kindergarten adjoining the church in Otter Street were opened, the front portion being demolished in 1967.

Significance:

St. Georges is important as a major centre of Presbyterian mission work in Melbourne's inner areas and in this respect offers insights into the social history of the municipality. It is a major bluestone building in the city and occupies a prominent position in the Collingwood Slope precinct.

Recommendations:

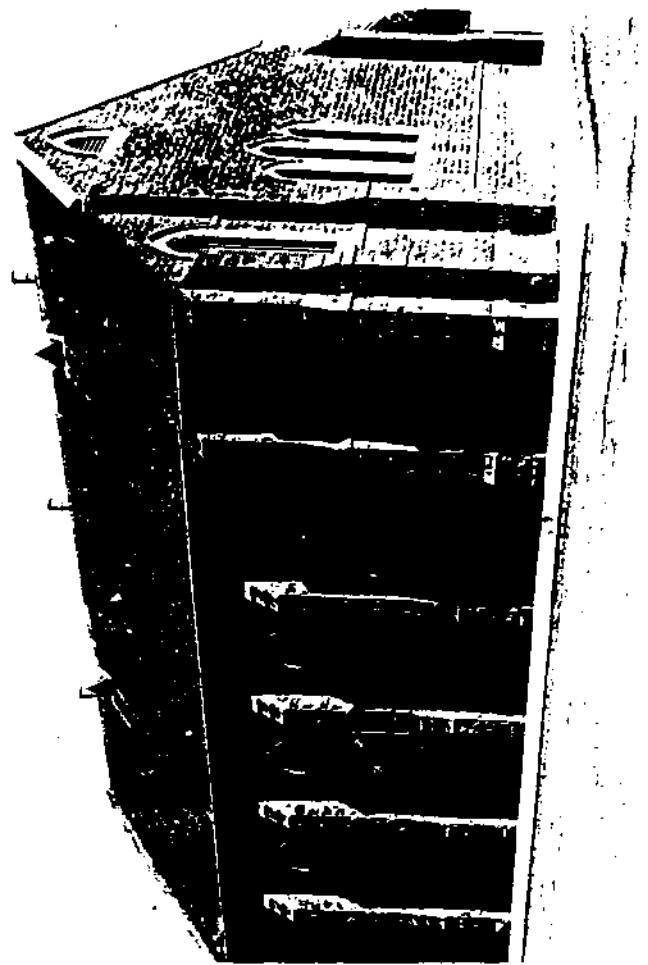
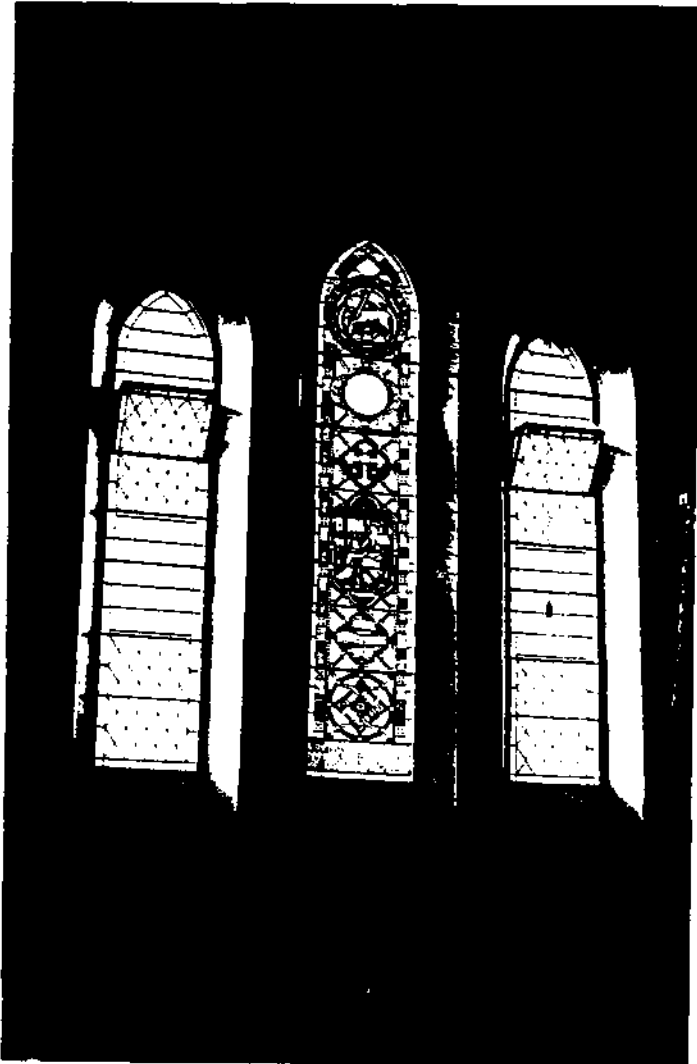
Recommended for Planning Scheme protection.

References:

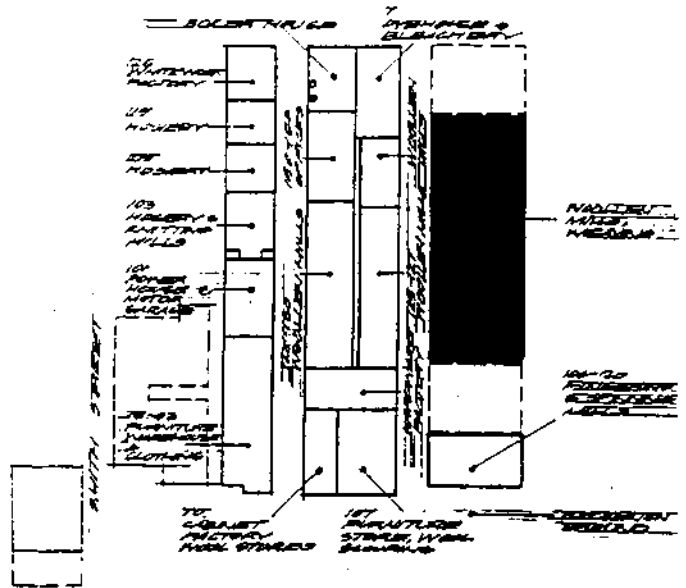
Gillan, M., (?) 50 Years Jubilee 1924 - 1974, 1974.
Wesleyan Chronicle, 21.1.1862.
Collingwood Observer, 29.3.1862.
The Age, 24.12.1861.
The Group Mission Advocate, Feb., 1936, vol. 9, no.
27.

