

FITZROY URBAN CONSERVATION STUDY REVIEW

Report, Planning Guidelines and Thematic History

Prepared for

The City of Fitzroy

by

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November 1992

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ACKNOWLEDGEMENTS

Many people have assisted in the preparation of this report. We are grateful for the help of the following individuals:

Geoffrey Austin, Heritage Branch, Department of Housing and Planning
Tania Chandler, National Trust of Australia (Victoria)
Ian Fraser and Trevor McCandless, City of Melbourne Archives.
Ron Kreiger, City of Fitzroy Planning Department
James Livingston, City of Fitzroy Planning Department
Members of the Fitzroy History Society for their comments and suggestions.
Members of the Steering Committee for their comments and suggestions:

David Hill, Heritage Branch, Department of Housing and Planning
Cr. Frank King, City of Fitzroy
Terence Knott
Walter Mohr
John Senyard, Fitzroy History Society
Dr Charles Sowerwine

Nick Morris, Local History Librarian, City of Fitzroy.
Michael Northfield, City of Fitzroy for allowing us to borrow microfilmed ratebooks.

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1.0 INTRODUCTION AND EXECUTIVE SUMMARY

1.1 Introduction

This review of the North and South Fitzroy Urban Conservation Studies was commissioned by the City of Fitzroy with the purpose of:

- identifying, evaluating and documenting post-contact places of cultural significance in the study area; and
- making recommendations for the conservation and management of identified places of cultural significance ; and
- identifying and evaluating areas where the existing conservation studies may be improved and possibly extended.

With these aims in mind, the following definitions are applicable:

- *Place* means site, area, building or other work group of buildings or other works together with associated contents and surroundings. Place includes structures, ruins, archaeological sites and landscapes modified by human activity.
- *Post-contact* means the period since first contact was established between aboriginal and non-aboriginal people.
- *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

It had been recognised that approaches to urban conservation have become more sophisticated since those studies were undertaken in 1978/79 with the result that the studies have become outdated. The studies essentially focussed on old and architecturally significant buildings with little attention having been paid to the wider cultural and historical context. In addition, research undertaken since those studies were completed has revealed important new material which has had a bearing on the reassessment of the cultural significance of places within the municipality. This review has taken those studies as a base document and has re-assessed the recommendations and precinct boundaries contained in the studies in the light of a broader context of cultural significance and has utilised much new historical material. Particular use has been made of the *Contoured Plan of Collingwood and East Melbourne, Shewing the Buildings Facing the Principal Streets at the Period of the Survey*, surveyed by Clement Hodgkinson and dated November 29th, 1853 and articles contained in *Fitzroy: Melbourne's First Suburb* by the Cutten History Committee of the Fitzroy History Society .

1.2 Approach and Methodology

The first task undertaken as part of the brief was the preparation of a thematic history for Fitzroy. This section of the study identified the various themes evident in the history of Fitzroy and linked these themes with the existing environment of Fitzroy in an attempt to use the built and man-made fabric as a means of interpreting Fitzroy's history. In compiling this history, extensive use of secondary source material was relied upon as the extensive use of primary source material was outside the scope of the brief.

The next major task undertaken was a complete survey of all the streets of Fitzroy, the purpose of which was to identify any buildings which were of potential significance and which had not already been identified in the original studies or by the National Trust of Australia (Victoria), the Historic Buildings Council or the Australian Heritage Commission. The survey also noted on a site by site basis buildings and places of heritage interest and those of no heritage interest whatsoever. The former generally date up to and including the Inter-War period and the latter generally post-date that period or are vacant sites.

As part of this survey, objects such as lamp posts, letterboxes, night soil hatches etc. and lanes were also recorded. Some trees and gardens were also incidentally recorded and a further detailed survey needs to be undertaken to complete this aspect of the review process.

A second survey was also undertaken to assess the precinct boundaries and buildings individually identified in the previous studies. The rationale of these designations was also examined. The underlying approach to this process of identification and assessment was the principles enshrined in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter). Details of this survey were recorded both on base plans of Fitzroy and on data sheets for individually significant buildings and recommendations made for nominations to the Historic Buildings Register and the Register of the National Estate. The specific historic theme(s) illustrated by these buildings were also recorded on the data sheets.

The final task undertaken was to review the City of Fitzroy's planning policies and guidelines in relation to urban conservation. Presently, almost the whole of Fitzroy is designated as an Urban Conservation 1 Area with parks being Urban Conservation 2 Areas. Excluded from the Urban Conservation Areas is that part of North Fitzroy north of Park Street and a large area along Nicholson Street, the Housing Commission Atherton Estate, a large block north of Johnston Street east and a large block between King William Street and Marion Lane in South Fitzroy and other, generally smaller industrial, pockets in both North and South Fitzroy.

1.3 Summary of Conclusions and Recommendations

1.3.1 Thematic History

In the course of the preparation of the thematic history a number of individual places were identified as being illustrative of particular historical themes. It was originally expected that various precincts relating to these historical themes would emerge from an analysis of the documentary evidence, along with an examination of Fitzroy's surviving building fabric. In the final analysis however, remnants of earlier social and economic activities were not necessarily found in clearly defined geographical areas. Rather they were scattered throughout the suburb, with their original location and survival relating more to the vagaries of developmental pressures. For example, the changing demography of Fitzroy is reflected in the existing building fabric, with many buildings in Fitzroy having been altered according to the tastes of members of different migrant groups. It was originally expected that evidence of the clustering of different migrant groups in various parts of Fitzroy throughout its history would be found, but this did not eventuate.

One exception to this is the residential area known in the 1840s and 1850s as the 'Hill'. Development in this area started from the corner of Nicholson Street and Victoria Parade and stretched down towards Smith Street to the east, and down towards Moor Street to the north. The building stock in this precinct was more substantial than the smaller and mean dwellings built on the low-lying land to the north going down to Alexandra Parade. The socio-economic differences between the different parts of South Fitzroy in the early years of development is still evident in the significant number of substantial brick and stone

residences which survive from the 1850s in the 'Hill' area. Elsewhere in South Fitzroy, cheaper timber and iron dwellings built in the 1840s and 1850s were eventually replaced with smaller houses and factories. The lower quality of the area was contributed to by intensive and ad hoc subdivision which produced a complicated pattern of street layout, much of which was realigned during the late 1850s and 1860s by the Fitzroy Council. Some evidence of these original subdivision patterns remains. The alignment of buildings such as 174-176 George Street is important in the interpretation of these early subdivision patterns as it accords with the original alignment of Albert Street, which was removed when George Street was extended in the 1850s following the passing of the *Act for Improvements in the Fitz Roy Ward in the City of Melbourne, 1854*.

Strong physical evidence also remains of the original development and subsequent history of South Fitzroy's main commercial streets. Brunswick, Gertrude and Smith Streets are important repositories of building stock which illustrates the rise, decline and revitalisation of Melbourne's nineteenth century shopping strips. All three streets retain examples of one of the earliest types of commercial enterprises in Fitzroy, small scale single-fronted shops of the 1850s and 1860s. They also retain a number of hotel buildings from this early period, many of which are still operating. Banks, post offices, and all the usual trappings of the typical commercial street developments all survive in their original form in these streets in addition to which is an overlay of late nineteenth and early twentieth centuries development such as the large emporia. Gertrude and Smith Streets both contain important examples of these buildings as does Brunswick Street which still contains the Cox Bros and Ackman's buildings. These commercial strips are further overlaid with a variety of architectural styles including , Art Nouveau, Arts and Crafts and other Federation styles.

1.3.2 Physical Survey - Areas

The physical survey revealed that the existing area designations were not justifiable, in that buildings of outstanding significance appeared to be subject to the same controls as buildings which were typical of the character of Fitzroy and were not otherwise individually significant. It also revealed that, notwithstanding that the area of North Fitzroy north of Park Street was not included in an Urban Conservation Area, it was nevertheless similar to most of the Urban Conservation 1 Areas in terms of intactness of historic building stock. The principal difference between it and the rest of Fitzroy was in building materials and architectural style, in that buildings in this area are predominantly Federation weatherboard houses rather than Victorian brick houses as is the case elsewhere. Consequently the area designations and associated controls were reviewed and new policies and guidelines developed.

New Urban Conservation 1 Areas (UC1 Areas)

The new area designations and planning controls are intended to give greater protection to the buildings and precincts of outstanding merit, in an urban conservation context, while relaxing the controls on buildings and precincts which are representative of the nineteenth and early twentieth century character of Fitzroy. Consequently the boundaries of the Urban Conservation Areas have been re-defined (Plans 3-4). Urban Conservation 1 Areas are areas of outstanding significance which generally contain buildings and features of architectural and historic importance beyond that which is typical for the municipality. They have been separately designated commercial or residential because of the different controls which are applicable to the different building types.

The commercial areas include:

- Brunswick Street between Victoria and Alexandra Parades

- Gertrude Street from no. 37 to Smith Street
- Smith Street between Gertrude and Argyle Streets
- 264-410 Alexandra Parade.

The residential areas include:

- an area bounded by Nicholson, Bell, Mahoney, Greeves Streets, rear of the Brunswick Street commercial Area and King William Street;
- an area bounded by Nicholson, Gertrude and Brunswick Streets;
- an area bounded by the rear (south side) of the Gertrude Street commercial precinct, Little Napier Street, Victoria Parade and Little Smith Street;
- an area bounded by the rear of the Gertrude Street commercial precinct (north side) and covering both sides of Gore Street to Webb Street;
- an area bounded by Alfred Crescent between McKean and Falconer Street, Rowe Street, Rushall Crescent and the Old Colonists Home, McKean Street, Alexandra Parade between 412 to the MMTB Depot;
- Falconer Street between Michael Street and Rushall Crescent;
- Newry Street between Brunswick and Napier Streets.

In addition to places of outstanding merit, the Urban Conservation 1 Areas also contain some places of no conservation interest or significance in their existing condition. Provided that any proposals meet normal planning requirements, works to the existing fabric are not of concern in a conservation sense. However, what is of concern is the impact of new construction and infill on the surrounding area and streetscape and these sites have been included in various Urban Conservation 1 Areas in order to maintain stringent control over any new development.

Urban Conservation 2 Areas (UC2 Areas)

The remainder of Fitzroy has been designated as an Urban Conservation 2 Area within which area are a number of intrusive site. These are detailed on a coloured plan. Urban Conservation 2 Areas are those areas which contain building stock which is of conservation interest. These buildings are typical of the nineteenth and early twentieth century architectural character of Fitzroy and also include a number of buildings which date from the Inter-War period. The approach in these areas is to preserve the essence of the architectural character of Fitzroy while relaxing the associated controls to a more appropriate level given the nature of the significance of the building stock. The underlying principal in this approach is to encourage owners to conserve their buildings and undertake sympathetic works, rather than demolish them, and to control the impact of new construction and infill in the conservation areas, should demolition occur, and adjacent intrusive sites. Intrusive sites are those which have no identifiable conservation importance but on which there is a need to control development in relation to its impact on adjacent UC1 and UC2 areas. These areas are predominantly industrial or recent housing estate areas with some individual residential and commercial buildings which, in the longer term, will be the subject of redevelopment.

1850s Buildings

Following the discovery of the *Contoured Plan of Collingwood and East Melbourne, Shewing the Buildings Facing the Principal Streets at the Period of the Survey*, surveyed by Clement Hodgkinson and dated November 29th, 1853, an attempt was made to locate as many existing pre-1853 buildings as possible. This task was outside the scope of the brief for the Review of the Conservation Studies and, given the considerable amount of time required and difficulties encountered to compare plans, rate books and directories given the various changes in street numbering, this task has not been completed. Nevertheless, a number of buildings have definitely been identified while others still remain on a list of potential buildings. (See Appendix C) It is proposed that buildings identified as dating from the 1853 or earlier and which are located outside UC1 areas be included under the Fitzroy Planning Scheme as Notable Buildings. In a historical context, these buildings are illustrative of the earliest period of development in Melbourne, prior to the gold rushes. Those buildings in Fitzroy are typical of those which were also erected in what is now the Central Business District of the City of Melbourne, all of which have been demolished. The 1850s buildings are also significant for the information that they contain in regard to building technology and materials, internal layout and life style patterns and social organisation. Their significance also lies in their age and rarity and the information which they can yield with regard to nineteenth century building technology and social history .

This approach is also intended to direct new development to intrusive sites rather than to conservation areas, with a view to keeping the historic building stock as intact as possible while also encouraging new developments without any detriment to the overall character of the suburb. Rather than applying blanket heritage controls over all areas, the appropriateness of the proposal to the age of the individual building will be an important criteria in the assessment of planning applications. This attitude appears to have been already widely followed in that part of North Fitzroy which has not previously been subject to urban conservation controls where, despite some modern development, the overall Edwardian character still remains generally intact.

1.3.3 Physical Survey - Buildings

The review of the individual building lists contained in the previous studies has shown that a number of buildings recommended for listing have not been protected and a number of buildings and features which appear to warrant individual listing were not included. The results of the review are that new lists have been prepared with recommendations for protection of individual buildings by means of inclusion on the Historic Buildings Register or Register of the National Estate or by listing as Notable Buildings under the Fitzroy Planning Scheme. Where buildings of individual significance are included within a UC1 area, they have not been separately recommended for individual inclusion in the planning scheme as the conservation controls for UC1 areas should be sufficient to provide them with a satisfactory level of statutory protection in addition to that afforded by the Historic Buildings Council for registered buildings.

The Historic Buildings Register

The North and South Fitzroy Conservation Studies identified a number of buildings which were recommended for registration. While these recommendations were forwarded to the Historic Buildings Council at least, a number have yet to be considered by the Council. One particular example is that of Mononia, located in Brunswick Street, which dates from 1851. It is a rare surviving example of Melbourne's and Fitzroy's earliest buildings. Had the original recommendation been acted upon the building would probably have been registered and the considerable erosion of original building fabric which has occurred due to redevelopment may have been avoided. It is therefore recommended that the process of consideration of nominations to the Register be re-activated, in the case of the original recommendations and that the new nominations be acted upon expeditiously. It is also recommended that should these nominations not result in registration, they should nevertheless be individually included in the planning scheme as Notable Buildings where they are not located in Urban Conservation 1 Areas.

Notable Buildings

In addition to buildings recommended for inclusion on the Historic Buildings Register a number of buildings have been identified as being of individual significance but not to the degree that they warrant registration. Where such buildings are located in UC1 areas they are protected under the proposed area controls, however where they are located in UC2 areas it is proposed that they be protected by means of listing within the Fitzroy Planning Scheme as notable buildings. These controls which would apply to these buildings would be similar to the controls applying in UC1 areas. These buildings include those buildings included or nominated for the Register of the National Estate and some buildings classified by the National Trust.

2.0 REVIEW OF THE EXISTING NORTH AND SOUTH FITZROY CONSERVATION STUDIES

2.1 The Existing Studies

The North and South Fitzroy Conservation Studies essentially focussed on architectural importance, character, intactness, and historical significance to the extent of age, association with particular events and people, general street character, subdivision patterns and topography. Since the North and South Fitzroy Conservation studies were undertaken, the basis for the assessment of cultural significance has broadened to include social, or thematic, historical significance in addition to other criteria. Similarly, an interest in twentieth century buildings and industrial history has developed in recent years subsequent to those studies. In reviewing the studies a consideration of this wider context, has been made in addition to a consideration of the history of Fitzroy, as evidenced in the built fabric, and a consideration of how that history is interpreted or demonstrated by the fabric.

2.2 South Fitzroy Conservation Study: Scope and Historical Context

The historical background provided in the South Fitzroy Conservation Study gives a detailed account of the early development of the urban form of this area of Fitzroy. It dealt with the development of early patterns of subdivision in South Fitzroy, as well as with the factors which affected the form of the 1840s and 1850s buildings in the suburb, namely the availability of building materials and the advent of the *Melbourne Building Act*, which from 1850 restricted builders in the City of Melbourne, of which Fitzroy was then a part, to the use of brick and stone. This section of the report also dealt in depth with the early development in Fitzroy of the terrace house form. It went on to discuss a range of early Melbourne architects who were known to have worked in South Fitzroy.

This analysis of the early development of the built environment in Fitzroy is detailed and is in itself a very useful document. In some ways the buildings which were identified in the study as being of the greatest historical or architectural significance reflect the emphasis on the earliest development in Fitzroy and the subsequent development in the suburb of a range of particular building types, notably the terrace house form. Notwithstanding this emphasis on the early development of Fitzroy and on buildings which have survived from this period however, many more buildings from the 1840s and 1850s are now known to have survived in South Fitzroy than were identified in the study. Recent research has also indicated that there is a great number of other 1850s buildings which are still extant in some form in South Fitzroy. Known examples include the two pairs of 1850s shops in Gertrude Street (177-179 Gertrude Street) which were the subject of a Historic Buildings Council hearing in 1990/91. There are also a number of others which appear to date from prior to 1853 and which are separately listed in this report. Recent identification of some of these early buildings had led to their nomination and subsequent inclusion on the Historic Buildings Register.

In common with many other conservation studies carried out in the metropolitan area, the 1978 *South Fitzroy Conservation Study* appears to have underestimated the importance of hotels to the early building fabric and to the social, political and economic organisation of inner urban Melbourne. This is particularly the case in South Fitzroy, which from the 1850s right up until the turn of the century had one of the highest concentrations of hotels of any of the inner suburbs contrasting strongly with North Fitzroy, which had one of the lowest. A significant number of late 1840s and 1850s hotels have survived in South Fitzroy, and a number of these, including the three-storey former National Hotel (174 Brunswick Street, 1854), are largely intact externally. Others may also prove to be architecturally or historically significant. The 1979 study identified only three hotels as being of significance, the Napier Hotel, the

Perseverance Hotel and the Champion Hotel (now the Metropol Hotel), all of which date from the Federation period. As a consequence, the question of the significance of this unusually high concentration of early building fabric in the southern part of South Fitzroy was not adequately addressed in the 1979 study, and now requires careful assessment.

In contrast to the detailed historical background on the early development of South Fitzroy provided in the 1979 study, the history of Fitzroy in the late nineteenth century and the changes which effected the built environment during this later period were not developed in any great detail. In particular, the development in the 1860s and 1870s of a number of Fitzroy's commercial strips, including Smith Street and Johnston Street, was dealt with only in generalised terms. The establishment of banks and other commercial enterprises and their distribution along these streets is important. In addition, though the importance of the establishment of the public transport system was mentioned, only one transport related building, the MMTB Tramways Building in Nicholson Street, was identified as being of significance and the influence of the transport system on the development of South Fitzroy was not discussed in any depth.