Issue No. 2:

May, 1995



Building
Wellington Street



<u>Allotment Reference</u>	68
<u>National Trust Register</u>	Under consideration
<u>National Estate Register</u>	-
<u>Historic Buildings Council Register</u>	-
<u>Location within Precinct</u>	Collingwood Slope
<u>Photograph Date:</u>	30.3.1988

Grantee S.A. Donaldson
Original Owner Foy & Gibson Pty. Ltd.
Present Owner Police Department
Original Use Woollen Mills, (weaving)
Present Use Police garage and workshops
Construction Date: 1912-1923

Architect

Builder

Description

The external facade consists of three sections which reflect the former subdivision of the building into 3 separate buildings. The former northern building has a raised central parapetted Section (letters removed), flanked by 4 lower bays. In other respects the building is typical, having cast iron "F & G" wall vents, red tuckpointed face brickwork to the pilaster capital level, and stuccoed surfaces including cornice line above. Inside, the building has a steel framed saw tooth roof with beaded timber linings (in part), concrete slab floor and is in use mainly as a garage.

The former north building connects to the middle building by means of a stuccoed facade panel (to Cambridge Street). The middle building has 2 bays only facing Wellington and Cambridge streets and is linked with the former south building by means of a similar stuccoed panel. It adopts similar details to the north building but has no "F & G" wall vents, whilst the cornice and capital moulds are slightly different. Inside, the roof is steel framed, saw tooth with beaded timber linings and concrete slab floor.

The former south building has 15 bays to Cambridge Street with a raised parapetted section, similar to the former north building towards its north end. Other details are similar to the middle section. Inside, the northern portion has steel framed sawtooth trusses, and the south portion timber sawtooth trusses, with timber ceiling linings, and

concrete slab, suggesting construction at different time. A recent upper level links a three former buildings. Generally, interior refurbishment is extensive, although the structural frame is intact.

Condition

Good

Integrity

Fair

History

F and G commenced the purchase of land on which the weaving department was built in 1902.

Significance

The former Wellington Street Mills relate to the last major expansionary phase of the F & G Woollen Mills complex, and although extensively renovated, retain their original structural frame and some linings, including windows. The street facades have been altered following closure by F & G and are the least intact of the entire complex.

Recommendations

Recommended for planning scheme protection.

References

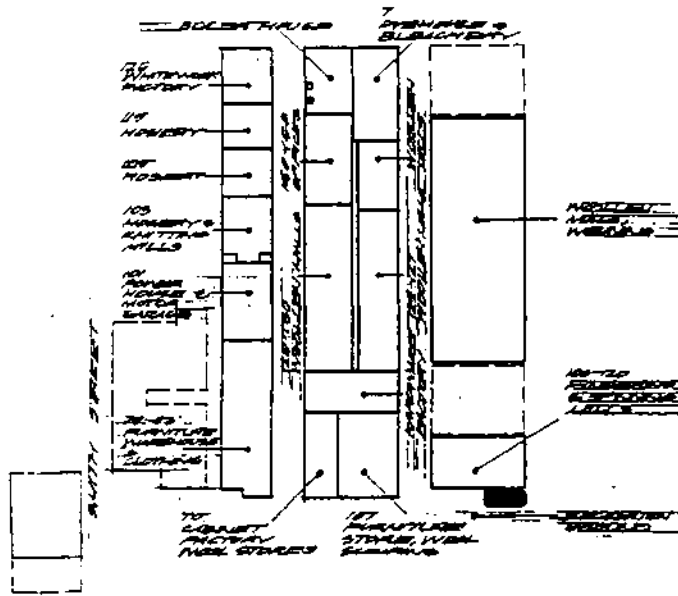
Issue

April 1988



Building

Small building between
 Sir Robert Peel Hotel and
 106-120 Cambridge Street,
 facing Wellington Street



Allotment Reference

53

National Trust Register

Under consideration

National Estate Register

-

Historic Buildings Council Register

-

Location within Precinct

Collingwood Slope

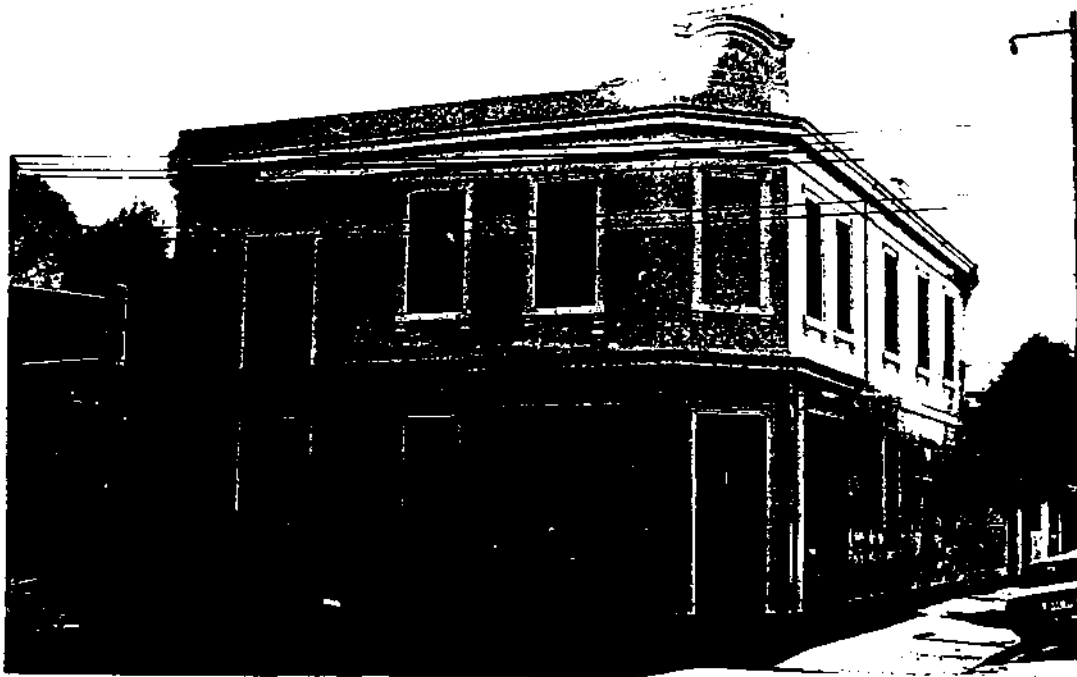
Photograph Date:

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>	
<u>Present Use</u>	Store
<u>Construction Date:</u>	pre 1923
<u>Architect</u>	
<u>Builder</u>	
<u>Description</u>	A small, detached two storeyed gable roofed with parapetted gable ends and oculus vent. brick building, with terra cotta roof tiles and facade details not unlike the Foy and Gibson's complex.
<u>Condition</u>	Good
<u>Integrity</u>	Good
<u>History</u>	
<u>Significance</u>	This small building contributes to the architectural character of the F & G complex.
<u>Recommendations</u>	Recommended for Planning Scheme protection.
<u>References</u>	
<u>Issue</u>	April 1988

Building:

"Portsea House"
259 Wellington Street



<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>	Edmond. Burn
<u>Present Owner:</u>	
<u>Original Use:</u>	Shop, bakery and residence
<u>Present Use:</u>	Residences
<u>Construction Date:</u>	1876
<u>Architect:</u>	
<u>Builder:</u>	

Description:

A two storeyed brick building erected on the street alignment with former corner shop and residential entrances to Easey and Wellington Streets. The facade, with corner splay accommodating doors to former shop has a string course, cornice line with frieze and curved pediment enclosing, the name and date "Portsea House estd. 1858" in low relief. The shop is emphasised by means of pilasters and projecting cornice at string course level and retains its original door and arched timber windows.