The treatment of some of Fitzroy's nineteenth century building stock and almost all of its twentieth century buildings reflects to a large degree attitudes and priorities of heritage authorities and consultants prevailing at the time the study was conducted. At one level, the recommendations in the study are based almost solely on architecturally impressive or significant buildings, and questions of historical significance are given less emphasis. Furthermore, the study did not address twentieth century and industrial heritage which has since increasingly become of more interest. The twentieth century building stock in Fitzroy was dismissed as having little or no significance, for example; '[n]ot much twentieth century development in Fitzroy is of great architectural merit or historic interest. . .', and the suburb's industrial history and buildings were not examined in detail.

The list of themes in the history of Fitzroy, which was discussed with the Fitzroy History Society as part of this study, gives some indication of the range of other issues which are reflected in the suburb's building stock. A consideration of these themes has assisted in identifying a range of other buildings which are considered to be of historic and/or architectural significance in South Fitzroy.

The buildings identified in the 1979 *South Fitzroy Conservation Study* as being in Category A have had some detailed research carried out on them. Similarly detailed research has been done on the extra buildings which are now identified as being of 'A' level significance in the course of this review of the existing study.

2.3 North Fitzroy Conservation Study: Scope and Historical Context

A similar situation exists in terms of the 1978 *North Fitzroy Conservation Study*. The historical background provided in the study dealt with the subdivision and early urban development of the area in some detail. It provided a useful outline of these issues, and explained the relationship between these early subdivision and land use patterns and the general appearance of North Fitzroy, which is in dramatic contrast to that of South Fitzroy. The study then went on to refer to the most popular architectural styles used in the suburb's residential building stock in the late nineteenth century. This was done in an extremely brief and generalised fashion.

The building stock in North Fitzroy is predominantly residential. It is also much more homogeneous in its appearance than South Fitzroy, lacking the diversity of building types and architectural styles found in the earlier settled area to the south. North Fitzroy is known to have always had a dearth of hotels and has possessed relatively few commercial and industrial premises. Because of the type of housing development typical of North Fitzroy, its residents

have also been generally more demographically homogeneous. It is a suburb which could be said to have a history which is almost totally separate from that of South Fitzroy and the potential significance of the existing building stock addressed in this light.

Some historical research has been carried out on the individually significant buildings, though their inclusion on the list of 'Category A' buildings is primarily architectural in nature. The existing information in the study has been augmented by further research into various aspects of the history of North Fitzroy, and a consideration of the way in which various themes in the history of North Fitzroy may be reflected in the building stock. This analysis has provided the basis for the identification of buildings as being of significance on historical as well as architectural grounds.

2.4 Precincts and Streetscapes

The precinct boundaries contained in the existing studies were all examined as part of the review. While many are still valid within the original context of the studies, there are some which are not, due to changes in the built fabric. In addition, in a number of instances, it was difficult to distinguish between the relative importance of a number of areas in designated precincts when compared with equivalent areas which are not. Therefore the justification for some of these designations is unclear today. However, what is still evident is the contrast between buildings of cultural significance and buildings which reflect the particular character of the precincts. However, character attributes do not equate to conservation criteria and the important distinction between the two was not brought out in the studies, with the consequent result that difficulties have arisen in the implementation of conservation controls.

The studies identified Priority A & B areas and streetscapes. The A areas were regarded to be of 'special significance' and the aim in their designation was 'to promote the preservation, re-establishment and enhancement of the Victorian and Edwardian character of ... Fitzroy. Significant early twentieth century buildings of a later date are noted where they ... [were] felt to be of interest within the context of the area'. In identifying these priority areas and streetscapes, it was intended that the Priority A be specifically included in the City of Fitzroy Planning Scheme under the provisions of Clause 8B of the Town and Country Planning Act, that being the only means of statutory protection other than individual listing on the Historic Buildings Register. The Priority B were considered to be 'of insufficient importance' to be similarly protected however, it was recommended that they 'should receive special attention and consideration by the Fitzroy City Council'. The assessment criteria used in the studies was architectural importance in terms of similarity and diversity; historical importance in terms of early dates and association with important events, functions and particular people; street character in terms of established trees, width, vistas, materials, furniture, fences, verandahs and relationship to open space. These criteria cover cultural significance in a narrow sense, and also character without any clear distinction between the two being made in the text.

The division of both North and South Fitzroy into a series of small pockets was administratively cumbersome in relation to the implementation of any conservation controls. Subsequently, almost the whole of Fitzroy was designated an Urban Conservation Area with some few areas being excluded. (Plans 1-2) This resulted in the application of strict conservation controls to areas of outstanding cultural significance and also equally to areas which were in reality, areas with a definite character worthy of preservation but which were not of the same degree of significance as the other areas. Consequently it has been difficult to effectively implement conservation planning controls with the result that a number of applications have resulted in appeals. The aim of the review therefore, was to take a pragmatic approach in re-examining the suburb, and to provide an alternative set of controls which distinguished between conservation and character and which were more straightforward to implement.

3.0 AREA AND BUILDING SURVEY AND PROPOSED CONSERVATION CONTROLS

3.1 Visual Survey

The primary approach to the study was to make an initial survey of the whole of Fitzroy with a view to eliminating all buildings and areas which, on visual inspection, were of no heritage interest. Part of this process also was to re-assess visually, all those places which have already been included in a register or the planning scheme or which have been classified. Significant places which were not identified in the existing studies, such as twentieth century buildings, industrial buildings, and objects, were included. This information has been detailed on a current base plan of Fitzroy. This base plan was also correlated with the various MMBW plans. In addition, a complete survey of the area of South Fitzroy covered by the *Contoured Plan of Collingwood and East Melbourne, Shewing the Buildings Facing the Principal Streets at the Period of the Survey*, surveyed by Clement Hodgkinson and dated November 29th, 1853 was undertaken to establish the number of buildings still extant. This work was outside the scope of the brief and the survey is partially complete. Thus far up to 54 buildings have been identified as being 1850s buildings and at least another 100 have been identified which warrant further research to establish their authenticity within this context. The major drawback with this exterior only approach to the survey has been that significant interiors have not necessarily been identified except by chance. In taking this approach it was considered that a study of interiors was outside the scope of the current brief.

Part of this process was a visual assessment of the potential heritage or character status of the places in Fitzroy. There are many places which contribute to the essential character and amenity of Fitzroy which, while visually pleasing, do not contribute anything individually in terms of heritage, ie. they may be yet another example of a particular type which in itself is not culturally significant, but which contributes significantly to the character or homogeneity of a streetscape or precinct. It was found that the majority of places were of contributory significance in relation to the character of an area rather than having individual heritage significance.

Those places found to have potential heritage significance were also be assessed against the Australian Heritage Commission and Historic Buildings Council criteria for assessment of significance to establish the level of that significance. These criteria are detailed in Appendix B. Recommendations to the appropriate registers have been made depending on the outcome of that assessment.

3.2 Historical Themes

Buildings identified in the urban conservation studies of North and South Fitzroy have been assessed on the basis of architectural merit and age and immediate specific historical associations. The wider social history context has not been considered. In parallel with the visual site survey, a survey of contemporary and secondary sources was undertaken, to establish those places within the survey area which have been identified already in other historical studies as having potential historical significance. Those buildings found were identified in the thematic history and were further researched, in the course of the preparation of the history, to establish clearly the nature of any potential significance. In addition, as part of the preparation of the thematic history additional places were identified as being historically important.

3.3 Identification and Assessment of the Nature of Cultural Significance

The generally adopted criteria by which cultural significance of the built environment and associated landscape are assessed are broadly noted in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter). They are identified in the definition of cultural significance as 'aesthetic, historic, scientific or social value'. Cultural significance is a mechanism, or concept, which provides a method of estimating or ranking the cultural worth of a place. Firstly, its worth can be measured in terms of what the place conveys about the past which enables its sensible interpretation by future generations. Secondly, its worth can also be measured by the degree to which the place enriches our present experiences, either of a place specifically or our experiences generally.

In the application of these broad criteria it is recognised that collectively they are of an all encompassing nature. Therefore the particular criteria which might be applied to any one place will necessarily vary as individually they focus on quite different and specific aspects of those things which collectively make up cultural significance.

'Aesthetic value includes aspects of sensory perception ... [such as] form, colour, texture, materials of the fabric or the smells and sounds associated with the place and its use'.¹ All of these make a contribution to the environment, landscape, streetscape or the visual and sensory context of the place. A visual example perhaps is the Fitzroy Town Hall, the clock tower of which is a landmark. An additional aural contribution to the visual significance might be found in the chiming of the town hall clock which could be seen as integral to the aesthetic value of the Town Hall.

'Historic value encompasses the history of aesthetics, science and society'.² A place may have historic value because of its association with famous people, events or an activity. Some examples might include Louis Buvelot's studio or the football ground grandstand which is tangible evidence of a long tradition of sporting activity in Fitzroy and beyond.

'The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information'.³ An example in Fitzroy might be the 1850s buildings which are of value for the information on building techniques and materials and social history that they could yield under investigation.

'Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group'.⁴ An aspect of social value in Fitzroy is the overwhelming historic character of Fitzroy, which is Melbourne's first suburb, and the information that it imparts about the early years of Melbourne. Clearly it appeals to a great number of people who choose to live there.

The procedures for assessing cultural significance are set out in the Guidelines to the Burra Charter. While these procedures are those which are followed in the preparation of full conservation analyses the principles are nonetheless appropriate also to this study. The difference between a full conservation analysis and this study is the degree of depth to which each place is researched and assessed. This study has necessarily been more brief than a full conservation analysis with regard to specific places. The Burra Charter guidelines have been interpreted into a working methodological document by Dr Jim Kerr⁵ and this document sets out a framework, or a way of seeing, which is used to identify the nature of any cultural significance which a place may have viz.:

- ability to demonstrate (eg. an activity, a technological process, a tradition etc.)
- associational links (eg. with the local community etc.)
- formal or aesthetic qualities (important or unusual architectural design, contribution to the streetscape etc.)

The ability to demonstrate 'is concerned with the importance of a place as evidence and with the physical survival of that evidence in the fabric'.⁶ The evidence may demonstrate a range of matters: a philosophy, custom, taste, design, usage, process, technique, material or an association with people or events.

Associational or historic links are those which are not explicit in any surviving or discoverable evidence. They relate to events or associations which are in themselves significant or directly lend significance.

Formal or aesthetic qualities are concerned with such factors as the form, nature, location and setting of a place. They are the visual and other sensory qualities which distinguish the place.

3.4 Levels of Significance

In order to establish the relative degrees of significance between one place and another and to subsequently develop adequate mechanisms which would ensure their conservation at an appropriate level commensurate with that degree of significance and assessment has been developed further into a system where the significance has been graded or valued into three levels of significance viz.:

- Level 1: Of exceptional significance - individually significant places and UC1 areas
- Level 2: Of considerable significance - some individually significant places and UC2 areas
- Level 3: Of some significance - UC2 areas.

By definition any place which does not meet the threshold for grading will be deemed to lack heritage significance and has been defined as an Intrusive Site. The reason for this is that the places of cultural significance within Fitzroy cannot be easily assessed within the overall context, without establishing a detailed ranking of one place over another. That is to say the differing natures and degrees of significance of the many buildings, precincts and things located in Fitzroy cannot be clearly, easily or sensibly considered other than by some ranked or tabulated collocation which immediately highlights the really important places.

3.5 Urban Conservation Areas and Intrusive Sites

The whole of Fitzroy has been divided into new Urban Conservation Areas which also contain Intrusive Sites.

Urban Conservation 1 Areas

Urban Conservation Areas rated 1 are those areas which:

- have largely intact streetscapes creating precincts of extremely high historic and architectural integrity

and

- which contain a large number of outstanding buildings which are all intact to the extent of the principal elements of the physical fabric, even though some details are missing and require reinstatement

and

- which contain buildings which are individually of high cultural significance

and

- which contain buildings which derive considerable cultural significance from their relationship with others in the precinct.

Urban Conservation 1 Areas or sites have been assessed as having state or national significance which requires protection under the local section of the planning scheme. The buildings and structures in these areas require this statutory protection in addition to any other forms of statutory protection provided by their individual inclusion on the Historic Buildings Register, covenants etc. Buildings which are individually of high cultural significance are not also individually included in the planning scheme as Notable Buildings. Buildings or structures within these areas are subject to stringent conservation controls in relation to alterations and additions, demolitions and new construction. Intrusive Sites within these areas are also subject to the same stringent conservation controls, exclusive of demolitions.

Urban Conservation 1 Areas have been assessed as having state or national significance which requires protection under the local section of the planning scheme. The buildings and structures in these areas require statutory protection under the local section of the planning scheme in addition to any others forms of statutory protection provided by their individual inclusion on the Historic Buildings Register. Buildings which are of individual significance in such areas are not also individually included in the planning scheme as Notable Buildings. Buildings or structures within these areas are subject to stringent conservation controls in relation to alterations and additions, demolitions and new construction. Intrusive sites within these areas are subject to stringent conservation controls in relation to new construction, alterations and additions.

These areas typically contain:

- groupings and individual examples of historically or architecturally significant and meritorious buildings, generally of nineteenth century origin, which are either intact or where intrusive changes could be reversed eg. windows, doors, verandahs, cladding, painted masonry etc.
- overwhelming preponderance of nineteenth century and Federation building stock of different types which is largely intact to the extent of principal elements. They may have some individual examples of Inter-War housing, shops and factories and may contain some Intrusive Sites.
- consistency of scale, and height, being predominantly single or double-storey with some early multiple storey, the latter predominantly in commercial or industrial areas.

- consistency of building materials and styles over large clearly defined areas.
- high concentration of early building stock compared with other suburbs or Melbourne.
- fences which are largely in character with the buildings which they surround
- retention of most of "little" streets and lanes in their original configuration and materials.
- retention of a large number of historical artefacts illustrating the historic infrastructure and services e.g. railway lines, lamp post bases, letterboxes, walls, night soil hatches etc.
- historically, botanically or horticulturally significant gardens, plantings and specimens.

Urban Conservation 2 Areas

Urban Conservation Areas rated 2 are those areas which:

- have largely intact streetscapes which are representative of the historic character of Fitzroy
- which contain a large number of typical buildings which are all intact to the extent of the principal elements of the physical fabric, even though some details are missing and require reinstatement
- which contain some buildings which are individually of high cultural significance and which are individually included in the planning scheme as Notable Buildings

and

- which contain buildings which derive their cultural significance from their relationship with others in the precinct.

Urban Conservation 2 Areas have been assessed as having local significance which requires protection under the local section of the planning scheme. Buildings or structures within these areas are subject to conservation controls in relation to alterations and additions, demolitions and new construction. Intrusive sites within these areas are also subject to conservation controls in relation to new construction only and not to alterations and additions.

These areas or sites typically contain:

- groupings of visually cohesive buildings of a historic character up to the mid-twentieth century and individual notable buildings, which are either intact or where intrusive changes could be reversed eg. windows, doors, verandahs, cladding, painted masonry etc.
- overwhelming preponderance of nineteenth century and pre-World War I building

stock of different types which is largely intact to the extent of principal elements. Some individual examples of Inter-War housing, shops and factories.

- consistency of scale, and height, being predominantly single or double-storey with some early multiple storey, the latter predominantly in commercial or industrial areas.
- consistency of building materials and styles over large clearly defined areas.
- high concentration of early building stock compared with other suburbs or Melbourne.
- fences which are largely in character with the buildings which they surround
- retention of many "little" streets and lanes in their original configuration but which have had much original fabric replaced
- retention of some historical artefacts illustrating the historic infrastructure and services e.g. railway lines, lamp post bases, letterboxes, walls, night soil hatches etc.
- historically, botanically or horticulturally significant gardens, plantings and specimens.

Intrusive Sites

Intrusive Sites are those which have no cultural significance in relation to the existing structures but which have a relationship with other surrounding or adjacent structures. Because of this relationship with other areas of cultural significance, the nature of the future development of these sites is of concern and is subject to planning controls in both Urban Conservation 1 and 2 Areas. In addition, the nature of any alterations to the existing fabric is also of concern to the extent of the impact that these alterations might have on significant places in Urban Conservation 1 Areas and alterations, signage etc. are therefore also subject to conservation controls for this reason.

3.6 Australian Heritage Commission and Historic Buildings Council Criteria for Assessment of Significance

In considering the factors which contribute to individual significance some attention has been paid to the establishment of its importance in relation to the concept of national, state and local significance. Clearly some buildings are of greater significance than others. National significance could be reasonably accorded to places which demonstrate a high level of satisfaction of the criteria required to for inclusion in the Register of the National Estate and the Historic Buildings Register. This has been tabulated on working assessment sheets and is clearly reflected in the statements of significance. Places which have been found to be of state or local significance have been recommended for nomination for inclusion in the Historic Buildings Register or the Fitzroy Planning Scheme as Notable Buildings respectively, and their significance has been similarly documented. These sheets will be forwarded to the Fitzroy Council. Where places which warrant inclusion in the Historic Buildings Register cannot be included because they are not actual buildings they have been recommended for inclusion under the Planning Scheme.

As part of the identification and assessment process of places with heritage significance, similar examples to the principal example have been recorded. The reasons for this are two-fold. First, should the primary example be destroyed or suffer some damage in the future to the degree whereby its significance is compromised, the secondary example might be put forward for inclusion in a register as an acceptable replacement. Secondly, the recording of similar equivalent examples may be helpful in the future in explaining why a particular example was ranked above the others.

3.7 Urban Character and Amenity

In assessing heritage significance careful attention has been paid to the character of the place. While a place may not have heritage significance when seen in the broad context it may nevertheless make a significant contribution to the amenity and character of a street, precinct or to Fitzroy in general. Places which make a significant contribution to the overall nineteenth and early twentieth century character of Fitzroy have been noted and their conservation addressed within the context of planning guidelines rather than through nomination to a register. These places are generally those contained in Urban Conservation 2 Areas and which are not Intrusive Sites.

3.8 Significant Trees and Gardens

Significant trees and gardens have been addressed as the study progresses. Depending on their assessment as having either heritage significance or as making a contribution to the character of a particular area, they have been either nominated for inclusion on a register or are to be dealt with within the context of planning guidelines.

3.9 General Policy Recommendations

A series of conservation objectives has been developed for the City of Fitzroy to maintain the cultural significance both of individual places and of areas identified as being of significance. It is essential that consideration of all future proposals with regard to these places should be first approached having regard for these objectives with particular reference to the principles of the Burra Charter. Such an approach will ensure that the heritage value of such places will be maintained.