The earlier middle section of the building is distinguished by a higher than elsewhere bluestone plinth and is c. 1 brick thickness off the main western property alignment. A pilaster to Wellington Street is suggestive of a building junction.

Condition:

Good

Integrity:

Good, balcony (?) to Easey Street removed.

History:

The 1858 Hodgkinson map shows small building on this site, Wellington Street having not yet been formed.

By 1868 (RB) Edmond Burn, the baker, had a wooden shop here, described in 1875 (RB) as a wooden shop and bakery. In 1876 (RB) it is described as a brick shop and bakery with Burns as owner/occupier. By 1887 (RB) ownership had passed to William Cooksley, and by 1892, Frederick Lauer, baker, was his tenant.

Significance:

A prominent and substantially intact complex of residences, corner shop and former bakery (not sighted), construction details suggesting that it was built in stages.

Recommendations:

Recommended for Planning Scheme protection

References:

Rate Books

Issue No. 1:

Issue No. 2:

May, 1995

Building:

388 Wellington Street,
"Linden Villa"



Allotment Reference: 86
National Trust Register: --
National Estate Register: --
Historic Buildings Council Register: --
Location within Precinct: Collingwood Flat Precinct
Photograph Date: 18.8.87
Grantee:
Original Owner: Catherine Moettendorf
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1886
Architect:
Builder:

Description: A richly decorated Italianate stuccoed villa with symmetrical front elevation convex cast iron verandah, tiled floor with bluestone margin, ashlar markings, colonnettes to windows and parapet with central curved pediment, planking pilasters and scrolls, urns and dentillated cornice.

Condition: Good

Integrity: Good

History: In 1886, (no entry RB 1885), Catherine Moettendorff build "Linden Villa", selling to Charles Fry in 1889 (RB), both owners living at this address.

Significance: "Linden Villa" is a richly decorated and substantially intact example of a villa residence erected in Collingwood and contrasts with the more common working class cottages on the flat.

Recommendations: Recommended for planning scheme protection

References: Rate Books

Issue No.1:

0/7

Building: Residences: "Minerva" (399), "Kew View" (405)
Address: 399-405 Wellington Street



Allotment Reference: Section 2, Lot 14
National Estate Register: Recommended
Historic Building Register: Recommended
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential Precinct
Photo Date: October 1988
Grantee: J. Invest
Original Owner: George Cheel
Present Owner: -
Original Use: Residences
Present Use: Residences
Construction Date: 1885-1900
Architect: -

Builder:

George Cheel

Description:

A richly decorated tuckpointed polychrome brick terrace development of two central single storeyed dwellings flanked by two storeyed complimentary units. All four are richly decorated (Nos. 399 and 405 have unpainted stucco work), the parapets to Nos. 399 and 405 being of special interest. Black body bricks are relieved by reds and creams with complex patterns in the window spandrels. The verandah iron work is intact and is complimented by palisade iron fences with brick pillars. Verandah floors are encaustic tiled whilst the windows to Nos. 399 and 405 have unusual cast cement ornamentation. Cast iron wall brackets are also unusual and of interest.

Condition:

Good

Integrity:

Good

History:

In 1884 James Sawyers owned three blocks of land each with 24' frontage to the west side of Wellington Street between Kent and Council Streets. In 1885 Robert Best owned the northern block and George Cheel owned the other two blocks. Cheel subdivided his land into three blocks, commencing a brick house on the most southern block. The house was completed in 1886 and Cheel, a builder, lived there, (1884-1886 RB).

On the remaining 40' land, Cheel built two brick houses in 1887, leasing both of them.

By 1892 Cheel had purchased the remaining block of land and in 1899 he commenced building a brick house that he completed in 1900.

In 1900 Cheel continued as owner of the four houses and remained in residence in No. 399, (1887, 1893, 1900, 1901 RB).

Significance:

Nos. 399-405 Wellington Street are important at the State level for their unusual symmetrical terraced form. Their rich ornamentation is expressive of the late Victorian period whilst the cast cement ornamentation and cast iron brackets are unusual. The name "Kew View" for No. 405 is of interest.

Recommendations:

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

References:

Rate Books

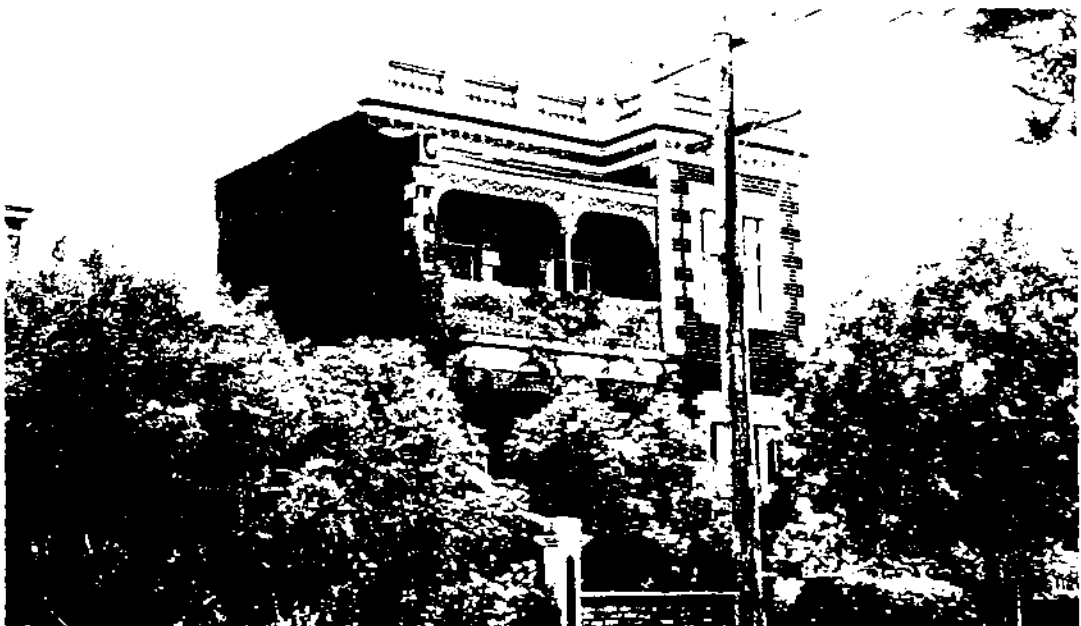
207

Building: Residence
Address: 435 Wellington Street



Allotment Reference: Section 2, Lot 9
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date: November 1989
Grantee: J. Wood
Original Owner: H. Selby
Present Owner
Original Use: Residence
Present Use: Residence
Construction Date: 1884
Architect:
Builder:

- Description: A two storeyed asymmetrical villa of polychromatic tuck pointed brick, having brown body bricks and cream brick dressings with cement rendered work at first floor level. The facade is surmounted by a balustraded parapet. The two storeyed verandah has a cast iron frieze, posts and balustrading.
- Condition: Good
- Integrity: Good. The ground floor windows have recent glass and frames, and the verandah floor has been recently tiled.
- History: In 1883, H. Selby, a gentleman, owned 30 ft of land on the west side of Wellington Street between Hodgkinson and Kent Streets. In 1884, Selby built a brick house on the land which he sold to William Ball, a manager, in 1885. Ball resided there.
- By 1895, the Royal Insurance Company owned the property, renting it to Edward Askew, a draper. Alfred Barbey, a civil servant, was tenant in 1900. The Royal Insurance Co. continuing as owners (RB 1883, 1884, 1885, 1896, 1901).
- Significance: A substantial late Victorian villa by Clifton Hill standards.
- Recommendations: Recommended for planning scheme protection.
- References: Rate Books
- Issue: No. 1 December 1989



Building: Residence
Address: 474 Wellington Street



Allotment Reference: Section 4, Lot 10
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date: November 1989
Grantee: M. Moss
Original Owner: Christopher Hanson
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1890
Architect:
Builder:

715

- Description:** A single storey cement rendered late victorian terrace plainly detailed. The symmetrical facade has bay windows flanking a central doorway. The verandah is built on the street frontage and has cast iron posts, frieze, brackets and railing, and a tiled floor with bluestone edging.
- Condition:** Good
- Integrity:** Good. The verandah roof and guttering have been replaced.
- History:** In 1885, William Pond owned enclosed land with a 27ft frontage on the east side of Wellington Street between Hodgkinson Street and Queens Parade. Pond continued to own the land in 1888. However in 1889, Christopher Hanson, a manufacturer, had purchased the land and commenced building a brick house for his residence. The house was completed in 1890. Hanson continued as owner/occupant in 1892; the property passing to Theresa Hanson by 1900. (RB 1885, 1889, 1890, 1891, 1893, 1900).
- Significance:** A substantially intact late Victorian villa, representative of Clifton Hill housing stock and unusual to the extent that the verandah is built to the property alignment.
- Recommendations:** Recommended for planning scheme protection.
- References:** Rate Books
- Issue:** No. 1 December 1989

7/15

Building: Former Residence
Address: 474A Wellington Street



Allotment Reference: Section 4, Lot 10
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date: November 1989
Grantee: M. Moss
Original Owner: Samuel Rice
Present Owner: -
Original Use: Residence
Present Use: Residence and Office
Construction Date: 1875
Architect:
Builder:

712

<u>Description:</u>	A single storey brick building with a hipped slate roof built right on the corner of its site. The building has a bluestone plinth and the window and door openings have been substantially altered.
<u>Condition:</u>	Good
<u>Integrity:</u>	Fair. The street facades have been altered.
<u>History:</u>	In 1875, Samuel Rice, a printer, built a brick cottage for his residence in Wellington Street on the north-east corner with Hodgkinson Street. Rice continued to live there in 1881. In 1882, James Laughton, a compositor, purchased the property, continuing as owner/occupant in 1900. (RB 1875, 1881, 1882, 1901)
<u>Significance:</u>	Of local interest for its prominence, austere architectural form and relationship with this important street corner in Clifton Hill.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue:</u>	No. 1 December 1989

Building: Residences
Address: 476-478 Wellington Street



Allotment Reference: Section 4, Lot 10
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Clifton Hill Western Residential
Photo Date: November 1989
Grantee: M. Moss
Original Owner: Robert Cork
Present Owner:
Original Use: Residences
Present Use: Residences
Construction Date: 1875
Architect:
Builder:

<u>Description:</u>	A mirror pair of single storey polychromatic brick terraces built on the street frontage. The brickwork consists of Hawthorn body bricks and cream bricks to the window and door surrounds, cornice and arched parapet coping.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	<p>In 1875, Robert Cork, a butcher, built a pair of brick houses on the East side of Wellington Street, between Hodgkinson Street and Queens Parade. The house on the south side Cork retained for his residence, leasing the other to Thomas Boswell, a blacksmith.</p> <p>In 1876 Edwin Reynolds purchased both houses, and by 1879 Thomas Faulkner was owner. The houses were leased. Faulkner continued as owner in 1900, at which time the houses were leased to Richard Davis, a barman (No. 476) and Ernest Hall, a butcher (No. 478). (RB 1874, 1875, 1876, 1879, 1901)</p>
<u>Significance:</u>	Of local importance as an early housing development in Clifton Hill. It is of unusual design and of interest also in that it is built to the building alignment.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue:</u>	No. 1 December 1989

Building: "Bohemia Cottage"
Address: 2 William Street



Allotment Reference: Lot 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: William Burne
Present Owner:
Original Use: Residence
Present Use:
Construction Date: 1880

Architect:

Builder:

Description:

A stuccoed Italianate villa with cast iron porch verandah, balustraded and pedimented porch and symmetrical front facade. The stucco ornamentation is the same as nearby No. 8 (q.v.). Also note unusual colonettes and tooth decoration to front door.

Condition:

Good

Integrity:

Good

History:

In 1877 Henry Hawthorn owned 650ft. of land on the east side of William Street between Victoria and Mollison Streets, adjacent to Presbyterian Church, (1877, RB). In 1879 George Burke purchased 33ft. of land adjacent to the church from Hawthorn, (1879, RB). A brick house was built there in 1880, owned and occupied by William Burne, a plasterer, (1880, RB). By 1891 Stephen Burne resided there, ownership passing to him in 1899, (1891, 1899, RB). In 1900 Stephen Burne continued to occupy the property at which time it was rented to Richard Opelt, a jeweller, (1901, RB).

Significance:

No. 2 William Street is distinctive at the street level for its comparatively rich ornamentation, probably the work of its first owner, William Burne, plasterer. Its interest is enhanced by its similarity to nearby No. 8.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988

Andrew C Ward & Associates

Building:

Former St.Davids Presbyterian Church

Address:

2A William Street



Allotment Reference:

Lot 58

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register:

-

Location within Precinct:

Collingwood Flat Precinct

Photo Date

August, 1988

Grantee:

W. Bradley, 13-2-1839

Original Owner:

Trustees of the Presbyterian Church

Present Owner:

-

Original Use:

Church

Present Use:

St.Davids Clarendon Clinic Day Centre

Construction Date: 1882

Architect:

Builder:

Description: A late Victorian bluestone church in the Early English Gothic style, the main west facade having a central door with gabled treatment and flanking pilasters surmounted by main window with limited tracery and cusping, the openings having lancet heads. The main gable end is parapetted and the buttresses are terminated with stuccoed pinnacles.

Inside, diagonal timber linings and exposed "scissors" trusses are dominant elements along with memorial tablet to Rev. I.(?) Weir.

Condition: Fair. Structural movement.

Integrity: Good. Early portion at rear demolished and replaced.

History: The Trustees of the Presbyterian Church owned property on the east side of William Street near Victoria Street in 1875, (first entry in RB, no entry, 1874). By 1878 and possibly earlier, a church was in existence on the site (S. & M. dir). and in 1882 the present building was erected, the memorial stone being laid by Mrs. John Sharp on 1.3.1882.

On 4.5.1975 the Miller Community Centre was opened on this site (architect Osric Spence builder A.L.N. Skelton Pty. Ltd.).

Significance: The former St. Davids' Presbyterian Church is important as a substantially intact bluestone church and is a key building in the William Street area within this precinct.

Recommendations: Recommended for inclusion on the Historical Buildings Council Register, the National Estate Register and for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

704

Building: Residence
Address: 4 William Street



Allotment Reference: Lot 58
National Estate Register: -
Historic Buildings Council Register: -
National Estate Register: -
Location within Precinct: Collingwood Flat Precinct
Photo Date: August, 1988
Grantee: W. Bradley. 13.2.1839
Original Owner: Geo. Watt
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1891

Architect:

Bulder:

Description:

A single storeyed tuckpointed brick (overpainted) symmetrical Italianate villa with timber posted verandah and cast iron ornamentation and with stuccoed dressings and curved pediment (with shell end motif) parapet.

Condition:

Good

Integrity:

Good (overpainting)

History:

In 1889 the land on which No. 4 is situated was not rated separately. It may have been part of one of the adjacent properties, (1890, RB). In 1891 Geo. Watt, a carrier owned the land and built a brick dwelling there for his residence (1891, RB). By 1898 the property had passed to Henry Watt, also a carrier; Watt continued as owner/occupant in 1900, (1899, 1901, RB).

Significance:

A richly decorated villa forming a distinctive group with adjoining Nos 2, 6 and 8.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988

Building: Residence
Address: 8 William Street



Allotment Reference: Lot 58
National Estate Reference: -
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: James Harper
Present Owner:
Original Use: Residence
Present Use: Residence
Construction Date: 1887

Architect:

Builder:

Description:

A detached Italianate villa with cast iron post verandah, stuccoed finish, balustraded and pedimented parapet and symmetrical facade. Stuccoed ornamentation is the same nearby No. 2 (q.v.).

Condition:

Good.

Integrity:

Good, verandah floor rebuilt.

History:

In 1886 James Harper owned 44.5 feet enclosed land on the east side of William Street. In 1887 Harper, a draper, built brick house there for his residence, (1887, RB). By 1889, Robert Harper, carpenter lived there, ownership passing to him by 1891, (1890, 1891 RB). Robert Harper continued as owner in 1900 at which time James Harper, a salesman was in residence, (1900 RB).

Significance:

No. 8 William Street is distinctive at the local level for its comparatively rich ornamentation which may be the work of William Burne, who undertook identical work in his house at No. 2

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988

Building:

Residences

Address:

9-11 William Street



Allotment Reference:

Lot 58

National Estate Register:

Recommended

Historic Buildings Council Register:

Recommended

National Trust Register:

-

Location within Precinct:

Collingwood Flat Precinct

Photo Date

August, 1988

Grantee:

W. Bradley, 13-2-1839

Original Owner:

Neil McLeod

Present Owner: 9.
11.

Original Use: Residences

Present Use: Residences

Construction Date: 1870

Architect:

Builder:

Description: A single storeyed bluestone residential pair with stuccoed parapet and convex timber posted verandah. The larger unit, No. 9, was formerly two units matching adjoining No. 11, each unit having a door and double hung window facing the street with timber partition (one removed) between.

Condition: Good

Integrity: Good

History: In 1869 Neil McLeod a gas fitter, owned land on the west side of William Street, Victoria Street end. In 1887 McLeod built three storey houses, each with three rooms, and leased them to a foreman (9), Carter (9) and tanner (11). By 1900, McLeod remained as the owner.

Significance: Nos. 9-11 William Street are a unique bluestone terrace speculative development within the municipality. They form a key building in the William Street historic area.

Recommendations: Recommended for inclusion on the Historical Buildings Council Register, the National Estate Register and for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

Building: Residence
Address: 13 William Street



Allotment Reference: Lot 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: Neil McLeod
Present Owner: -
Original Use: Residence
Present Use: Residence

Construction Date: 1858-1864

Architect:

Builder:

Description: A single fronted symmetrical Italianate villa of timber construction with projecting timber porch surmounted by a pyramidal roof. The front wall has ashlar weatherboards and the whole of the street elevation, which is timber, appears to be stone. The timber posted verandah is bull nosed.

Condition: Good

Integrity: Good

History: In 1864, Neil McLeod a gas fitter, owned and occupied this weatherboard dwelling on the west side of William Street, (1864 RB). In 1865 McLeod rented the four roomed dwelling to John Mitchell, a carpenter. Tenancy changed several times before Geo. Harding took up residency in 1872, (1865-1872 RB).

By 1876, Harding had purchased the dwelling from McLeod and Harding, a plumber and later an ironworker, continued to own and occupy the house in 1900, (1876, 1901 RB).

Significance: No. 13 William Street is one of the earliest houses in the street and has an unusual timber porch more common on larger masonry villas. Compare No. 3 Parliament Street, Brighton.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

Issue No. 2: May, 1995

Building: Residence "Rodboro"
Address: 35 William Street



Allotment Reference: Lot 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: John Conlan
Present Owner: -
Original Use: Residence
Present Use: Residence

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Construction Date: 1868

Architect:

Builder:

Description: A late Victorian red brick villa with crestring course and dressings, timber posts, bullnosed verandah to two elevations with cast iron lace decoration, acid etched sidelights, door and windows and with pedimented parapet with distinctive corner ornamentation.

Condition: Good

Integrity: Good

History: In 1867 most of William Street was vacant land. In 1868 the first brick house was built comprising three rooms. This house is believed to be No. 35 as in 1869 there was still only one brick house in William Street No. 35, owned and occupied by John Conlon, carter, (1867-1869 RB). Conlon continued as owner/occupant in 1892. By 1900 Alexander Davidson was owner and Henry Turner, bootmaker, occupant, (1893, 1901 RB). The front rooms of this house were built later than 1868, possibly c.1900.

Significance: "Rodboro" presents an intact late Victorian facade to William Street, the corner parapet ornamentation being distinctive.