Based upon the review of the Urban Conservation Studies for North and South Fitzroy and of additional specific buildings, sites, gardens, trees and objects, the following conservation objectives are recommended for adoption by the City of Fitzroy:

Individual Places

1. That those places identified as being of individual significance, as established in the statements of significance included on the data sheets, be conserved in accord with the conservation objectives.
2. That the future planning approach to the conservation and redevelopment associated with individually significant places should be carried out having

regard for the principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter) as amended.

3. That all places of individual significance be recommended for inclusion on the Register of the National Estate, the Historic Buildings Register or specifically included under the Fitzroy Planning Scheme as notable buildings.
4. That, in the event of sale the Council draw the status of such places to the attention of future purchasers by providing a suitable notice, to be included with the contract of sale, along with rate assessments to the persons handling the proposed sale.
5. That maintenance of the original use should be preferred in the consideration of the redevelopment of all individually significant within Urban Conservation Areas 1 & 2 even where such uses may conflict with existing zoning.
6. That adaptation and re-use of individually significant buildings within Urban Conservation Areas 1 & 2 be the preferred option over demolition and re-development, where the original use has not been or can not be retained.
7. That places which are considered to be of individual significance within the context of the character and history of Fitzroy be specifically included under the planning scheme as notable buildings other than where they are located in Urban Conservation 1 Areas.

Urban Conservation Areas

1. That the whole of Fitzroy be designated under the Planning Scheme as an Urban Conservation Area and that within this area Urban Conservation Areas 1 & 2 be identified in addition to Intrusive Sites.
2. That demolition, new construction, alterations and additions, repainting and the like, be subject to permit control in all Urban Conservation Areas. That approval of such works be in accordance with the conservation area guidelines.
3. That in considering planning applications in Urban Conservation 1 & 2 Areas, the overall historic character of the immediate area and adjacent buildings be taken into account when considering the application.

Unless there are significant features at the rear of a structure or a rear boundary in Urban Conservation 1 & 2 Areas, such as night soil hatches, it is recommended that conservation guidelines only be applicable to the structures along front and side boundaries where they abut a principal street.

4. That the Fitzroy Planning Scheme be amended to include the model controls prepared by the Victorian Department of Planning and Housing. In the case of places in the Register of the National Estate and the Historic Buildings Register the use of the model guidelines is obligatory. The guidelines should be used 'to ensure that development is compatible with the importance, character and appearance of significant buildings or places'

5. All new construction, alterations and additions in Urban Conservation Areas should be undertaken with specific reference to the built fabric and landscape of the significant areas so as to maintain the homogeneity and distinctive character of the historic fabric of those areas. Specific items which need to be addressed include siting, setbacks, scale, mass and orientation of the building envelope, materials, external colours and textures, plantings and road alignments, paving etc. so as to ensure that new development is in sympathy with, but not necessarily identical to, the existing.

6. New construction, alterations and additions on Intrusive Sites should be considered in the light of the impact that the work will have on the immediate area and adjacent buildings as defined in the guidelines. On all Intrusive Sites, consideration should be given to the potential for the character of the area to change over time without necessary detriment to the existing building stock.

3.10 Future Heritage Planning Scheme Controls

The model controls prepared by the Victorian Department of Planning and Housing are intended:

- To conserve and enhance *buildings and places* of aesthetic, architectural, historic, and scientific importance, or of special cultural value.
- To ensure that development is compatible with the importance, character and appearance of the *building or place*.
- To conserve and enhance *areas* of aesthetic, architectural, historic, and scientific importance, or of special cultural value.
- To ensure that development is compatible with the importance, character and appearance of the heritage *area*.

The existing provisions of the planning scheme only refer to 'buildings and works of architectural and historic interest'. The scope of the model controls is more in accord with the broader definition of cultural significance set out in the Burra Charter and with National Estate values. Under the model controls individual heritage buildings and places would be specifically mentioned with a note as to which organisation's views may need to be obtained prior to the granting of any permits. Such groups may include the Historic Buildings Council, the Royal Botanic Gardens and the Victoria Archaeological Survey where relevant. Permits would be required to construct a building including a fence, external alterations including structural work, painting, rendering, sandblasting etc., demolition or removal of buildings, construction, excavation of archaeological sites marked on the planning scheme map, subdivision, tree removal and construction and display of signage.⁷ The Department of Planning and Housing has an expectation that local government will introduce the model controls in the case of places listed in the Register of the National Estate, the Historic Buildings Register and declared archaeological areas. The Department has also recommended that municipalities should also consider the application of the controls to places classified by the National Trust of Australia (Victoria) and archaeological sites included on the Victoria Archaeological Survey Register of Archaeological Sites.⁸ These controls are intended to ensure that the intent of Section 4 (1) (d) of the *Planning and Environment Act* is more effectively implemented at a local level. That intent is 'the conservation and enhancement of buildings, areas and other places of cultural value'.

3.11 Urban Character of Fitzroy

The urban character of the physical fabric of Fitzroy is characterised by:

- similar scale, type of building stock, overwhelmingly nineteenth century and Federation with very generally little post-dating the Inter-War period
- uniformity in height and scale, generally low rise with not more than six storeys
- lack of visual intrusion by more recent building stock
- general age of building stock, including a large number of early buildings in comparison with other suburbs
- street trees
- fencing
- alignments with front property boundary and generally shallow setbacks

3.12 Urban Conservation Area Boundaries

It is recommended that the boundaries of Urban Conservation Areas be extended to the lanes and secondary streets where places of cultural significance exist. Such places might include detached buildings now located in backyards and which originally fronted streets which have since become lanes, nightsoil hatches, objects, etc.

3.13 Paint Colours

While it is recognised that there is a need to have controls in relation to paint colours in Urban Conservation Areas and external decorative treatments in urban conservation areas, the controls need to be streamlined. The idea of heritage colours has become distorted over time since the concept was originally developed in that a suggested palette intended to give examples has, through time, come to be the entire range from which colours are approved.

For buildings which are in Urban Conservation Areas 1 and/or which are individually listed, the approach to colour schemes should be investigation of original schemes and their reinstatement in the first instance. Where there is no evidence of the original scheme the approach should be towards the development of a historically correct scheme.

In UC2 Areas it is recommended that a broader range of heritage colours be used and that an informative 'do-it-yourself' chart be developed to streamline applications in relation to buildings which are not individually listed. Such a system would indicate a range of suitable principal wall colours, and a broad range of secondary and tertiary highlight colours appropriate for each principal colour. This approach would focus on the appropriateness of proposed schemes in relation to the specific structure to which they are intended to be applied and would encourage a more correct or appropriate use of colours while allowing some degree of creativity. Such a system would facilitate over-the-counter approvals for a large number of buildings.

3.14 Street Plantings

Where possible, it is recommended that the selection of tree species for pavement planting in Urban Conservation Areas should take into account its appropriateness within the heritage context in addition to the practical considerations of size, root systems etc. Examples include *Ulmus procera* (elms), *Platanus x acerifolia* (Plane trees) and *Quercus robur* (oak).

3.15 Planning Controls

The following guidelines have been developed to ensure that urban conservation is maintained in the designated areas and that any procedures related to the obtaining of permits are clear and are able to be simply followed:

**URBAN CONSERVATION 1
AREAS**

Demolition

Subject to permit control

Permit may be issued only if:

-the building is demonstrably structurally unsound in accordance with BCA

or

- the building has been identified as an Intrusive Structure

or

-the building conflicts with the defined significance of the area

**URBAN CONSERVATION 2
AREAS**

Demolition

Subject to permit control

Permit may be issued only if:

- the building conflicts with the identified general character of Fitzroy or the specifically defined character of the individual area.

or

- both adjacent structures are not typical of the identified character of the area. Adjacent structures are to include structures to the rear in the case of corner sites.

or

- the building has been identified as an Intrusive Structure

or

-the building conflicts with the defined significance of the area

INTRUSIVE SITES

Demolition

Permits required only in Urban Conservation 1 Areas

and

- submissions and approval for the design of the replacement building or structure has occurred.

New Construction and Additions

Subject to permit control

Permit may be issued for new construction if:

- the design is complimentary to the identified significance of the area.

and

- there is consistency with adjacent frontage setbacks and existing adjacent building lines. Where they differ on either side there must be a relationship with at least one adjacent building.

or

- there is historic precedent for a variation in setback.

and

- there is consistency with the general height of buildings in the immediate vicinity.

and

- submissions and approval for the design of the replacement building or structure has occurred. The first option should be to encourage owners not to demolish if the building contributes to the urban character of the area

New Construction and Additions

Subject to permit control

Permit may be issued for new construction if:

- the design is complimentary to the identified character of the area.

and

- there is consistency with adjacent frontage setbacks and existing adjacent building lines. Where they differ on either side there must be consistency with at least one adjacent building.

or

- there is historic precedent for a variation in setback.

and

- there is consistency with the general height of buildings in the immediate vicinity.

New Construction and Additions

Subject to UC1 and UC2 controls as appropriate

Alterations to Facades and Visible Side Elevations, Roofs and Chimneys

Subject to permit control

- no alterations which will materially damage the original fabric and which are not easily reversible are permitted to the principal facades, or side or rear facades, or roofs and chimneys where visible from the principal or side street

- new works to principal facades or side or rear facades visible from principal or side streets are restricted to restoration and reconstruction works only.

- alterations which restore the building to a known or likely former appearance, based upon research or an accurate knowledge of what is historically appropriate, will be permitted.

- no originally exposed face brickwork to facades are to be rendered or painted.

- alterations to terraces, pairs and conjoined buildings should be consistent with the grouping.

Alterations to Facades and Visible Side Elevations, Roofs and Chimneys

Subject to permit control

- new works and alterations shall be in keeping with the character of the existing building.

- no originally exposed face brickwork to facades are to be rendered or painted.

- alterations to terraces, pairs and conjoined buildings should be consistent with the grouping where possible.

Alterations to Facades and Visible Side Elevations, Roofs and Chimneys

In UC1 Areas permits should be issued after considering the impact of the proposed alterations on the surrounding Urban Conservation Area.

In Urban Conservation 2 Areas there are no conservation controls; normal planning controls only apply.

Paint Colours

Subject to permit control

- No previously unpainted original rendered or masonry surface to be painted

- Decorative schemes to be authentic in colour and design to the age and style of the building to which they are applied. Restoration of original or known earlier historic schemes to be preferred.

- Terraces, pairs and conjoined buildings are preferably to be painted in the same scheme.

- In the case of new construction, colour schemes should generally be harmonious with those existing in the immediate vicinity. There is no requirement to apply historic colour schemes to new construction (infill).

Note: a broader range of schemes will need to be developed to cover the diversity of nineteenth and twentieth century building stock.

Paint Colours

Subject to permit control

-No previously unpainted original rendered or masonry surface to be painted

-Decorative schemes appropriate in colour and design to the age of the building to which they are applied are to be preferred

- In the case of new construction, colour schemes should generally be harmonious with those existing in the immediate vicinity. There is no requirement to apply historic colour schemes to new construction (infill).

Note: a broader range of schemes will need to be developed to cover the diversity of nineteenth and twentieth century building stock.

Paint Colours

In UCI Areas permits should be issued after considering the impact of the proposal on the surrounding Urban Conservation Area.

- Removal of paint from originally exposed face brickwork to facades is to be encouraged. Sandblasting as a method of removal is permitted on ironwork only.

- Historic signage painted on buildings is to be retained and not painted out.

Fences (Front)

To be of the correct period, but not necessarily original, in terms of design and colour in relation to the building which they surround.

New fences to be in accordance with the National Trust of Australia (Victoria). Technical Bulletin on Fences unless of a historically accurate design known to have existed on the site.

- Removal of paint from originally exposed face brickwork to facades is to be encouraged. Sandblasting as a method of removal is permitted on ironwork only.

- It is preferred that historic signage painted on buildings be retained.

Fences (Front)

To be sympathetic in terms of design and colour in relation to the building which they surround.

To relate in form and height to the adjoining fences of appropriate form.

New fences to be in accordance with the National Trust of Australia (Victoria). Technical Bulletin on Fences unless of a historically accurate design known to have existed on the site, except in the case of frontages onto Alexandra Parade where acoustic treatment may be required.

Fences (Front)

In UC1 Areas permits should be issued after considering the impact of the proposal on the surrounding Urban Conservation Area.

In Urban Conservation 2 Areas there are no conservation controls; normal planning controls only apply.

Street Verandahs in Commercial Areas

A permit is required to:

- remove, construct or alter a verandah or awning by structural work, painting or in any other way.

Where there is photographic or on-site evidence of the original, this should be reinstated.

Where there is no evidence of the original:

- All verandahs or awnings must be set-back 450 mm from the kerbside.

Street Verandahs in Commercial Areas

A permit is required to:

- remove, construct or alter a verandah or awning by structural work, painting or in any other way.

There are no specific requirements regarding style of verandah other than that, if not of contemporary design, it must be appropriate to the style and age of the building to which it is affixed. If it is proposed to be Victorian in style, then the guidelines for Urban Conservation Areas shall all apply.

- All verandahs or awnings must be set-back 450 mm from the kerbside.

Street Verandahs in Commercial Areas

In UC1 Areas permits should be issued after considering the impact of the proposal on the surrounding Urban Conservation Area.

In Urban Conservation 2 Areas there are no conservation controls; normal planning controls only apply.

- The average height of the verandah or awning shall not be less than 3.0 metres above the footpath.

- No portion of the verandah shall be less than 2.7 metres above the footpath.

- Verandah roof pitch should be between 8-15 degrees in corrugated galvanised iron in cases where the verandah is not concave.

- All awnings if not retractable require guttering.

- All verandahs shall be similar in height to adjoining verandahs other than where there is precedence for height variation.

- All verandahs shall be consistent across a matching group of facades

- The average height of the verandah or awning shall not be less than 3.0 metres above the footpath.

- No portion of the verandah shall be less than 2.7 metres above the footpath.

- All awnings if not retractable require guttering.

- All verandahs shall be consistent across a matching group of facades

Signage

A permit is required to erect or affix a sign to a building.

- All under verandah signs must be more than 2.7 metres above the footpath. This is to be measured from the sign's lowest point.

- All under verandah signs must not be located closer than 750 mm from the kerb.

- When assessing applications for signs that are internally illuminated, flashing, animated or reflective, reference will be drawn from the relevant specific objectives and comments from the Council's Traffic Engineering Sections.

- Under parapet signs between string coursing are encouraged where they meet the relevant specific objectives.

Such signs should be fixed in such a way as to minimise non-reversible physical intervention on the significant fabric.

Signage

A permit is required to erect or affix a sign to a building.

- All under verandah signs must be more than 2.7 metres above the footpath. This is to be measured from the sign's lowest point.

- All under verandah signs must not be located closer than 750 mm from the kerb.

- When assessing applications for signs that are internally illuminated, flashing, animated or reflective, reference will be drawn from the relevant specific objectives and comments from the Council's Traffic Engineering Sections.

- Under parapet signs between string coursing are encouraged where they meet the relevant specific objectives.

Such signs should be fixed in such a way as to minimise non-reversible physical intervention on any significant fabric.

Signage

In UC1 Areas permits should be issued after considering the impact of the proposal on the surrounding Urban Conservation Area.

In Urban Conservation 2 Areas there are no conservation controls; normal planning controls only apply.

- The total advertising area of all signs to each premises should not exceed 6 square meters.

- The total advertisement area of floodlit or internally illuminated signs should not exceed 0.5 square meters.

- There should be no more than one internally illuminated or floodlit sign per premises.

- *No new signs should be painted on unpainted masonry surfaces.*

- *Historic signs painted on masonry and timber surfaces should be conserved and preferably restored.*

Shop Fronts

A permit is required to carry out works to a shopfront including demolition, external alterations by structural work, painting, plastering, sandblasting or in any other way.

Shop fronts should be accurately reconstructed where photographic or other evidence exists. Where no evidence exists proprietors shall follow the Council's guidelines relating to authentic shopfronts.

Shop Fronts

A permit is required to carry out works to a shopfront including demolition, external alterations by structural work, painting, plastering, sandblasting or in any other way.

Proprietors are encouraged to follow the Council's guidelines relating to authentic shopfronts wherever possible, however this is not mandatory.

Shop Fronts

In UC1 Areas permits should be issued after considering the impact of the proposal on the surrounding Urban Conservation Area.

In Urban Conservation 2 Areas there are no conservation controls; normal planning controls only apply.

Parking

No new off-street parking spaces are to be provided within any designated Urban Conservation area if the impact of the provision of that space impinges on the historic significance of the area. This has particular reference to demolition of historic buildings and structures in order to provide such parking spaces.

Significant Trees

A permit will be required to remove, prune or alter listed significant trees or to construct or carry out works within a specified distance of a listed tree.

Notable Gardens

A permit will be required to remove or alter the physical fabric and layout of significant gardens. It is recommended that the Model Garden Controls be implemented.

Purpose:

- To conserve notable garden so of historic, aesthetic, scientific, horticultural or cultural importance.

-To protect notable gardens from development that will damage their condition, appearance or importance.

Parking

Off-street parking is to be provided in accordance with existing guidelines.

Significant Trees

As for Urban Conservation 1 Areas

Notable Gardens

As for Urban Conservation 1 Areas

Parking

In UC1 Areas permits should be issued after considering the impact of the proposal on the surrounding Urban Conservation Area.

In Urban Conservation 2 Areas there are no conservation controls; normal planning controls only apply.

Significant Trees

As for Urban Conservation 1 Areas

Notable Gardens

As for Urban Conservation 1 Areas

Guidelines for Consideration

Before deciding on an application, the responsible authority must consider, as appropriate:

- whether the proposal will be in keeping with the purpose of this clause
- the importance of the garden to be altered or destroyed
- the importance of the building or fence to be demolished, removed or relocated and its contribution to the garden
- the need to conserve viewlines within the garden
- the views of the organisation specified in the table to Clause -- eg. Royal Botanic Gardens.

Landscaping

Landscaping of front yards should generally be in accordance with the National Trust of Australia (Victoria), Technical Bulletin 3.1, *Planting Guidelines 1850-1900* and the Council's guidelines.

For new developments and major renovations, a landscape plan, indicating species, should be submitted as part of the planning permit application.