Recommendations: Recommended for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

W.A.

Building: Residence
Address: 37 William Street



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

Construction Date: 1869

Architect:

Builder:

Description: A symmetrical hip roofed bluestone cottage in the Colonial vernacular manner, the course body work being axe faced set to two courses to each quoin.

Condition: Good

Integrity: Good

History: In 1868 Ernest Surakowski, fellmonger, owned land in William Street, west side. In 1868 Surakowski, a carter, built a four roomed stone house for his residence, (1868, 1869 RB). Ownership passed to Albert Dawson in 1871 and Joseph Turnham in 1872, (1871, 1872 RB). Turnham, a civil servant continued owner/occupant until 1880 when the property was purchased by Benjamin Marsden. In 1880 Charles Kellow, a printer, purchased the property and was still in residence in 1901 (1880, 1881, 1901 RB).

Significance: No. 37 William Street is noteworthy in the municipality as the only example of a simple Colonial vernacular bluestone cottage without verandah based upon English Georgian precedent.

Recommendations: Recommended for inclusion on the Historical Buildings Council Register, and the National Estate Register and for Planning Scheme protection.

References: Rate Books

Issue No. 1: August, 1988

7-15

Building: Residence
Address: 41-47 William Street



Allotment Reference: Lot 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: William Keppell
Present Owner:
Original Use: Residences
Present Use: Residences
Construction Date: 1871-1873

Architect:

Builder:

Description:

A late Victorian four unit single storeyed terraced pointed bi-chromatic brick terrace with individual corrugated iron clad hipped roof and cast iron decoration to verandah beams and double hung window and door (with sidelights) to each elevation.

Condition:

Good

Integrity:

Good, chimney pot to No. 41, verandah floor rebuilt.

History:

In 1872 William Keppell purchased land on which he built a wood house in the same year. The house was rented to Thomas Martin, a furrier (1872, RB). In 1874 Keppell owned three houses on this site leaving a fourth block vacant, (1873, 1874, RB). In 1876 the houses were described as brick, (1874, 1876, RB). In 1878, a fourth brick house was built, No. 41 in which Keppell, a packer, resided, (1878, RB). Keppell continued as landlord until 1884 when Edward Edgerton, a carpenter, purchased the properties. By 1887 Keppell had repurchased the properties and continued to own them in 1900, (1884, 1887, 1901, RB).

N.B. The 1874 RB entry (the first to record three houses on Keppell's land), presumably refers to three new houses and not two houses plus one earlier wooden house).

Significance:

Nos 41-47 form a prominent terrace in Lithgow Street and are substantially intact. They are typical of their period.

Recommendations:

Recommended for planning scheme protection.

References:

Rate Books

Issue No. 1

August, 1988

Building: Residence
Address: 72 Yarra Street



Allotment Reference: 75
National Estate Register: -
Historic Buildings Council Register: -
National Trust Register: -
Location within Precinct: Collingwood Flat (Abbotsford)
Photo Date: November 1989
Grantee: J.T. Hughes & J. Hosking
Original Owner: William Harnwell
Present Owner: -
Original Use: Residence
Present Use: Residence

739.

<u>Construction Date:</u>	1872
<u>Architect:</u>	
<u>Builder:</u>	
<u>Description:</u>	A single storey symmetrical Victorian villa of tuck-pointed brick having a slate roof with paired timber eaves brackets. The verandah has a concave corrugated iron roof, paired and cabled timber posts and a cast iron frieze. The chimneys are of bi-chromatic brick.
	The front garden, though overgrown, retains its original layout, and the cast iron front fence is set in a bluestone base.
<u>Condition:</u>	Good
<u>Integrity:</u>	Good
<u>History:</u>	In 1871 William Harnwell owned enclosed land in Yarra Street, north side between Park and Nicholson Streets. In 1872 Harnwell, a whitesmith built a brick house for his residence on the site. By 1887 the property was owned by the Government of Victoria. By 1891 John Coakley, a clerk was owner/occupant. Coakley continued ownership in 1900 at which time he leased the property to Robert Wiltshire, a hatter. (1871, 1872, 1887, 1891, 1901, RB).
<u>Significance:</u>	A representative mid Victorian villa, locally distinguished by its spacious allotment.
<u>Recommendations:</u>	Recommended for planning scheme protection.
<u>References:</u>	Rate Books
<u>Issue No. 1:</u>	December, 1989
<u>Issue No. 2:</u>	May, 1995

740

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

Building:

"Ceres" Mill site

Address:

Yarra River, at junction with Merri
Creek (Dight's Falls)