Guidelines for Consideration

As for Urban Conservation 1 Areas

Landscaping

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As for Urban Conservation 1 Areas

Landscaping

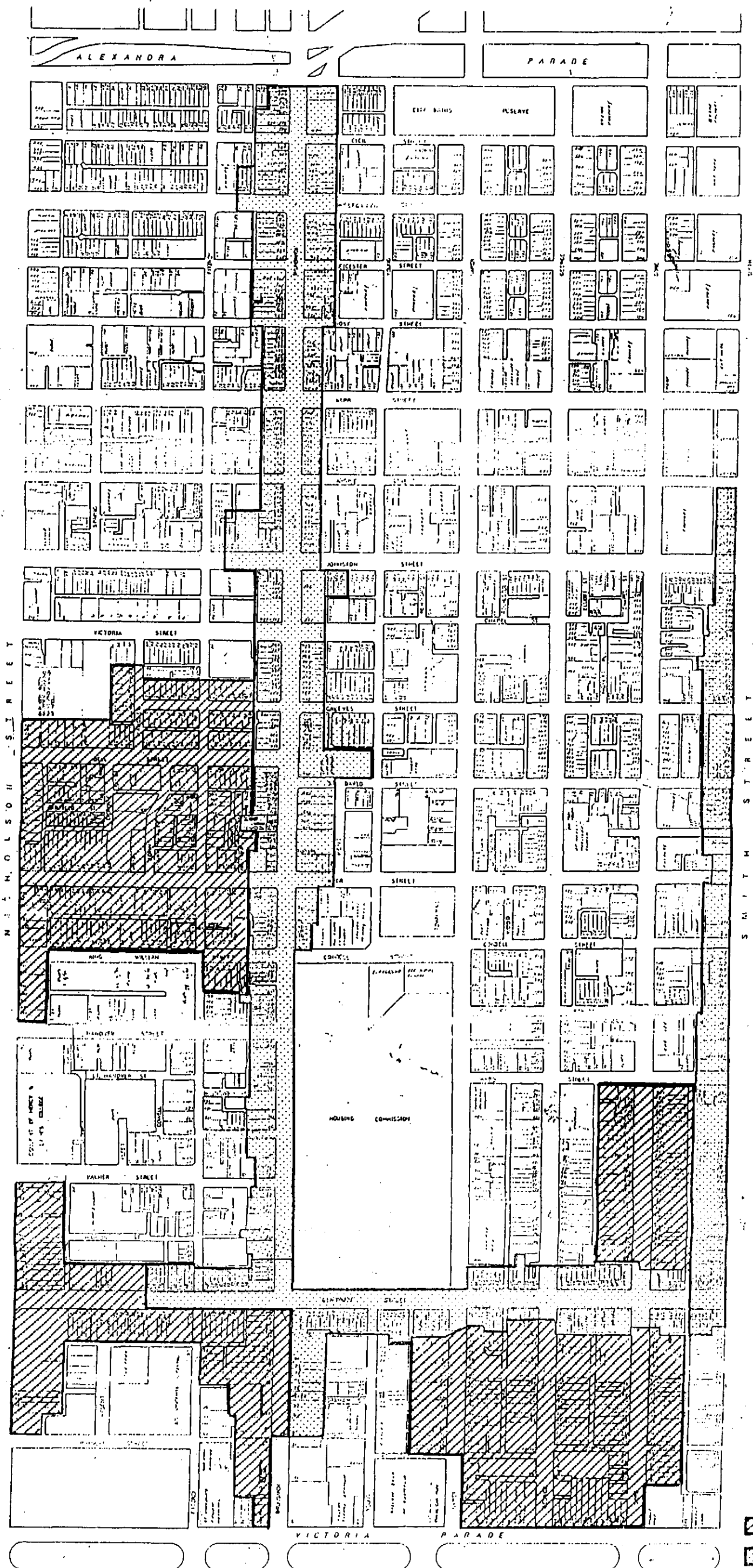
As for Urban Conservation 1 Areas

Endnotes



- 1 J S Kerr. *The Conservation Plan: a Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*. 3rd ed. National Trust (NSW), 1990 p. 29.
- 2 *ibid.*
- 3 *ibid.* p. 30
- 4 *ibid.*
- 5 *ibid.* *passim*.
- 6 *ibid.* p.8.
- 7 Victoria. Department of Planning and Housing. *Local Government Heritage Guidelines..*
Appendix F
- 8 *ibid.* p. 24.



Plan 2
 EXISTING URBAN
 CONSERVATION AREAS
 Dotted areas are excluded



Plan 3
PROPOSED URBAN CONSERVATION AREAS
 Areas not dotted or hatched are Urban Conservation 2 Areas



-  RESIDENTIAL
-  COMMERCIAL



Plan 4

PROPOSED URBAN CONSERVATION AREAS

Areas not dotted or hatched are Urban Conservation 2 Areas

-  **RESIDENTIAL**
-  **COMMERCIAL**

4.0 THEMATIC HISTORY

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1.0 FROM THE BEGINNING . . .

In 1877, the *Australian Handbook and Almanac* described the municipality of Fitzroy as 'one of the most important of the [Victorian] metropolitan suburban towns . . . The jurisdiction of the municipality of Fitzroy extends over 820 acres, upon which are erected 3,820 dwellings, including many fine terraces and palatial residences.'¹ Forty years before, Fitzroy had been mostly paddocks and bush and was known simply as the 'New Town', incorporating the first land to be sold beyond the bounds of the town reserve of Melbourne. Almost an extension of the city when first settled, Fitzroy nevertheless quickly developed an urban and a political identity of its own. Separate from the city of Melbourne, it was also very much separate from its neighbouring municipalities.

Though all of these early inner urban municipalities have their own story to tell, as the first of Melbourne's 'suburbs' to be developed, the early years of European settlement in Fitzroy have attracted considerable interest. The circumstances which shaped the pattern of Fitzroy's early urban development have been examined in detail by a number of writers.² Much of this early history and urban development is still evident and can be interpreted from the built environment, and in particular in the earliest buildings and parts of the street layout of South Fitzroy. Architectural historian, Miles Lewis, has commented that as a consequence of the overbuilding and redevelopment which has occurred in Melbourne's central city area, Fitzroy today remains 'the most complete repository of building fabric of the 1850s and 1860s' in the metropolitan area.³

1.1 Land, Roads and Buildings

1.1.1 South Fitzroy

The first 'suburban' land allotments to be sold outside the town reserve were in the areas now known as Fitzroy, Collingwood, and Richmond. The allotments were numbered 1 to 88. The first 47 made up what was to become the municipality of Richmond, while numbers 48 to 88 covered the area known colloquially in the mid-nineteenth century as the 'district of Collingwood'. (Fig. 2) These 'Collingwood' allotments lay to the north-east of the City of Melbourne, and covered the area bounded in the west by Nicholson Street, to the east by the Yarra River, to the north by Reilly Street (now Alexander Parade), and to the south by Victoria Parade. The smaller portion of this area, the land bounded by Nicholson Street, Smith Street, Victoria Parade and Alexandra Parade is now known as South Fitzroy.⁴ Though they tended to be collectively referred to in this manner, Collingwood and Fitzroy have always been administratively divided into two local government areas, since the twelve allotments which made up South Fitzroy were originally part of the City (or, as it was then, the *Corporation*) of Melbourne. The area was known as Fitz Roy Ward. In 1858, the old Fitz Roy Ward was severed from the City of Melbourne and became a separate municipality.⁵ Fitzroy was declared a municipality in 1858, became a borough in 1863, a town in 1870 and a city in 1878.⁶

As Bernard Barrett has noted and as surveyor, Clement Hodgkinson's 1853 *Contour Plan of Collingwood and East Melbourne*, shows, the topography of the southern part of Fitzroy has one very distinctive feature:

Travelling east from Melbourne along Victoria Parade, one finds several sharp changes. First, there is a hill, known as Melbourne's Eastern Hill. The hill's crest, about three-quarters of a mile from Melbourne's General Post Office, lies in southern Fitzroy, in Portions 48, 49, 50, and 51.⁷

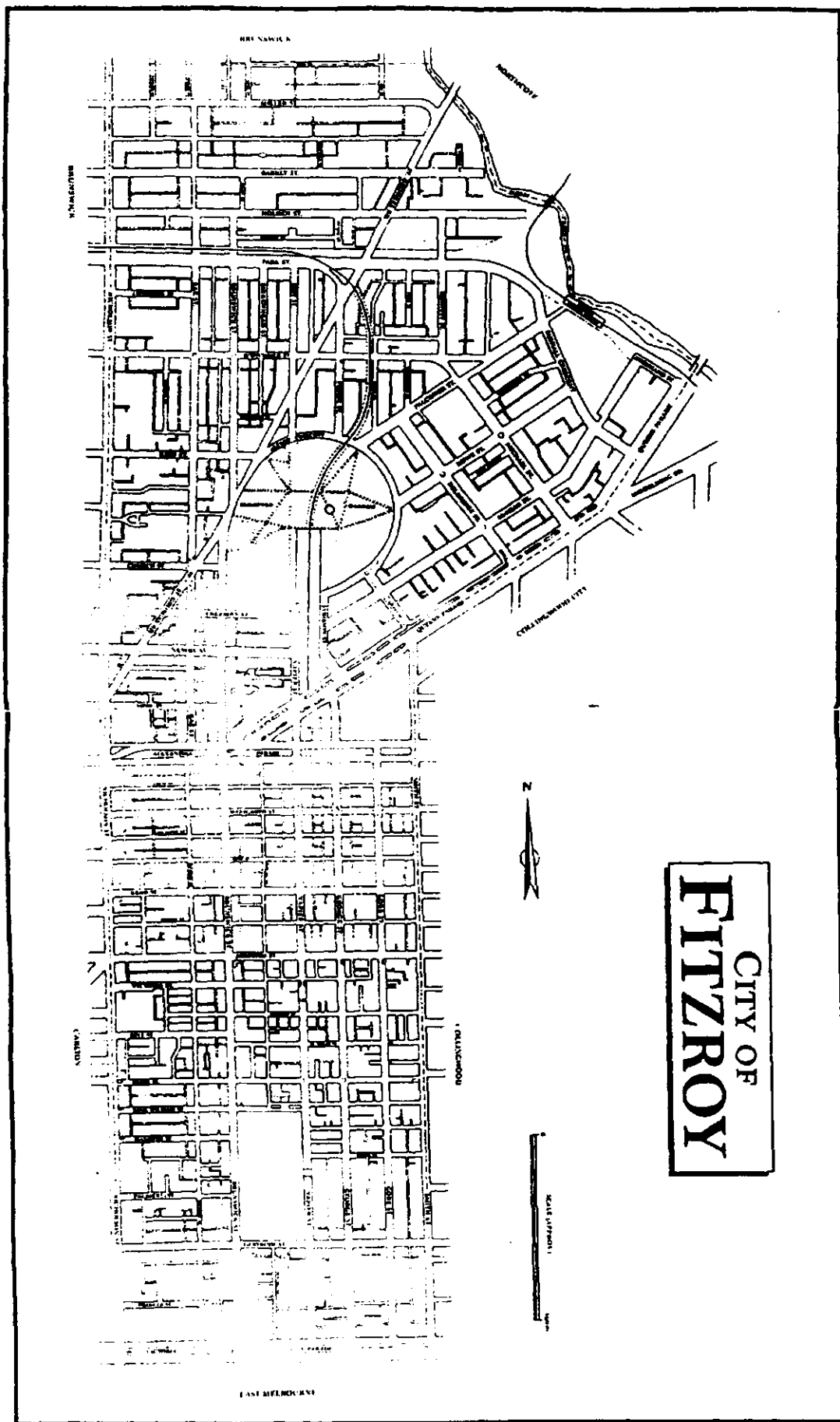


Figure 1 The City of Fitzroy. Reproduced from Fitzroy: Melbourne's First Suburb.

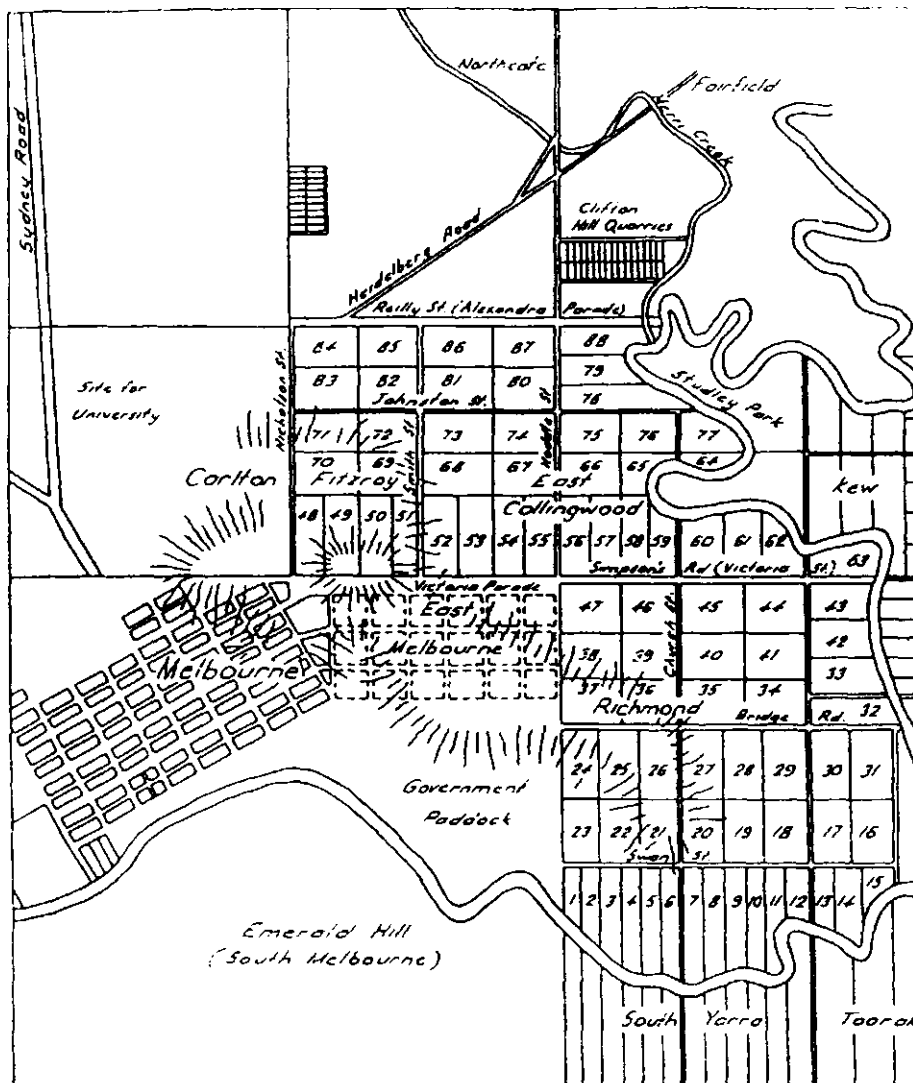


Figure 2 Melbourne, Richmond, Fitzroy and Collingwood. Allotments as sold by the Crown in the 1830s. Reproduced from B Barrett. The Inner Suburbs.

For about 200 metres, the land then slopes dramatically down from about Smith Street to the east and into Collingwood, where it becomes a low-lying plain, known in the nineteenth century as the Collingwood 'Flat'.⁸ North from Gertrude Street towards Alexander Parade in Fitzroy, the land also slopes downward, but only very gradually.

The original allotments in Fitzroy were of varying sizes, most falling between about 12 acres and 28 acres. Clearly, in carrying allotments of this size, the land was not designated as an urban area. The blocks were of a size suitable for large estates, and small-scale rural or semi-industrial pursuits such as dairy farms, market gardens, and brickyards.⁹ Accordingly, land reserved by the Government for roads in the Fitzroy area consisted only of Nicholson Street, Victoria Parade (originally called Simpson's Road), Alexandra Parade (known variously as Darebin or Reilly Street), Johnston Street and Smith Street.¹⁰ In 1838-9, following the first sale there were no controls imposed upon the purchasers of land in Fitzroy in terms of the way they could subdivide and resell the land. As a result, as land changed hands and was progressively subdivided throughout the 1840s, a peculiar street layout emerged. Though the Government roads provided a framework for a regular pattern of roads which made it easy for speculators to proceed with subdivisions, the lack of controls on the size and orientation of subdivision allotments and the width of roads, together with a general lack of cooperation or coordination between landowners, led to the emergence of an ad hoc street pattern and layout of allotments in South Fitzroy.¹¹

Writer, Anthony Trollope, visiting the colony in 1874, noted the way in which Melbourne's inner suburbs were clearly distinguished from the city itself. The most telling factor between the city and its suburbs, he suggested, was the differences in street layout.