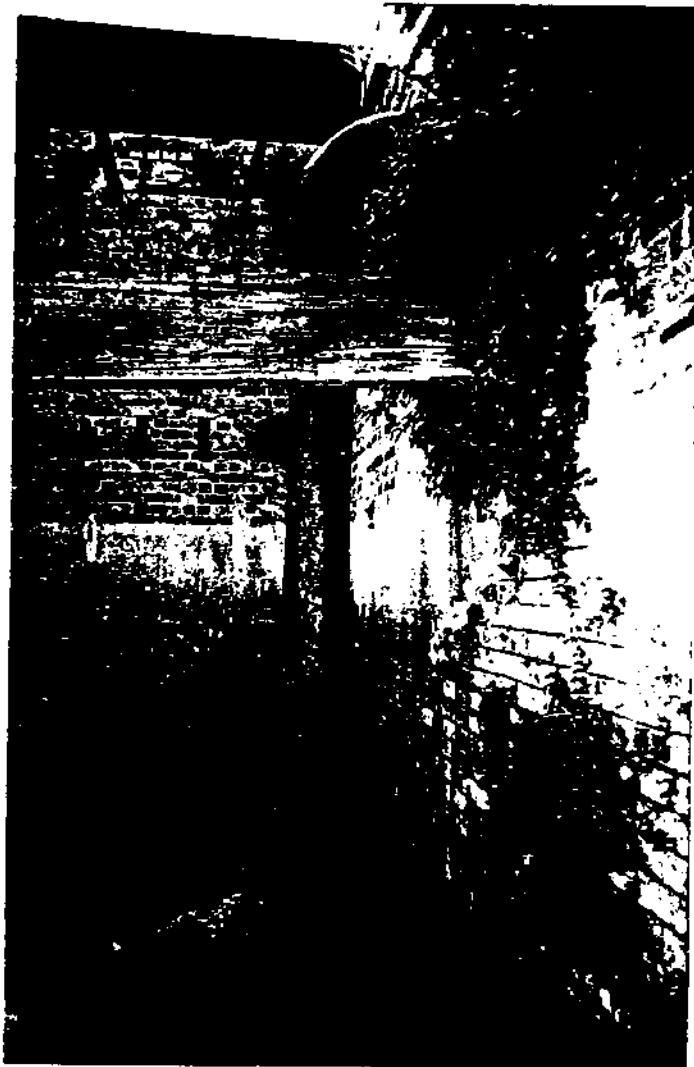
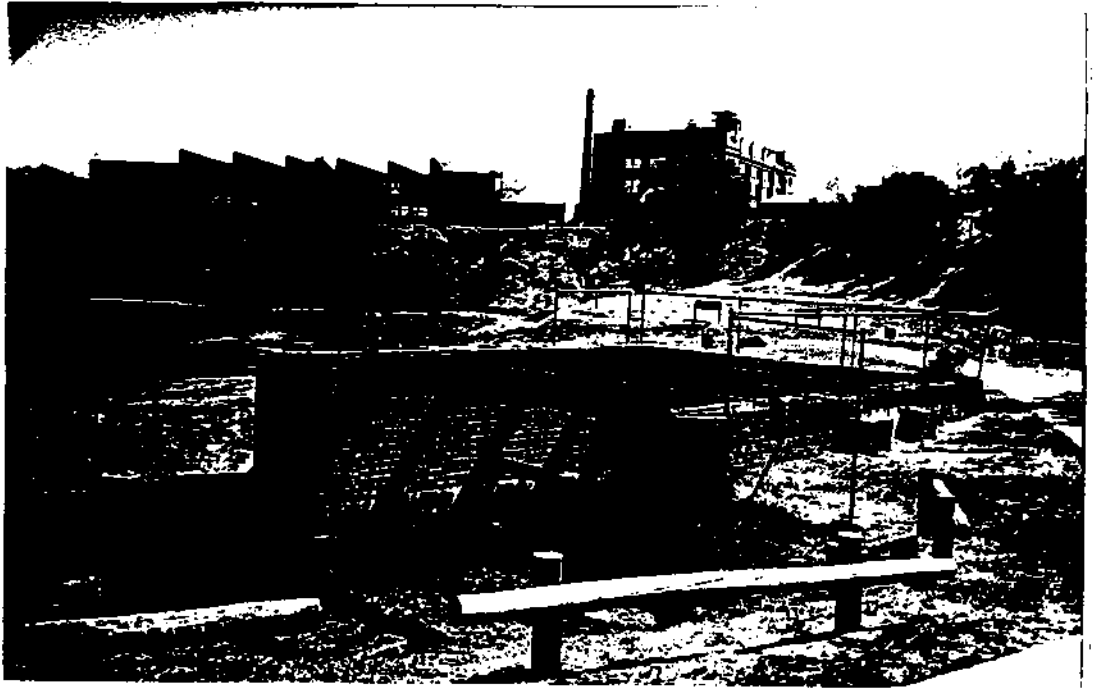


Mill Race (1)



Entry to Mill
Race (1)

7442



Water Wheel House ruins (2)



Store Retaining wall (3)

<u>Allotment Reference:</u>	88
<u>National Estate Register:</u>	Recommended
<u>Historic Building Register:</u>	Registered
<u>National Trust Register:</u>	-
<u>Location within Precinct:</u>	Victoria Park Precinct
<u>Photo Date:</u>	October 1988
<u>Grantee:</u>	J. Dight, 13.2.1839
<u>Original Owner:</u>	J. Dight
<u>Present Owner:</u>	-
<u>Original Use:</u>	Flour Mill, powder mill.
<u>Present Use:</u>	Historic Site
<u>Construction Date:</u>	Refer below
<u>Architect:</u>	-
<u>Builder:</u>	-

7474

Description:

The Dight's Mill Site ruins consist of the following major elements:

1. Mill Race (upstream), formed by abutments to gates (removed), bluestone walls, in ruinous and semi-concealed state widening at the pumping station to form a basin c.13 metres wide (max.)
2. Water Wheel house ruins, consisting of brick retaining walls forming an empty chamber with two sawn off iron columns (A & B), remnant lower level timber floor and remnant upper level rivetted steel and timber floor. An iron offtake (?) pipe (c) is situated on the north wall. The retaining walls are 27" thick brick with buttresses on the north and south sides, 5'3" thick at base (south side).
3. Mill Race (downstream), consisting of an earth faced cutting.
4. Stone Retaining Wall, facing the river approximately 31 metres long and continuing in later boulder construction to the
5. Falls, which have been rebuilt.

Condition:

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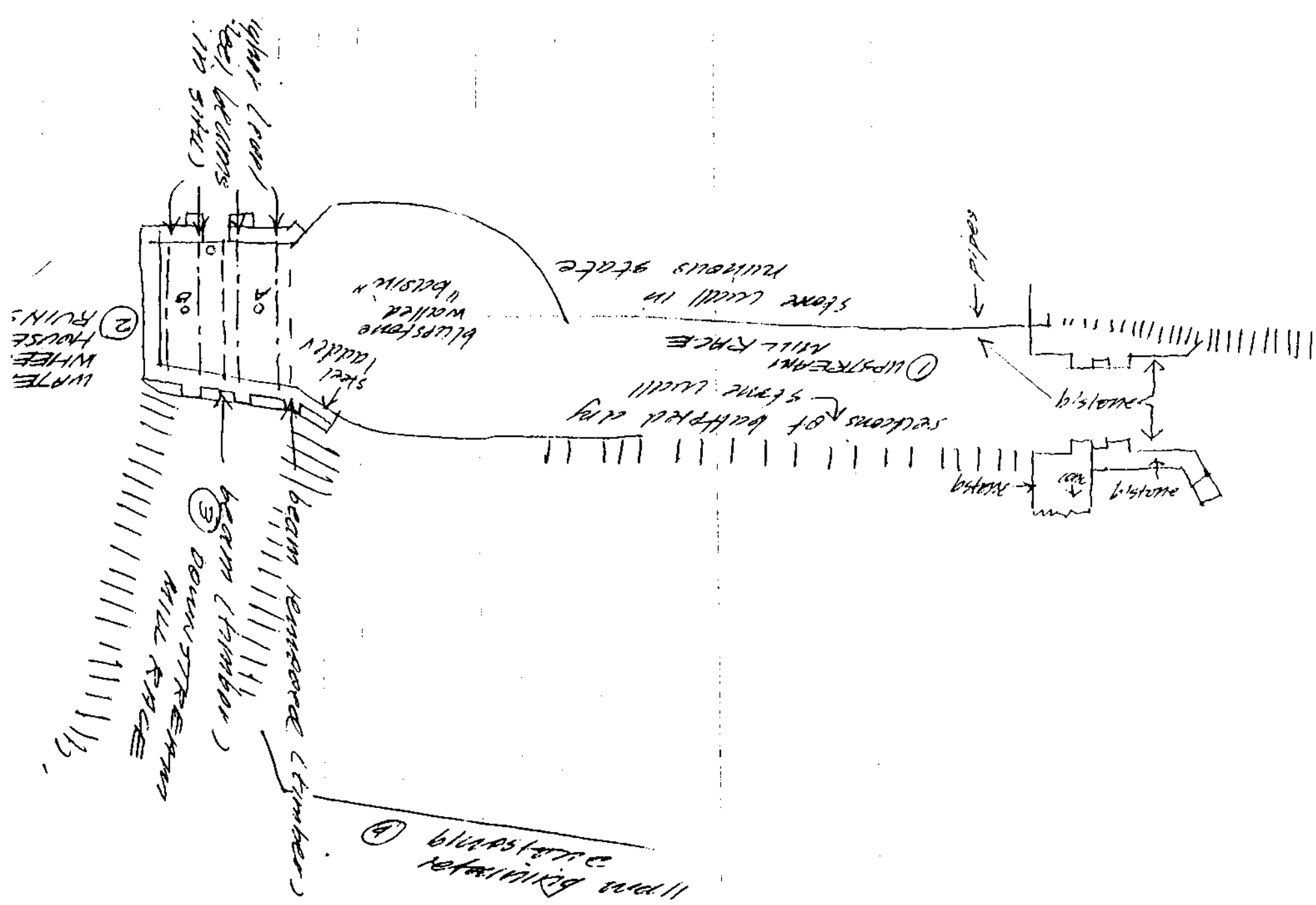
Integrity:

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History:

The site was purchased from the Crown in 1838 by John Dight and the "Ceres" flour Mill was commenced in 1839 but not finished until 1843. By 1858 the mill had doubled in size by the addition of a bluestone wing. The mill site was subject to fire & flooding over the next 20 years and flour milling appeared to have ceased prior to 1870. The Dight family sold the land in 1878, after John Dight's death at his "Bungowannah" station near Albury in 1868.

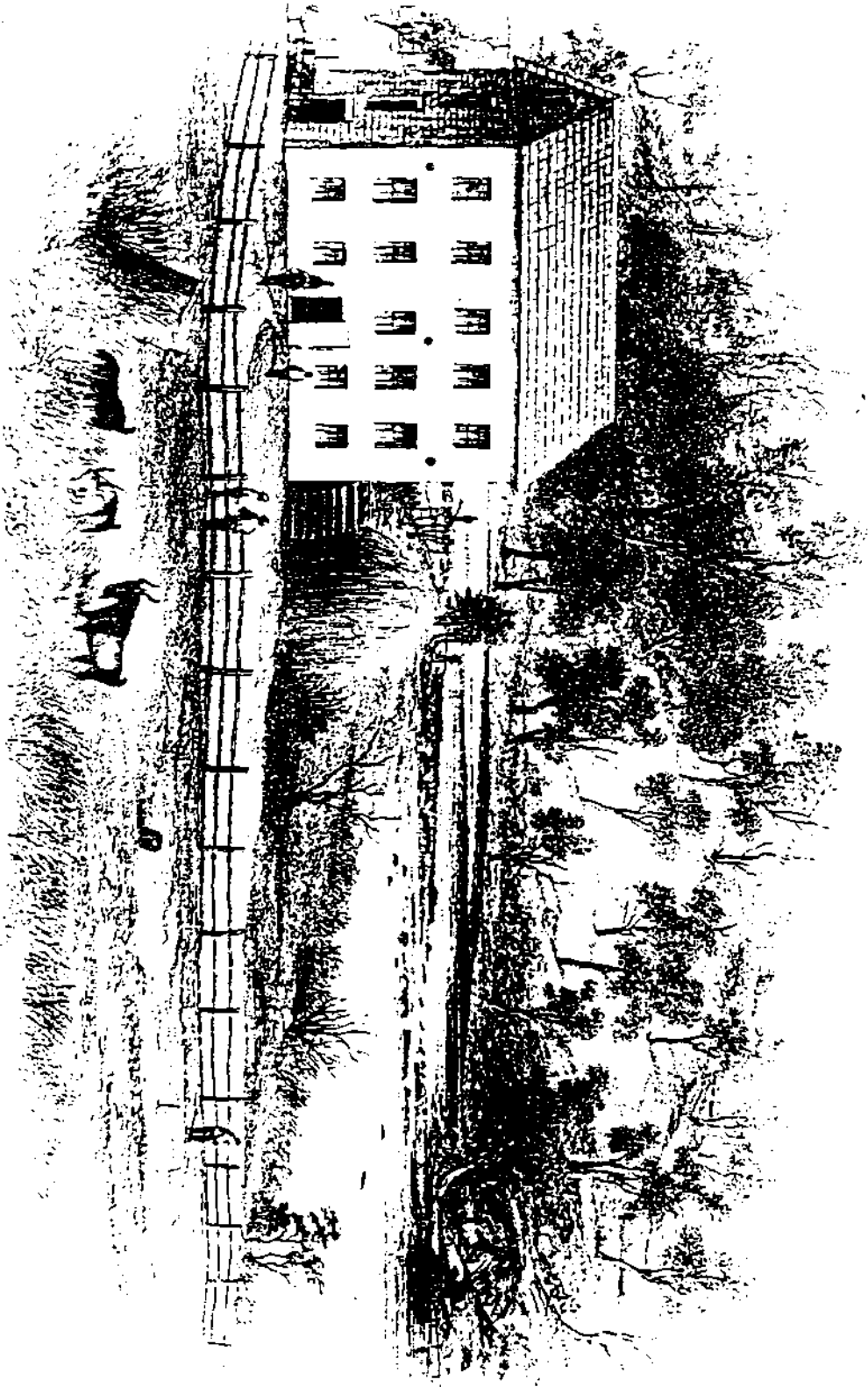
In 1876 the site was occupied as a powder mill (Collingwood Observer, 6-9-1876) in conjunction with the quarrying industry. In August, 1887, Messrs Twentyman and Askew, architects, called tenders for the excavation and laying of c. 20,000 bricks "at Dight's Falls" (B & LN).





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Later, the site was occupied by the Yarra Falls Flour Mill, bought out in 1891 by the Melbourne Flour Milling Co., with extensive works and a tramway along Reilly Street to the Victoria Park station goods yard (the railway was opened in 1901).

During the early 1890's, the Public Works Department built a pumping station at Dight's Falls and a small reservoir on high ground in Studley Park. Water pumped up into the reservoir gravitated to Albert Park and the Botanic Gardens to maintain the level of their Lakes. The MMBW plan (9.4.05) shows the pumping station on the south bank, in Kew. It is therefore believed that these ruins on this site relate, as shown on the Board plan, to the milling operations of the Melbourne Flour Milling Co.

Significance:

The "Ceres" or Dight's Mill site is one of Melbourne's earliest industrial sites, although the surviving remains date from the period of occupation by the Melbourne Flour Milling Co. during the late nineteenth century.

Recommendations:

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

References:

Rate Books
- National Trust File
- The Builder and Contractor's News,
20.8.1887, p.246

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