Though the suburbs of Melbourne, - such specially as Collingwood, Fitzroy, and Richmond, - are, in fact parts of the town, they seem to have been built on separate plans . . . these subsidiary towns are all rectangular and parallelogrammic on their own bottom, though not all parallelogrammic in regard to Melbourne. If the streets of the one run from north to south and from east to west, the streets of the other run from north-east to south-west and from south-east to north-west.¹²

The first main non-Government streets to be laid out by landowners in Fitzroy were Brunswick and Gertrude Streets. The layout and subsequent extension of these streets involved a degree of co-ordination between early landowners in Fitzroy. The first was Benjamin Baxter, who owned allotment 49, which covered the area approximately contained today by Victoria Parade, Hanover Street, Napier Street and Fitzroy Street. Baxter was responsible for the creation of the earliest sections of both Gertrude and Brunswick Streets, which is the point at which they intersect. His neighbour R S Webb, who owned Allotment 70, located to the north of Allotment 49 and extending down to about St David Street, continued the original line of Brunswick Street when he subdivided this land. The first portion of Gertrude Street was also continued to the west and to the east from Brunswick Street in the late 1840s and early 1850s.¹³ These two streets became the most important non-Government streets in South Fitzroy, mainly because of the fact that their original line was continued for a considerable distance by a number of landowners. This contrasted strongly with the pattern of subdivision and street layout which developed in other allotments in South Fitzroy.

the district is really a mosaic of several dozen different bits of amateur urban design. The original subdivider of each Crown portion would draw up a street plan with little, if any, reference to the layout being adopted in neighbouring portions The speculator was credited with the immediate profits resulting from his operations; the long-term losses accrued to the public purse.¹⁴

Looking back on the chaos from the 1880s, chronicler, Edmund Finn (Garryowen), observed that:

The streets of Fitzroy, were a tangled skein of topography, which taxed the power of the Public Works Committee to unravel. They set to work, however, and submitted a comprehensive report, declaring that 'scarcely one of the streets is continuous; nearly everyone is a mere cul-de-sac, and the whole arrangement proves a very intricate labyrinth...'¹⁵

In 1854, the Victorian Parliament passed a special Act of Parliament, known as the *Act for Improvements in Fitz Roy Ward in the City of Melbourne*. This Act was designed to solve the street-alignment problems in South Fitzroy, for which task the Government allocated the considerable sum of £50,000. Fitzroy's problems were described in the preamble to the Act:

Whereas the area now constituting the Fitz Roy Ward in the City of Melbourne is in several parts deficient of direct lines of communication whereby the drainage and ventilation of most of the public thoroughfares in the said Ward are rendered difficult and in some cases impossible and whereas a sum of fifty thousand pounds has been voted by the Legislative Council . . . It shall be lawful for the Council of the City of Melbourne to make widen [sic.] and complete throughout the said Ward the several streets specified in the Schedule hereunto annexed marked A . . .¹⁶

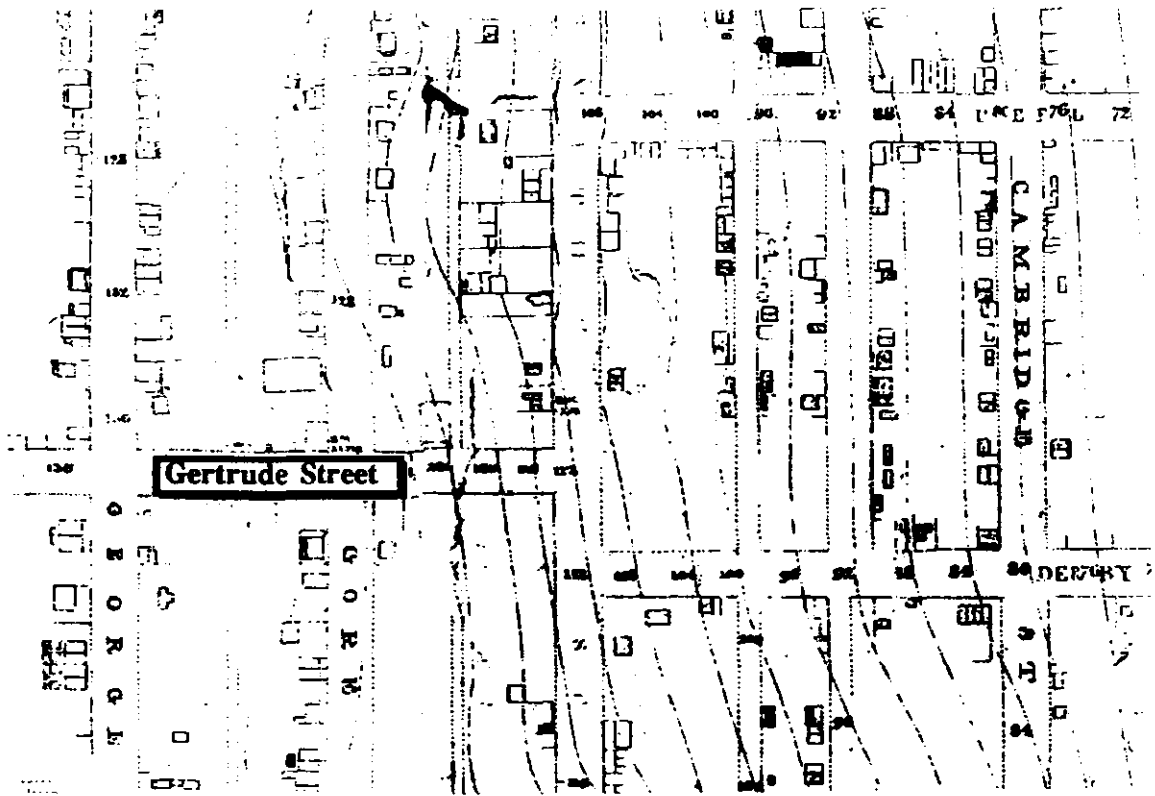


Figure 3 *Portion of Clement Hodgkinson's 1853 Contoured Plan of Collingwood and East Melbourne, showing the cul-de-sac created by uncoordinated subdivision at the end of Gertrude Street. This was a common problem in both Collingwood and Fitzroy by 1850.*

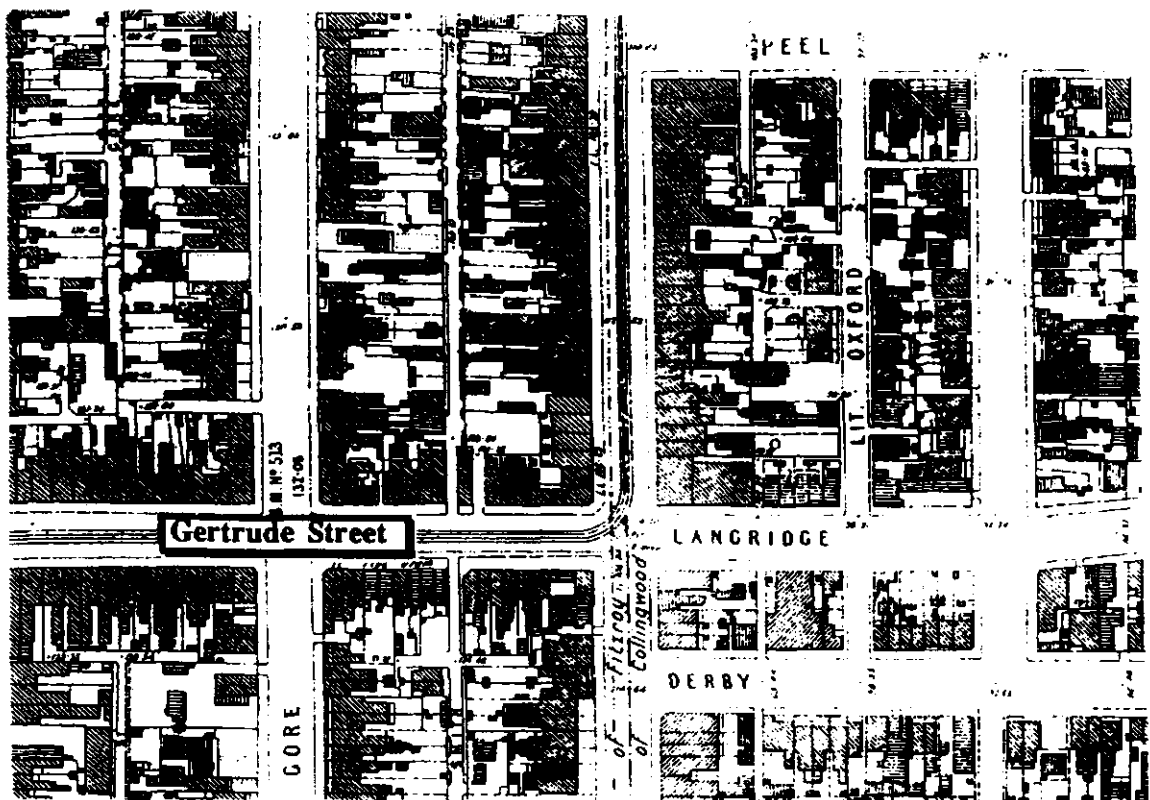


Figure 4 *The problem was solved by the addition of Langridge Street. Similar solutions were found to problems with street alignment elsewhere in Fitzroy and neighbouring Collingwood. Portion of MMBW Plan no. 28, August 1897.*



Figure 5 Set back from Brunswick Street, Mononia *at 21 Brunswick Street, is a rare surviving example of a free-standing villa from the 1850s in Fitzroy. Reproduced from Fitzroy: Melbourne's First Suburb.

In the 1850s and 1860s then, local politics in the Fitzroy-Collingwood area were concerned largely with the realignment of the worst of these *ad hoc* streets and with the removal of bottlenecks such as the one which had been formed at the eastern end of Gertrude Street. This bottleneck had developed when the owner and subdivider of the land on the east of Smith Street, Charles Hutton, had chosen not to continue the existing line of Gertrude Street, but to place the east-west aligned streets in his allotments in a position where they did not meet the eastern end of Gertrude Street. Derby and Peel Streets, in Collingwood, were the streets laid out by Hutton, leaving Gertrude Street to run into a dead end at Smith Street. This cul-de-sac was removed some years later with the creation of Langridge Street which today forms the extension to Gertrude Street. (Figs 3 and 4)

Clement Hodgkinson's 1853 map of Collingwood and East Melbourne is a useful tool in interpreting the early history of Fitzroy. The map is coloured and shaded in the original to show the materials used for each building, and also shows the development of the street layout to this date. Clearly shown is the range of inconsistent allotments and street patterns which had developed through uncontrolled subdivision. Hodgkinson's map gives a valuable insight into the development and location of the building stock in South Fitzroy to the early 1850s. It is known that building activity in Fitzroy virtually stopped for a full year between March 1852 and March 1853,¹⁷ so that the map represents a pre-goldrush Fitzroy.

Fitzroy was home to a range of people and dwellings in the 1840s and 1850s. Some of the subdivided allotments were of a size which were suitable for the comfortable single-storey villas at the southern end of Brunswick Street shown in Sara Susannah Bunbury's watercolour *Brunswick Street - Newtown, from the front of our house, June 1841*.¹⁸ Particularly after 1850, however, a number of blocks of land underwent more intensive private subdivision. At each level of subdivision the land was sold to someone worse off than the previous owner, and the size of each block was reduced. Depending on how far the

process went and how small the allotments were, the buildings constructed on much of this land were smaller and meaner than those built on the hill where gentleman had built their villas (though the land attached to many of these early villas in many cases was also eventually subdivided¹⁹). For example, the house at 21 Brunswick Street known as Mononia *, was designed by the architect, Charles Laing and constructed in 1851 for John Mickle (Fig. 5).²⁰ Mononia's considerable setbacks, both from the street and from adjacent properties clearly contrast with the line of tiny dwellings shown on Hodgkinson's map on the south-west corner of Young and Moor Streets.

Like subdivision and allotment sizes, the building industry in the 1840s was also unregulated, and a range of temporary shanties and primitive huts was constructed in the lower-lying areas of Fitzroy, amidst the 'maze of muddy alleys'²¹ which had resulted from the subdivision carve-up. The 1853 map shows much of the block bounded by Smith Street, Webb Street, St David Street and Brunswick Street taken up with higgledy-piggledy groups of small buildings. This block was a significant distance down the slope towards Collingwood and in an area with relatively bad drainage. Circumstances developed later which reinforced the existing topographic advantages held by Fitzroy over the lower-lying Collingwood and to some extent dictated the separate paths the suburbs' fortunes would take, but in the earlier years, there was little to differentiate one side of Smith Street from the other.

While showing the range of meaner and less substantial 1840s buildings in this area of Fitzroy and less prestigious Collingwood, Hodgkinson's map also shows the effect of the introduction of the controls on building construction which were imposed by an Act of Parliament known as the *Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne (1849)*, (referred to here as the Melbourne Building Act). The Act, which was passed in 1849 and came into effect from the beginning of 1850,²² enforced fireproof construction and minimum street widths in the City of Melbourne, which at this stage still included the area now known as South Fitzroy. Under the provisions of the Act wooden or iron buildings could only be constructed with a prescribed set-back from the adjacent buildings and from the street.²³ Without a setback of at least one-third of its height (or eight feet, if the building was less than 24 feet in height), any new building was required to be constructed of brick and/or stone.

And with regard to the component materials of external walls to buildings of whatever class. Every such wall must be built of bricks and stone, or of such bricks and stone together laid in and with mortar and cement in such a manner as to produce solid work; and every such wall must be carried up of its full thickness to the underside of the plate under the roof.²⁴

Strict rules also governed the use of other materials in the new stone and/or brick buildings. Wooden eaves and balconies, for example, were also prohibited under the Act.²⁵

[N]o timber must be laid into any external wall in such a manner, or of such a length, as to render the part of the wall above it wholly, or in great part, dependent upon the wood for support, or so that each wood might not be withdrawn without endangering the safety of the . . . structure, except in the case of brestsummers'.²⁶

Residents of Fitzroy were obviously not required to demolish buildings which had already been erected in contravention of the provisions of the Act; however, they were required to rebuild any demolished components in stone or brick as specified.²⁷

Miles Lewis has noted that as a result of the Melbourne Building Act, 1850s Fitzroy buildings were typically 'cement finished bluestone or brick, exposed rough-face bluestone, or exposed brick'.²⁸ Many of the structures shown on Hodgkinson's 1853 map in the south-west corner of Fitzroy, along most of Brunswick Street, and the full length of Gertrude Street and George Street, for example, appear to have been constructed out of stone or brick under the provisions



*Figure 6 The former Devonshire Arms Hotel at 36 Fitzroy Street * s one of the few 1840s buildings known to have survived in South Fitzroy.*

of the Act. They are generally of a more substantial size than some of the smaller wood or iron buildings which appear to date from the 1840s. Many groups of these smaller structures appear on the map, some in Fitzroy around the north-east corner of the suburb (near Smith and St David Streets), but many more in Collingwood. Because of the materials used and their methods of construction, however, they usually had a finite life. Gradually, as they became dilapidated and fell into disrepair, they were replaced by brick or stone buildings.

At this time, the influx of goldrush immigrants increased the demand for housing in the fledgling metropolis. Despite possible anomalies in the enforcement of the Melbourne Building Act and the likelihood that some Fitzroy buildings were constructed in contravention of its provisions, the introduction of the Act still had a marked impact on the building industry. It considerably slowed the rate at which new houses could be built, with the result that supply fell far short of demand.²⁹ These developments served to encourage the construction of smaller and less permanent houses into areas beyond the control of the Act, such as Collingwood, North Melbourne and Richmond, where a range of small wooden buildings were constructed in the early 1850s. Some new arrivals did not bother to build anything even this substantial, and merely erected tents in areas like East Collingwood, 'where the Crown Lands Commissioner dare not molest them'.³⁰ Census information on the building materials of Collingwood and Fitzroy dwellings shows the contrast between the two suburbs. In 1861, 64% of dwellings in Fitzroy were constructed of brick or stone, while only 24% of those in Collingwood were similarly built. An enormous 74% of Collingwood dwellings were constructed of wood or iron. In Fitzroy, this figure was only 28%. The proportion of houses which were constructed of brick or stone increased steadily in both suburbs right up until the turn of the century. Still, by 1891, only 51% of Collingwood's houses were brick or stone while in Fitzroy, the figure had risen to 83%.³¹

The result of this set of circumstances has been the survival of an extraordinary amount of 1850s building stock in South Fitzroy, when compared to either the City of Melbourne or neighbouring inner suburbs such as Collingwood or Richmond. The developmental

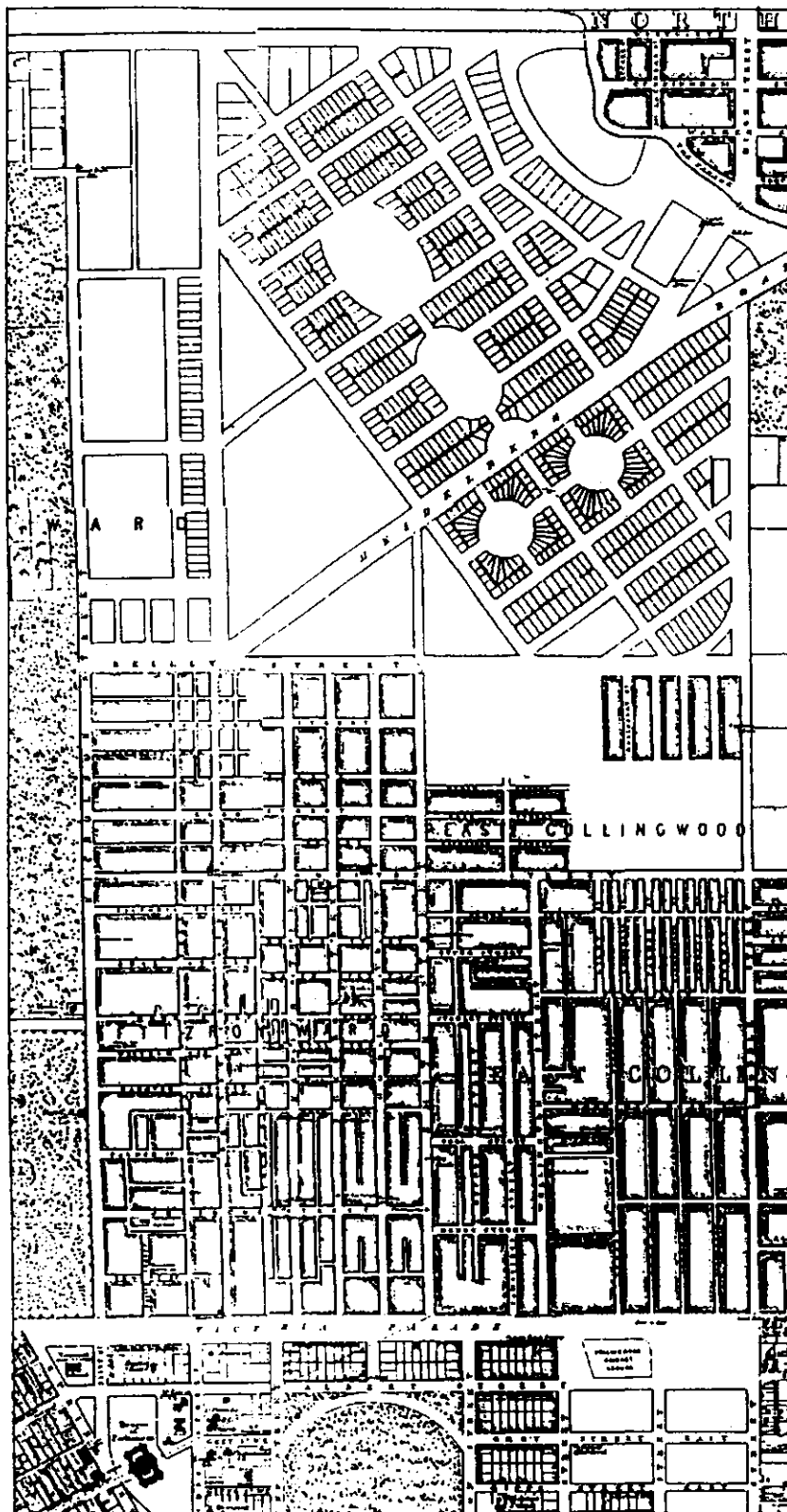


Figure 7 This 1855 map shows the planned layout of North Fitzroy and indicates the contrast with the street pattern which had already developed in South Fitzroy. Reproduced from Fitzroy: Melbourne's First Suburb.

pressures on the central city have meant that many of its earliest buildings have either been replaced or built over, while a large proportion of the 1850s buildings in Collingwood and Richmond which were built of timber or iron have not survived. Those which were of stone or brick and which have survived tend to have been built as hotels or churches.³²

In Fitzroy, while many buildings which date from the 1850s and which post-date the introduction of the Melbourne Building Act are known to have survived, few 1840s structures are known to be still extant. A notable exception is the former Devonshire Arms Hotel in Fitzroy Street (Fig. 6).

1.1.2 North Fitzroy

In contrast to South Fitzroy, which was undergoing vigorous development in the 1840s and 1850s, North Fitzroy's urban development was slow and followed a very different pattern. By the 1850s, very little of North Fitzroy had been developed. The two areas were separated by the Reilly Street drain (Alexandra Parade), as they are now separated by the Eastern Freeway. Garryowen's comments on North Fitzroy have often been quoted:

It was for a long time surmised that building enterprise would never penetrate to any extent beyond the sickly Reilly Street drain. This due north region was the most unpleasant of the surroundings of Melbourne; the cold north wind in winter and the hot wind in summer, produced climatic variations anything but agreeable. One was either half-drowned or half-baked, and between mud and dust, and wet and heat, you could hardly dream that homes and hearths could have an abiding place there.³³

North of the infamous drain, in the area now known as Clifton Hill, was the desolate wasteland of the Corporation of Melbourne's quarries.

Despite such disincentives to residential development, however, the road to the village laid out by surveyor, Robert Hoddle, at Heidelberg, ran through North Fitzroy. In 1850, the government constructed a bridge and metalled the Heidelberg Road (now Queen's Parade).³⁴ Within a few years, allotments in the government township of Northcote were sold. In the process portions of land south of the Merri Creek, in what is now North Fitzroy, were also sold. Amongst the first buildings constructed in North Fitzroy were a number of hotels, one of which, situated on the corner of Scotchmer Street and St George's Road, was established to service the quarries.³⁵

From the mid-1850s, the colonial government's plans for the subdivision of North Fitzroy unfolded. The plan specified a much more sophisticated and gracious arrangement than the ad hoc street layout of unplanned South Fitzroy.³⁶ James Kearney's 1855 map of Melbourne and its suburbs shows the layout planned for North Fitzroy by Captain Andrew Clarke, of the Government's Survey Department (Fig. 7). As Miles Lewis has explained, the street layout as proposed by Clarke was never realised, probably because the line taken by the Yan Yean pipe track in the mid-1850s 'determined the line of St Georges Road on an axis incompatible with Clarke's layout'.³⁷

Despite the failure of the Government to implement Clarke's plans, however, the eventual subdivision pattern and street layout in North Fitzroy was still vastly different than the uncontrolled development which had taken place south of the Reilly Street drain. For one thing, the streets laid out by the government surveyors were more carefully ordered and much wider than those in South Fitzroy. Furthermore, a higher standard of development was encouraged by allotments with a minimum size and street frontage.³⁸

After the severance of Fitz Roy Ward from the Melbourne City Council, and the establishment of the municipality of Fitzroy in 1858, some moves were made to annex the still largely

undeveloped land to the north of Reilly Street as well. In 1860, 480 acres of this land was annexed, comprising an area very close to the current boundaries of North Fitzroy.³⁹ Part of the Borough of Brunswick was also annexed in 1882, this presumably establishing the current boundaries of the municipality.⁴⁰

1.2 Early Life in Fitzroy

Though Fitzroy was defined separately from the town of Melbourne, it was the 'closest privately owned land to Melbourne outside the bounds of the Melbourne town reserve'.⁴¹ The area originally operated in part, therefore, as a dormitory town for the city. The land on the Eastern Hill (Portions 48, 49, 50, and 51) was almost an extension of East Melbourne, being part of the same topographic feature. Written accounts of life in early Fitzroy are few, but one of the best-known, that written by the Hon. R Dundas Murray in 1843, describes the Hill area in some of the most complimentary language ever used to describe the appearance of Fitzroy:

A large suburb called Newtown is now springing up to the eastward of the town, and long since the chosen resort of the principal inhabitants whose residences are dispersed throughout the many lovely spots with which it abounds. Certainly nothing can be more romantic and secluded than the sites of many of their villas. Almost all stand in the shadow of giant forest trees, which here spread over the ground like the ornamental timber of a park; the hollows and eminences by which the surface is broken being alike clear of underwood, and of every object but the vast stems that shoot up at regular intervals from each other. The solitude, besides, is most profound; and though Melbourne is only a short mile distant, so little is its noise carried that you might easily fancy yourself far away in the depths of the inland forest. But the greatest attraction is the green sward, which stretches up to every door everywhere offering to treat a short, firm carpet of verdure, a luxury of no small price to those whose daily labours lead them into the dust of the town.⁴²



Figure 8 *Nicholson Street looking north-east, c. 1863. Royal Terrace, at 50-68 Nicholson Street, * is in the foreground. Reproduced from Fitzroy: Melbourne's First Suburb.*

Though some might find this description difficult to accept at face value, another commentator with a vested interest in stressing Fitzroy's attractions, the auctioneering firm of Foster and

Davis, in 1841 exhorted possible buyers to consider the beauty and convenience of Newtown in similar terms:

[A]s a place of residence the superiority of Newtown over any other spot in the vicinity of Melbourne, is evidenced by the fact that the majority of the leading men of Melbourne have established their residences in this delightful and salubrious village. To walk through Brunswick Street and view the chaste and costly edifices on either side, surrounded respectively by beautiful and tastefully-laid-out garden, together with every other luxury usually adorning the abodes of the wealthy, &c., &c.⁴³

At the other extreme, Edmund Finn (Garryowen), himself an early resident of 'Newtown', gave his own description of exactly the same part of Fitzroy as it was in that year:

I walked through . . . and failed to be impressed . . . the 'street' was a rough, un-made bushway, without a sign of channelling, metalling, gravelling, or even levelling. From the [Victoria] Parade to Palmer Street there were half-a-dozen tidyish cottages at each side, but none of them contained more than four or five rooms. From Palmer Street northward, a mud or wattle and daub hovel was thrown up here and there, and about the intersection of Moor Street, then blocked up by a queer two-storey brick-nogged rookery planted at the end of the track, was group of seven or eight cabins, in which pigs, had they the right of free selection, would hardly condescend to wallow. As for the tastefully laid-out gardens and other luxuries, they only existed in imagination.⁴⁴

As Miles Lewis has concluded, the truth of the matter probably lay somewhere between these extremes.⁴⁵

Fitzroy was certainly viewed as something of an extension of the city by many contemporary commentators. Renate Howe has quoted one of these contemporaries as describing Fitzroy as 'a sort of appendage to Melbourne, commenced as villas for the citizens thereof, but increasing and extending so that it promises soon to occupy as much space and to be as much a town as its parent.'⁴⁶ Certainly, the higher land of the eastern hill area proved more attractive and healthy to those seeking residences in the vicinity than the low-lying areas of the city itself.

The very reason for the perception of Fitzroy as an extension of the city was surely its close proximity, yet in some ways it was to be this close geographical relationship which was to set the two apart. Unlike its 'parent town', the streets of South Fitzroy had not been laid out by the Government. The hurried and sprawling way in which Fitzroy developed in the 1840s, as new arrivals settled close to town and land changed hands overnight, resulted in a very *ad hoc* urban form, as described above. Renate Howe has contrasted this type of development with that of Brighton, which was developed at around the same time (from the early 1840s) and which was also viewed by many of the colony's well-off citizens as a healthy alternative to living in the city. Brighton was developed very deliberately and in a controlled manner by its owner, Henry Dendy, however, its distance from Melbourne ensured that developmental pressure was not as strong as it was in Fitzroy. In a similar fashion, North Fitzroy, and all the other Government subdivisions in the inner northern suburbs, were all developed slightly later and with controlled street widths and allotment sizes. Both North Fitzroy and Brighton, though very different in nature, were both planned with the notion of encouraging development of a relatively high standard.

2.0 SERVICING THE CITY

The most important instrumentality for the establishment and maintenance of the infrastructure of Fitzroy has been its local council. From the time of the severance of the municipality from the City of Melbourne in 1858, the council has been the primary policy-making body for the organisation of the municipality, with support in later years from other utilities and government services. The old 'Fitz Roy' Ward of the City of Melbourne was declared a municipality in 1858, became a borough in 1863, a town in 1870 and a city in 1878.⁴⁷

Following the formation of the Borough of Fitzroy in 1858, the laying out and straightening of the streets in South Fitzroy and the annexation of North Fitzroy in 1860, the Fitzroy councillors had to deal with a range of other pressing problems.⁴⁸ Not surprisingly, much of the Council's time was taken up with consideration of the urban infrastructure, public works, services and transport. These were all of the utmost importance to local residents. In the second half of the nineteenth century the successful provision of services and transport were the criteria on which the newly-emerging and fast-growing municipalities were judged.

Today, the provision of many of these services including the metalled roads, the footpaths and channels, streetlights, electric power lines and stormwater drains is self-evident. The evidence of other services is less visible. The provision of sewerage to Fitzroy was made by the turn of the century, for example, and though there is still some evidence of the night soil hatches in Little Smith Street opening onto the back alleys of Fitzroy, the evidence of previous out-houses and the present sewerage system is not readily apparent. However some aspects of the development of Fitzroy's urban infrastructure and services have left their legacy and now provide important points of reference in the urban fabric.

2.1 A Symbol of Municipal Pride

Competition between different municipalities was keen in the late nineteenth century and this quest for excellence became embodied to a certain extent by the ultimate symbol of municipal maturity - a lavish boom-style town hall. Like other municipalities in the 1870s and 1880s, Fitzroy Council was anxious to build its own town hall, which would stand as a testament to its achievements. The matter was not straightforward, however, the issue of the siting of the Town Hall proving to be a major stumbling block. In the end Fitzroy's Town Hall was built on the west side of Napier Street, between Moor and Condell Streets. Unusually in the context of the majority of nineteenth century metropolitan town halls, it does not face a major street.⁴⁹ A series of circumstances over ten years contributed to the unusual siting of the building.

Following its establishment in 1858, the Fitzroy Council met for a period of time in the Royal Exchange Hotel * at 185 Gertrude Street, a building which is now used as an office. Many saw this arrangement as unsatisfactory, however, in 1862, an opportunity to build more suitable accommodation presented itself. The colonial government was in the process of building a new courthouse in Fitzroy, on land which had been reserved for the municipality at the corner of Condell and Napier Streets. At a special meeting of the Council held in July 1862, the Public Works Committee recommended that an extra wing be built onto the Government Court House to accommodate municipal offices for the Council, noting that, 'sufficiently commodious municipal offices can be erected at a cost not exceeding £400. The plan provides offices for the Town-clerk and Surveyor, contractors' room and strong room.'⁵⁰



Figure 9 A recent view of the former Royal Exchange Hotel, at 185 Gertrude Street, the venue for the first meeting of the Fitzroy Council in 1858.

The proposed construction of inexpensive municipal offices adjoining the Government's courthouse, with which it would share a party wall was vehemently opposed by two of the four councillors present at the meeting. Councillor Bryant, for example, was 'in favour of erecting larger and more commodious municipal buildings on the ground that Fitzroy would continually increase in size. He likewise thought that the offices should be distinct from a Government Court House'.⁵¹ When the objections of Bryant and his fellow councillor, Dalziel, were quashed, they walked out of the meeting.⁵² The plans went ahead.

For some time during the following ten years, it is assumed that the Council met at these 'temporary' municipal offices next to the Court House, though in 1864, the Fitzroy Municipal Chambers are listed as being in Webb Street. When the time came to erect a more lavish town hall which would serve as a monument to municipal pride, however, the question of the site again developed into something of a burning issue. One group of councillors supported the construction of the new town hall on the site already owned by Council, the site still occupied by the 'temporary' municipal offices. That part of the site closest to the corner of Moor and Napier Streets was by this time referred to as the Council's 'Market Reserve'. The use of this land was supported on the grounds that the Council already owned it and would not have to incur any expenses over and above the cost of the new building. In the event of a new town hall being constructed on any of Fitzroy's more prominent boulevards, prime real estate would have to be purchased. There were many, however, who thought that the new town hall should be erected in Brunswick Street. Both the Mayor and the Town Clerk were of this view, and presented a petition with the signatures of 695 local residents supporting the location of the Town Hall in Brunswick Street (the matter to be decided by a Ballot of Ratepayers) and the advertising of tenders for suitable land for sale.⁵³

As Barrett has noted, the debate became so heated that there was even a facetious suggestion that the Town Hall be 'erected on wheels and be shifted from time to time as the centre of the town changed'.⁵⁴ In the end, the matter was all reduced to a question of money. The more cautious council members did not wish to increase the loan needed to build the Town Hall, and reminded the others of the old plan showing the 'Town Hall, Municipal Chambers,

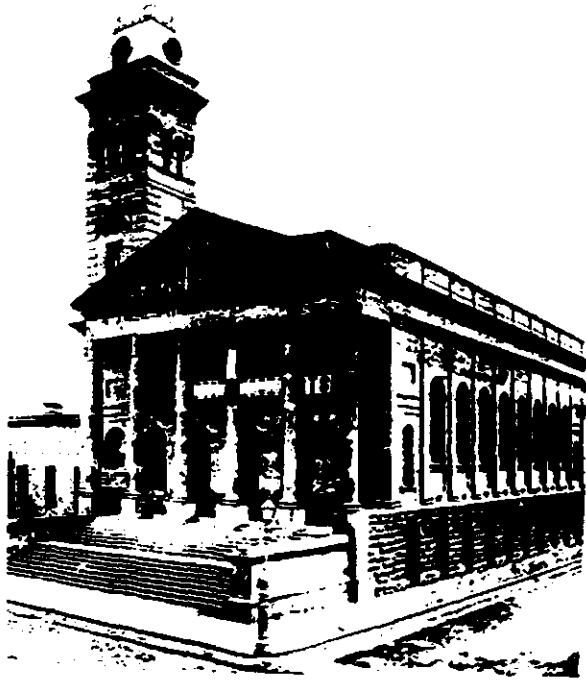


Figure 10 The Fitzroy Town Hall as designed by William Ellis. Photograph by Nicholas Caire taken in 1877. Reproduced from Fitzroy: Melbourne's First Suburb.

Courthouse and lock-up' as approved in 1862 . . .⁵⁵ Finally, the objections of the Brunswick Street lobby group were overcome, a pro-Napier Street man, Councillor Edward Delbridge, remarking that 'he would leave it to the business man to say if shops would not be more profitable in a leading street than a hall'.⁵⁶

After this decision about a site had finally been reached, architect William Ellis was engaged to design the building. A loan of £25, 000 had already been raised by Council, and on 8 July 1873 the foundation stone was laid by Edward Delbridge, who had since been elected Mayor.



Figure 11 Laying the foundation stone for the 1888 library extension to the Town Hall. Reproduced from Fitzroy: Melbourne's First Suburb.



Figure 12 The Fitzroy Town Hall photographed in 1907. Reproduced from Fitzroy: Melbourne's First Suburb.

The Town Hall was opened at a celebratory ball held on 30 June 1874, which was attended by almost a thousand guests.⁵⁷ Upon the completion of the building, the *Illustrated Australian News* was its customary complimentary self:

The Fitzroy Town Hall . . . is without doubt one of the most imposing edifices surrounding Melbourne . . . [T]he entire building is not only an ornament to Fitzroy, but will be of great utility as a place where public meetings, concerts or other reunions where space is required, may be held.⁵⁸

The Town Hall was extended and substantially remodelled just thirteen years later. The Council took out a further loan for £20, 000 and engaged well-known municipal architect, George R Johnson, to design the additions.⁵⁹ Part of the extension was to accommodate a municipal library (Figs. 11 and 12).

The Fitzroy Town Hall at 201 Napier Street * has played a central role in many municipal ceremonies in the nineteenth and twentieth centuries. Such ceremonies were often very elaborate in the nineteenth century, as the following description of the 1882 'beating of the bounds' indicates:

A novel ceremony in this colony was performed on the 20th ult., the occasion being the beating of the bounds of the city of Fitzroy, in honour of the annexation of a portion of the Brunswick borough. A procession was formed at the town hall, consisting of ten boys with wands as boundary beaters, the city inspector and other officials, the banner of the city, the mayor and the town clerk in robes of office, Fitzroy councillors and councillors of other districts, municipal officials, board of advice teachers, fire brigade, and the band of the lifeboat crew. The children of the State school wore bands indicative of the proclamation of the municipality in 1858, as borough in 1863, town in 1870 and city in 1878. The most extraordinary part of the ceremony took place when the procession arrived at the Victoria-parade Bowling Green Club house, which is situated on the boundary line of the Fitzroy municipality. The mayor in his official robes, in company with the town clerk and



Figure 13 The former Fitzroy Cable Tram Engine House was constructed in 1886-7 for the Melbourne Tramway and Omnibus Company. Reproduced from Fitzroy: Melbourne's First Suburb.

two boys, went through the feat of climbing over the building, to the great amusement of the spectators. After the accomplishment of this feat, refreshments were partaken of in the club-room and the procession then traversed the remainder of the route until the Edinburgh Gardens were reached, where sports were provided for the children. In the evening about 250 ladies and gentlemen assembled in the Fitzroy Town Hall at the invitation of the mayor and dancing was kept up until an early hour the following morning.⁶⁰

2.2 Roads and Transport

As we have seen, the question of the street layout in South Fitzroy had been the main issue before the Fitzroy Council in the late 1850s and into the 1860s. Before long, however, the issue of public transport had also been raised. Transport in general was to be a thorny and controversial issue in Fitzroy throughout the nineteenth century, and was the source of almost as much faction fighting as the issue of the streets had been.

2.2.1 Tramways

The first power driven public transport to be introduced to Fitzroy was the cable tram. One route through Fitzroy ran along Nicholson Street from the city, then divided into two routes at Gertrude Street, one of which ran along Gertrude Street to Smith Street and the other which continued northward along Nicholson Street. The other route ran down Brunswick Street.⁶¹ These routes were established in 1886 and 1887. Unlike the pattern of urban development in some of Melbourne's then outer suburbs, where the location of tram routes facilitated and stimulated the development of those streets into a major commercial strips, the tram routes in Fitzroy were located along streets which were already consolidated commercial precincts.

Two of Fitzroy's tram routes define the eastern and western boundaries of the suburb, and in historian Charles Sowerwine's opinion, have helped to define a sense of identity in Fitzroy.⁶²

However, such thoughts were not uppermost in the minds of the powerful Fitzroy residents who opposed the establishment of a horse-drawn cable car route through Fitzroy in the 1860s. These residents had a variety of reasons for their vehement opposition to the proposal.⁶³ Into the 1880s, despite improvements in the technology, Fitzroy residents continued their vocal opposition to cable trams, in the end to no avail.⁶⁴ Some traders eventually came around to the view that being 'on the road to more places', the newer suburbs to the north, might have an advantage, while others disagreed.⁶⁵ Cable tram depots in Fitzroy were at Nicholson Street, North Fitzroy,* on the north-west corner of Holden Street and St George's Road, North Fitzroy,* at 95-105 Johnston Street,* and the engine house was built on the corner of Gertrude and Nicholson Streets.*⁶⁶ All have survived, albeit in somewhat altered form. The building on the corner of Gertrude and Nicholson Streets is on a focal corner for the tramways (at the point where the lines diverge) and is something of a landmark (Fig. 13). The Johnston Street depot has been converted into a nightclub.

Fitzroy's tramways remain an important feature of most of its major streets, namely Nicholson, Gertrude, Brunswick and Smith Streets. The only major Fitzroy street without trams is Johnston Street, along which runs a bus service linking the eastern suburbs with Port Melbourne.

2.2.2 Railways

Historian Graeme Davison has made the point that for inner suburban politicians in the nineteenth century, 'barracking for railways became a local sport to rank with football, town-hall building and street-fighting.'⁶⁷ Many objections to railways were raised with regard to the issue of railways through the suburb, but by the 1870s and 1880s, most residents had become convinced that to have a rail link running through Fitzroy, possibly terminating at the city end of Nicholson Street, would add to the commercial hustle and bustle of South Fitzroy.⁶⁸ Most arguments were about the direction from which the proposed Gippsland-Melbourne rail link would approach the city, and later about a possible Heidelberg-Melbourne link.⁶⁹ In 1881 one of Fitzroy's more prominent citizens suggested that the Heidelberg-Melbourne railway should run 'through a tunnel along the length of Napier Street, Fitzroy, with a grand Fitzroy station at Smith's swamp'.⁷⁰ Eventually, of course, the Outer Circle Railway linking Heidelberg and Melbourne via North Carlton and Royal Park was built in 1888.⁷¹ The closest either Fitzroy or Collingwood got to their own lines at this time was the provision of two short spur lines running off the Outer Circle line, the first to Collingwood (Victoria Park station) and the second to Fitzroy (in the Edinburgh Gardens).⁷² Neither of these spur lines could be used for anything but goods traffic, and did not advantage the residents of Fitzroy greatly.⁷³ In any case, the success of the Outer Circle Railway itself was very limited. Despite the interest shown in the route by land speculators, passengers willing to travel on a line which took 4 hours 20 minutes to reach the City from Oakleigh were few and far between.⁷⁴ The Edinburgh Gardens Station† has now been demolished, though a wooden footbridge * relating to the old railway remains as a reminder near the corner of Freeman and Napier Streets.

Meanwhile, groups of Fitzroy-ites continued to wave the banner for their own direct city railway. Fitzroy got its chance again in 1890, when rival schemes for direct lines from Collingwood and Fitzroy were considered by a parliamentary select committee. There seemed little to choose between the schemes and many thought both were unnecessary given the existing tramways in the inner northern suburbs. In the end, Collingwood won the day, though after its line was opened in 1903, 'as its critics had foreseen, it was enormously expensive and captured only a fraction of the working-class population for whom it had been designed.'⁷⁵

Apart from remnant railway crossings, which can be seen in many other suburbs, the most obvious reminder of Fitzroy's problematic relationship with the Victorian Railways

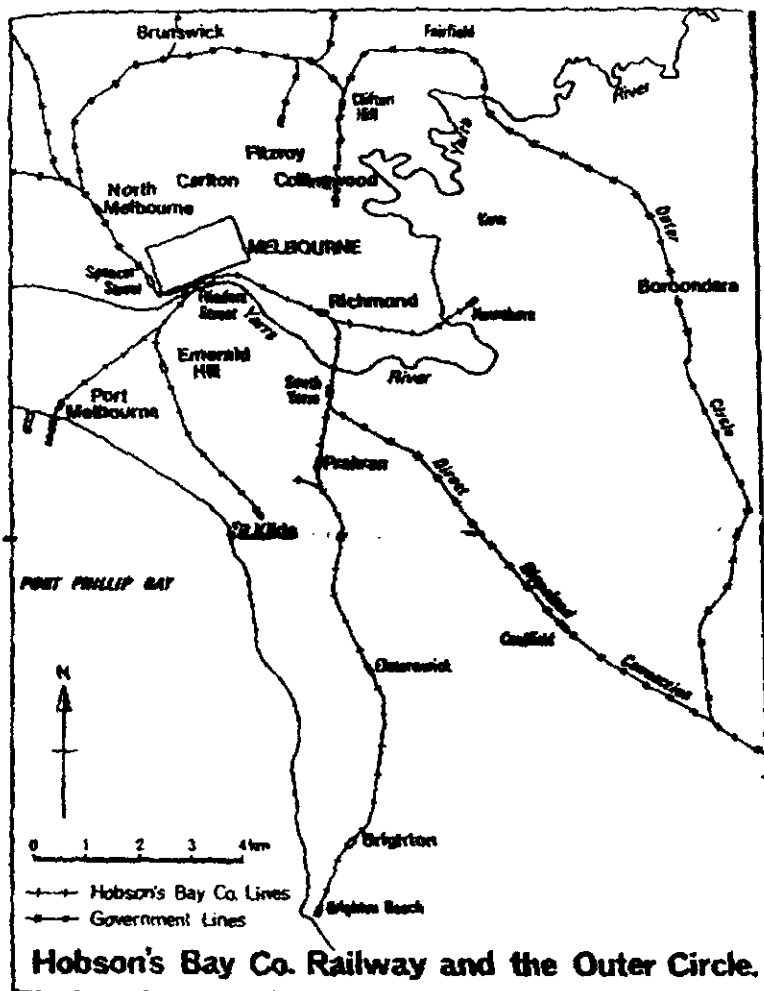


Figure 14 This map shows both the privately owned Hobson's Bay Co. Railway lines and the Government's Outer Circle line. Reproduced from G Curr. 'Liberalism, Location and Suburban Development in Melbourne'.

Department is the electricity substation * which was built on railway land at the north end of Brunswick Street in 1915-16. The original proposed location for this substation was at North Carlton, but the site at Fitzroy was eventually selected. The building was designed by the Victorian Railways Ways and Works Branch and was constructed by Swanson Bros.⁷⁶

Bernard Barrett has argued that the boom in railways and tramways in the nineteenth century offered little to either Fitzroy or Collingwood. Too close to the city to play the role of a terminus, both suburbs were bypassed to a certain extent by commuters from suburbs further out. For Fitzroy, the effect of greater commuter mobility was marked:

One consequence was that middle-class or white-collar people working in the city or in Smith Street could leave their Fitzroy homes and move out to more attractive dormitory areas. The less affluent stayed in Fitzroy, making the average economic condition of Fitzroy more like Collingwood.⁷⁷

2.2.3 Freeways

In more recent years, the debate about Fitzroy's roads has taken another turn. From the 1960s a variety of schemes for building freeways to link Melbourne's sprawling outer suburbs with the city were devised. Most of Melbourne's sprawl lies to the east of Fitzroy and many of the



Figure 15 Anti-freeway demonstrators piled car bodies in Alexandra Parade in November 1977. Reproduced from Fitzroy: Melbourne's First Suburb.

proposed freeway routes were to divide the suburb in one way or another. The State Government refused to approve of most of the schemes, but finally adopted a scheme to link a freeway to Alexandra Parade. Historian Chris McConville describes the action that was taken at this time:

Fitzroy and Collingwood residents, backed by their local councils, formed Citizens Against Freeways, which suggested alternatives to the freeway and fought for compensation for residents. Before contractors completed the freeway links to Alexandra Parade, residents threw up a barricade of car bodies across the roadway and the mayors of both Collingwood and Fitzroy paraded behind the automobile ramparts clad in their municipal regalia [Fig. 15]. After a long stand-off in which protesters manned the barricades and CRB crew completed their work on access ramps (the Country Roads Board had taken over responsibility for building freeways from the MMBW) police stormed their way into the protest encampment late one night. Soon afterwards the derelict cars of the barricade were towed away and commuters drove between police and protesters into Alexandra Parade.⁷⁸

Though they lost this battle against the freeway, the Fitzroy Council did take further action to assume a degree of control over use of the municipality's streets.

... Fitzroy Council introduced its own street closures. Instead of cars pouring through the narrow streets of Fitzroy, drivers from Doncaster courageous enough to attempt a short-cut through Fitzroy had to thread their way through a maze of roundabouts, one-way streets and sudden closures of rights-of-way ... The streets began to take on their now familiar character with basalt roundabouts at intersections, wide footpaths 'choking' the entrances to streets of houses, and the humps of speed traps and 'rumble pads' in which rough basalt blocks replaced smooth asphalt surfaces.⁷⁹

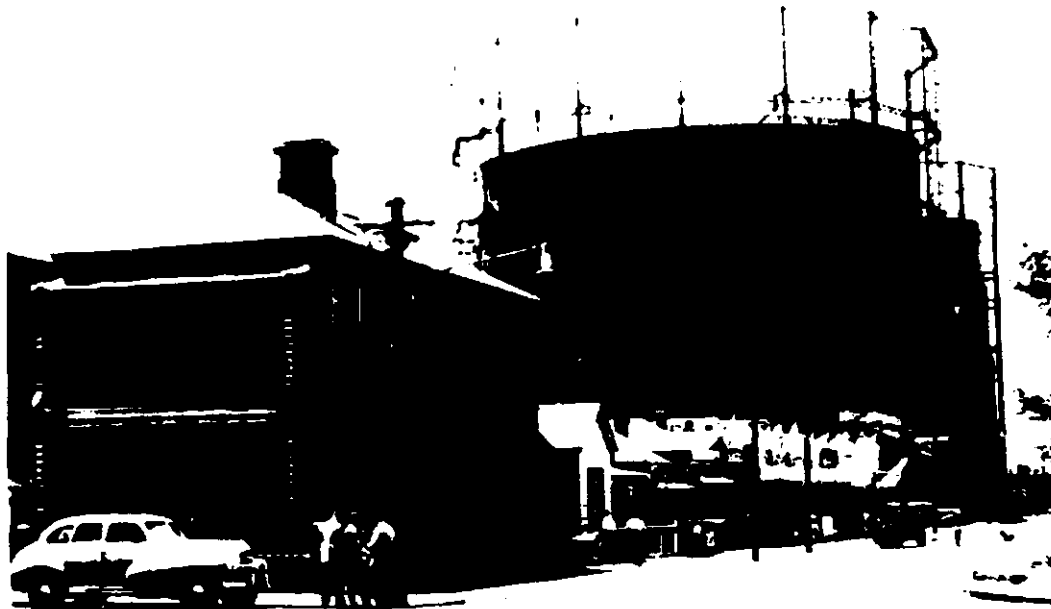


Figure 16 The gasometers loomed over the corner of Alexandra Parade and Napier Street, January 1955. † Reproduced from Fitzroy: Melbourne's First Suburb.

2.3 Gas Supply

In 1856, just a few years after the first gas light had been lit in Melbourne and in the same year as the supply of gas was connected to the city, some of the inhabitants of the Fitzroy Ward of the Corporation of Melbourne met in Clarke's Hotel in Smith Street, 'for the purpose of considering on the best means of obtaining a supply of gas within the ward'.⁸⁰ By July 1856, mainlining to supply both Fitzroy Ward and East Collingwood (now Collingwood), was in progress and Albert Street, East Melbourne, and Brunswick and Nicholson Streets all had some gas available.⁸¹ At this time the price of gas was a source of much conflict as the City of Melbourne Gas and Coke Company operated a monopoly on its supply. As a result a number of local gas companies were established to combat the excessive prices charged by the Company. The first was the Collingwood, Fitzroy and District Gas and Coke Company, which was formed early in 1859. It eventually secured the right to supply gas for a six mile radius from its works which were established on the corner of Smith Street and Reilly Street (now Alexander Parade) North Fitzroy in 1861.⁸² When the supply was first started, it was used to spell out the words 'Collingwood Gas', on the front of the Theatre Royal in Bourke Street.⁸³ In 1878, the Collingwood, Fitzroy and District Gas and Coke Company amalgamated with the Melbourne and South Melbourne companies. At this time, the works in Smith Street became known as the Fitzroy Station of the Metropolitan Gas Company. Compared with the company's other metropolitan works, at South Melbourne and West Melbourne, the Fitzroy works proved to be less profitable to operate and as a result, the amount of gas produced at Fitzroy was gradually reduced over the years, and the site was developed to accommodate the Company's construction workshops instead.⁸⁴ A point of some interest is that in 1919, the only riveted gas holder (or 'gasometer') ever built by the Metropolitan Gas Company was constructed at the Fitzroy works. Fitzroy's no. 3 holder was also of some significance, being apparently the 'World's First Welded Holder'.⁸⁵ When it was dismantled in 1978, the *Melbourne Times* noted that the gasometer was 'of international

importance when it was erected in 1923. It was the first completely arc-welded structure in the world and many overseas construction experts flocked to Fitzroy to marvel at the gasometer.⁸⁶

2.4 Of Closets and Drains

Like many other of Melbourne's early suburbs, Fitzroy's first permanent water supply came from the Yan Yean reservoir after 1959. This supply replaced the earlier system of water-cart delivery of water.⁸⁷

The problem of the satisfactory disposal of human excreta took longer to resolve. A report of the Central Board of Health of 1861 noted that the records indicated that the general level of health of the citizens of Fitzroy was good, but pointed out that 'there is no system of sewerage to carry off the filth and refuse of the population, or to remove the moisture consequent on the use of an unlimited water supply.'⁸⁸ Before the introduction of Melbourne's sewerage system by the Melbourne and Metropolitan Board of Works in the 1890s and 1900s, Fitzroy, like Melbourne's other suburbs, had its nightsoil collected once a week from detached closets which backed onto lanes or rights of way. The general form of these closets is described in the recent history of the Melbourne and Metropolitan Board of Works.

Each house had a closet, generally of weatherboard. These were usually well-removed from the dwelling, but 'in crowded localities, they are either under the same roof as the dwelling or the work-room, or within a few feet of one or the other'. In each was a middenstead or framework on which the user sat, and beneath which was placed a galvanised iron pan or pail.⁸⁹

The middenstead is generally of wood, and of such shape and size as generally to admit the pan more readily in an improper than a proper position; in numerous instances the middensteads have no proper floor, and owing to leakiness and improper positions of the pans, they often receive much of what should pass into the latter.⁹⁰

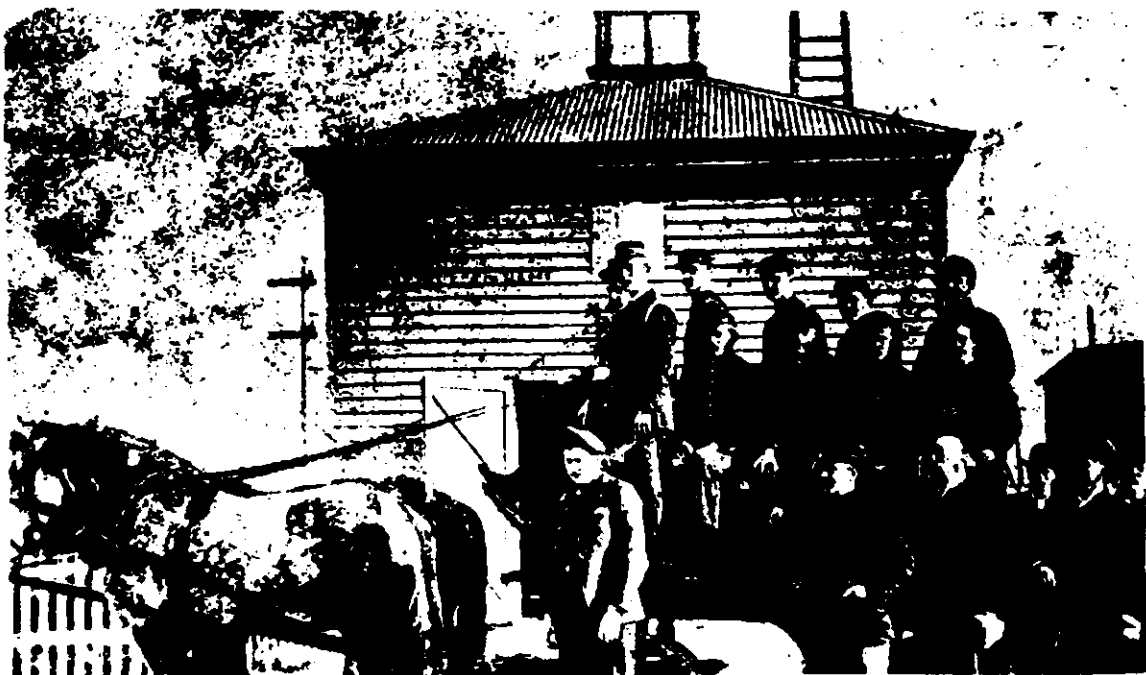


Figure 17 *The North Fitzroy Volunteer Fire Brigade, 1885.; †Reproduced from Fitzroy: Melbourne's First Suburb.*



Figure 18 The North Fitzroy Post Office* is located on a triangular-shaped site.

In the very early years, before the introduction of the pan system, the far less successful system of cesspits had been used widely throughout the metropolis. Though an improvement on the use of cesspits, the pan system was described by one commentator as both 'disgusting and dangerous'.⁹¹ As historians Tony Dingle and Carolyn Rasmussen have found, though the contractors employed by local councils to remove the nightsoil were permitted to do their job only at night in order to reduce the smell of the operation, the sanitary inspector from Fitzroy still described the odour in the suburb as '[f]earful. In summertime it is something terrible'.⁹²

2.5 Police and Fire

Unlike many other inner urban municipalities which were forced to bear the cost of establishing and maintaining a fire fighting force, the Fitzroy Council was served by two volunteer fire brigades, one each for North and South Fitzroy. The Council's only obligation was to provide them with uniforms and equipment, and to make some contribution towards the cost of their buildings.⁹³ The Fitzroy Fire Station in Nicholson Street between Fergie Street and Park Street * was designed by the second architect to work on the Town Hall, George Johnson, in 1888. As well as fighting fires in Fitzroy, both brigades cooperated with brigades nearby and fought fires in Collingwood, Carlton and Richmond.⁹⁴ Some of Fitzroy's more prominent citizens took an interest in the fire brigade. James Holden, J P and local councillor and developer, for example, was a superintendent of one of the Fire Brigades.⁹⁵ The volunteer brigades were replaced by the Metropolitan Fire Brigade after its establishment in 1889.

The Fitzroy Police Station was accommodated in a variety of buildings in the nineteenth century. In 1890, for example, it was located on the south-east corner of Greeves and Brunswick Streets. The Police Station was subsequently housed in the courthouse wing of the Town Hall *for many years. A new police station *was constructed to the rear of the Town Hall in the twentieth century, continuing the link between the police and the municipal government complex.



Figure 19 The Bell Street school,* showing the bluestone houses purchased by the Education Department in 1873.

2.6 Post Offices

The Fitzroy Post Office * is located at 296 Brunswick Street. At the south-western corner of Johnson and Brunswick Streets, the building is on one of the most central and prominent sites in the municipality. It was built in 1876 to a standard Public Works Department design. The architect was John Thomas Kellener, and the builders were Beardall and Cross.⁹⁶

The North Fitzroy Post Office * at 251 St George's Road, is on another prominent, though more unusual, site (Fig. 18). This building was not purpose-built. It was constructed as an office/residence in 1887/8 by local real estate agent, Thomas Rogers.⁹⁷ Rogers sold the building in 1890, to the Standard Building Society, which continued to operate from the premises until 1907. During this year, the building was sold to the Commonwealth Government and converted to a post office.⁹⁸

2.7 Education

In common with most metropolitan areas, before the passing of the 1872 Education Act, there was a range of schools of varying sizes in Fitzroy, a number of which were church-based. The survival of these small private schools was dependent on the vagaries of fortune. Nola McKinnon remarked that Fitzroy 'schools listed in the Education Reports have a tendency to appear and disappear with alarming ease.'⁹⁹ Son of well-known Fitzroy grocer, William Rawling Bennetts, for example, attended 'Lowe's school' † which was located at the corner of Brunswick and Moor Streets, in the early 1850s.¹⁰⁰

Following the introduction of the Act, the schools were reorganised and to some extent rationalised. The only denominational school to survive was the Roman Catholic system,¹⁰¹ with one of the larger-scale church school casualties being the Wesleyan Common School † which was situated in the National Hall, just to the north of the National Hotel, in Brunswick Street. By 1881, the overwhelming majority of Fitzroy children (63.8%) were being educated in State schools.¹⁰² Many small private schools, most run by governesses,

and with between 10 and 20 pupils, continued to operate well into the 1880s and 1890s. Most of these were in South Fitzroy, but with increasing numbers in North Fitzroy by the early 1880s.¹⁰³ All of these schools, as well as the numerous small privately run music and dance schools and academies which were scattered throughout Fitzroy, were conducted in non-purpose-built buildings, sometimes over shops but more often in private residences.

One of the earliest State schools in Fitzroy was the National or Common School, State School no. 111, in Bell Street, Fitzroy. * This school has been remodelled.¹⁰⁴ The school today is effectively an amalgam of the old Common School building and a row of three bluestone terrace houses which were purchased by the Education Department in 1873 (Fig. 19).¹⁰⁵ Other early buildings were the Education Department's school no. 450, * at 317 George Street, which was constructed in 1874,¹⁰⁶ and State School no. 2511 + at 129 Napier Street.¹⁰⁷

The relatively early establishment of kindergartens in Fitzroy was related to welfare initiatives in the very early twentieth century. Educationalists such as the leader of the kindergarten movement in Victoria, Isabel Henderson, encouraged middle-class church women to recognise education as a means of improving the condition of the working classes. Like many other welfare initiatives, kindergartens were first tested in Fitzroy, at first in the local church halls, and later in separate buildings. The first kindergarten in Fitzroy was the Fitzroy Presbyterian Mission Kindergarten (later renamed the Isabel Henderson Kindergarten †), which was established on the corner of Young and Leicester Streets in 1913. The Alice Lovell kindergarten * was established in Gore Street in 1919, in a building which had previously housed the Mission of the Holy Redeemer (1890).¹⁰⁸ Other kindergartens were the Fitzroy Creche Kindergarten in Napier Street in 1914, the Annie Todd Kindergarten in Napier Street (1916), and much later, the Fitzroy Creche and Day Nursery * in 1954.¹⁰⁹

3.0 PROVIDERS AND DISTRIBUTORS

3.1 Early Commercial Streets

The first of Fitzroy's streets to develop commercially was Brunswick Street. During the 1840s, small shopkeepers were located there to provide local residents with building materials, food and clothing.¹¹⁰ By 1854, according to one memoir, 'shops rivalling those in Bourke-street, Melbourne, were to be found in Brunswick-street':

Here were John Ball and Joseph Moate, grocers, E and D Langton, butchers, Bennett the ironmonger, Wymond and Vasey, drapers, as well as the "Brunswick" Hotel * (Mrs Elizabeth Lusher), and the "Labour in Vain [Hotel] *" . . . 111

As well as being perhaps the earliest shop in Fitzroy, one of the businesses referred to here, 'Bennett the ironmonger', is worth mentioning as one of the longest standing of Fitzroy's commercial enterprises. It was headed for many years by one of its best-known residents, William Rawling Bennetts, whose biographical profile is not unlike many others who combined the roles of prominent local businessmen and prominent local politician. Bennetts' father, William senior, arrived in Fitzroy (or 'Newtown'), in 1844. His son attended a small private school called 'Lowe's school'† on the corner of Brunswick and Moor Streets, following which he worked as a printer until taking over his father's store † in 1857 (Fig. 20). By 1889, 'due to his untiring energy', he had built up the business to the point where it was described as 'one of the leading hardware and produce establishments in Victoria'. In the meantime Bennetts had also taken an interest in most of the ongoing municipal debates, including those surrounding the provision of public transport through Fitzroy. He was at different times President of the Fitzroy Philharmonic Society, Mayor of Fitzroy, vice-president of the Fitzroy Football Club, president of two building societies, a Circuit Steward for the Wesleyan Church, and chairman



Figure 20 This engraving, from the Brunswick Street Wesleyan Sunday School Jubilee Record, 1893, shows the corner of Brunswick and Moor Streets in 1842. On the left is the Wesleyan School, and on the right is the original Bennett's store.† Reproduced from B Barrett. The Inner Suburbs.

135 AND 137 BRUNSWICK STREET,
 (OPPOSITE THE WESLEYAN CHAPEL)
 The first Drapery Warehouse Established in Collingwood.



TIEWSLEY invites Immigrants from Europe, Visitors to Melbourne from the various diggings and prospects in the interior of Victoria, as well as from New South Wales, South Australia, and Van Diemen's Land, and the Public generally, to visit his Establishment; assured that they will find, for moderate prices, assortments, and straightforward dealing, inferior to none in the Colony.
 DRAPERY, SILK MERCERY, MILLINERY, BABY LINEN, AND LADIES' UNDERCLOTHING,
 FLOOR-CLOTHS, CARPETS, RUGS, MATTINGS, GENERAL FURNISHING, &c.

Figure 21 Tewsley's Drapery Warehouse, Brunswick Street, 1857.† Reproduced from the Melbourne Directory, 1857.

of the Home of Hope.¹¹² Like so many of his contemporaries, Bennetts was apparently a father of local commerce as well as a father of local politics and the community. As the self-congratulatory *Our Local Men of the Times* noted, (referring perhaps to both his products and his public works), 'for all that is good and reliable [Bennetts'] name has, indeed, become a household word in Fitzroy'.¹¹³

Along with Bennetts' store, the *Melbourne Directory* for 1857 shows the continued location in Brunswick Street of a wide range of other small retail shops, services and other businesses. Some of these sold imported goods, others made goods on the premises, from where they also sold them. Figure 21 shows an 1857 advertisement for 'the first drapery warehouse in Collingwood', also located in Brunswick Street. This retail category includes, for example, such businesses as small-scale and largely unmechanised tailors, milliners and bootmakers. These types of establishments are considered here to be distinct in character from the industrial manufacturing concerns which were established in Fitzroy slightly later in its history. The first thirteen businesses along Brunswick Street in 1857 listed alphabetically in the Directory for this year, show something of the range of businesses operating at this time and are as follows:

- 156 Abbott, George, miller
- 126 Addis, Miss, milliner
- Alexander, Charles, butcher
- 64 Alcock, Henry U., cabinet maker &c.
- Allen, Archibold [sic.] Park, tinsmith
- Allen, Samuel, Deputy Registrar of Births and Deaths
- Austen, Henry Robert, chemist
- 13 Austin, Isaac l'Estrange, solicitor
- 19 Bacon, Thomas, wine and spirit merchant
- 129 Baines, James, baker and grocer
- 90 Ball, John & Co., grocers
- 158 Bennett, William, wine and provision merchant
- 149 Beeston, Henry, clothier¹¹⁴

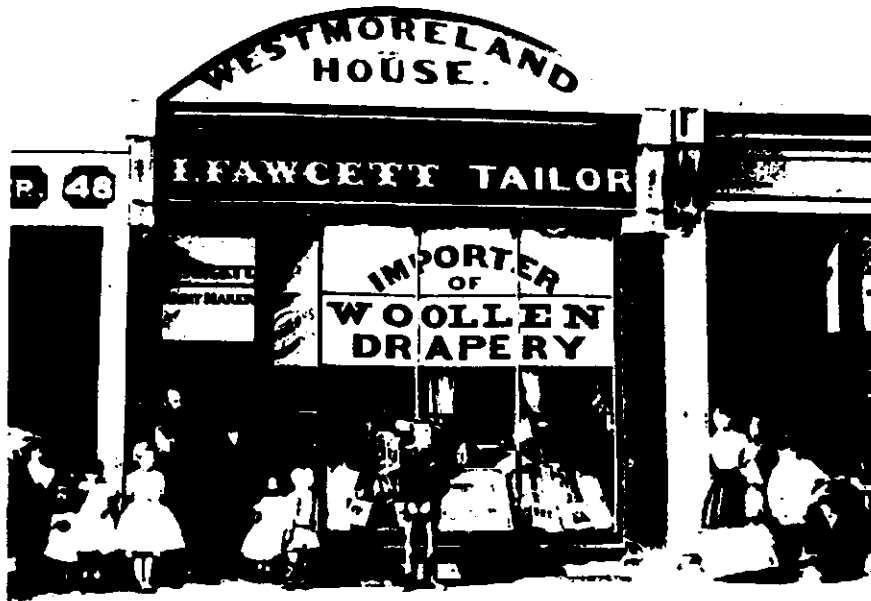


Figure 22 The window of Isaac Fawcett's Gertrude Street business c. 1861.†

By 1864, both Brunswick Street and Gertrude Street in South Fitzroy, and to a lesser extent Smith Street, Victoria Parade and the south end of Napier and Fitzroy Streets, were home to a range of small businesses, most of which would have served only local needs. There was no homogeneity about the businesses, and seemingly no groups of businesses in this early period. For example on the east side of Brunswick Street in the block between Gertrude Street and Farie Street¹¹⁵ the following businesses jostled for local custom: an ironmonger, an undertaker, a musical academy, a general dealer, an upholsterer, a butcher, a seed store, two milliners, a stationer, a fancy repository, a dressmaker, a staymaker, a fruiterer, two drapers, a warehouse, a hatter, a chemist, a grocer, and a butcher.¹¹⁶ This was a typical mix of businesses and a similar variety of trades was plied elsewhere in Brunswick, Gertrude, and

TELEPHONE 1180.

ESTABLISHED 1843.

Henry J. R. Lewis,

UNDERTAKER & EMBALMER,

JOHNSTON ST., FITZROY, and at High St., Northcote.

FUNERALS TO SUIT THE TIMES.

Figure 23 Advertisement for long-time Fitzroy undertakers, Henry J R Lewis. Reproduced from Collingwood and Fitzroy in 1905.

Smith Streets. At 46 Gertrude Street, for example, was the business of Isaac Fawcett, tailor and importer of woollen drapery (Fig. 22+).

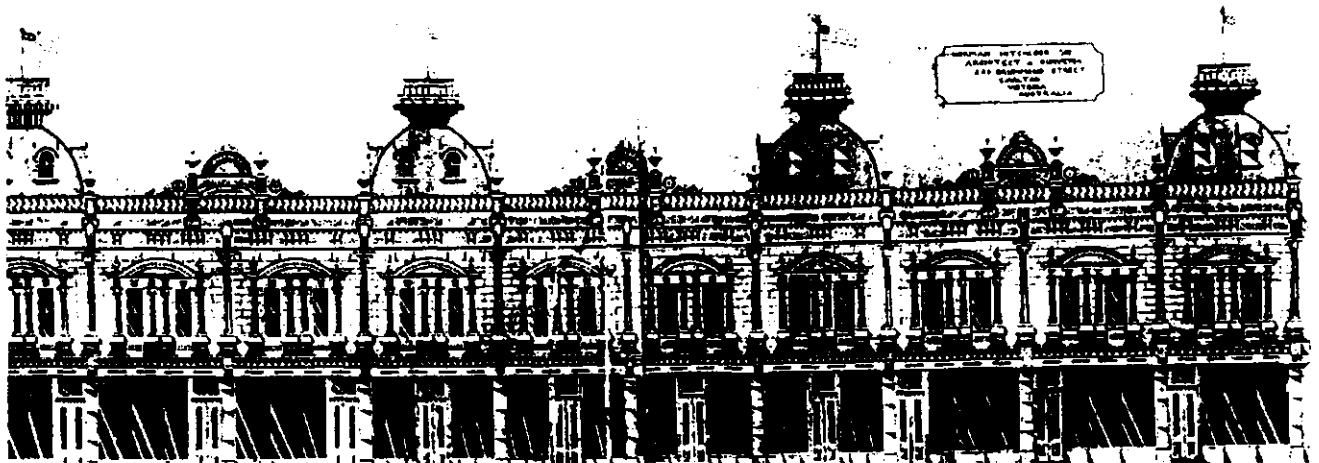
A few solicitors, auctioneers and insurance agents occupied smaller premises, usually in the main commercial streets, but also in secondary streets such as George or Napier Streets. Other services appeared in similar proportions in Fitzroy as elsewhere. For example, amongst early businesses established in the 1840s and 1850s were a number of undertakers, the business of death being a universal one. The Lewis family started its undertaking business at 162 (now 200) Young Street, + but expanded in the 1880s to include premises at 154 Johnston Street.¹¹⁷ The business expanded further to include a branch at Northcote, and in 1905, was still offering 'funerals to suit the times' (Fig. 23). Other early undertaking businesses were those of W G Apps, which was established at 263 Fitzroy Street * in 1854, and W G Raven, Undertaker and Embalmer, established in 1855 at 227 Smith Street.¹¹⁸ +

3.2 Fitzroy Banks

The first bank to be established in Fitzroy was the English, Scottish and Australian Chartered Bank which was opened in 1854 on the west side of George Street, just south of Gertrude Street, at what was then 43 George Street. + Like many other banks in Fitzroy, this branch was relocated some years after its inception. In 1865 a new building was constructed for the E S & A Chartered Bank at what is now 136 Gertrude Street. * There has been some speculation that this building was designed by prominent Melbourne architect, William Wardell, though this has not been substantiated.¹¹⁹ A new building, possibly designed by well-known bank architect, Leonard Terry, was constructed on the same site just fourteen years later.¹²⁰ Though the building has not been used for banking purposes since the early 1940s,¹²¹ the building has survived and is now used by the Aboriginal Health Service. The E S & A Fitzroy Branch, which was referred to as the 'Collingwood' Branch up until at least 1880, remained the sole banking establishment in Fitzroy up until 1864.¹²² In 1865, the National Bank set up its 'Collingwood' branch at 171 Smith Street. A new building was constructed on this site in 1873, and the branch name was changed to Fitzroy in 1888. *



Figure 24 A recent view of the shops adjoining the Gertrude Hotel in Gertrude Street, which were built to take advantage of the consolidation of the street as one of Fitzroy's most important shopping strips.*



*Figure 25 The original design for John Woods' Victoria Buildings in Smith Street, which were eventually built in a modified form. * Reproduced from Fitzroy: Melbourne's First Suburb.*

Other banks were located later in the century in the main commercial streets of Fitzroy. All of these were established in the 1870s and 1880s. They included the North Fitzroy branch of the London Chartered Bank (253 Rae Street, 1885*), a Fitzroy branch of the Bank of Australasia on the south-west corner of Moor and Smith Streets (at 229 Smith Street, 1875 +), the Union Bank's Fitzroy branch on the north-east corner of Brunswick and Johnston Streets (1887 *), now the A N Z Fitzroy branch, the State Savings Bank of Victoria (on the north-west corner of Smith and Johnston Street, 1879, *) and elsewhere in both North and South Fitzroy in the 1890s and in the twentieth century, the Bank of New South Wales (west side of Smith Street, 1873 +), the Bank of Victoria (at 136 Brunswick Street, 1873 +), and the Colonial Bank, now the National Bank's North Fitzroy branch (corner Brunswick Street and Queen's Parade, 1881 *).¹²³ It is interesting to note the prominent street corner locations taken by many banks in Fitzroy. Along with hotels and to some extent public buildings, banks were amongst the largest and most imposing of nineteenth century buildings. All three building types tended to be located at important intersections.

Commonwealth Bank branches opened in Fitzroy in the twentieth century. The first was the 'Collingwood' branch, which opened on the Fitzroy side of Smith Street, at no. 211 * in 1938.¹²⁴ Several sub-branches were opened from the 1960s.¹²⁵ The London Chartered Bank opened a branch at 410 Brunswick Street in 1877.*¹²⁶

3.3 Consolidation and Expansion

The 1860s and 1870s were a period of consolidation in Fitzroy's commercial strips, as the rude structures of the early decades were replaced with more substantial premises. This is most apparent in South Fitzroy, along Gertrude and Brunswick Streets, and along Smith Street, the border between Fitzroy and Collingwood. The 1870s and 1880s saw the replacement of many earlier single fronted shop buildings with rows of shops. Examples of these commercial rows include the former Gertrude Hotel at 63-65 Gertrude Street, Fitzroy, which was designed with a row of shops attached in 1873 by Melbourne architect, John Flannagan, (Fig. 24) and the later Victoria Buildings in Smith Street, which were designed for their first owner, John Woods, by Norman Hitchcock in 1888 (Fig. 25 *).¹²⁷ Buildings

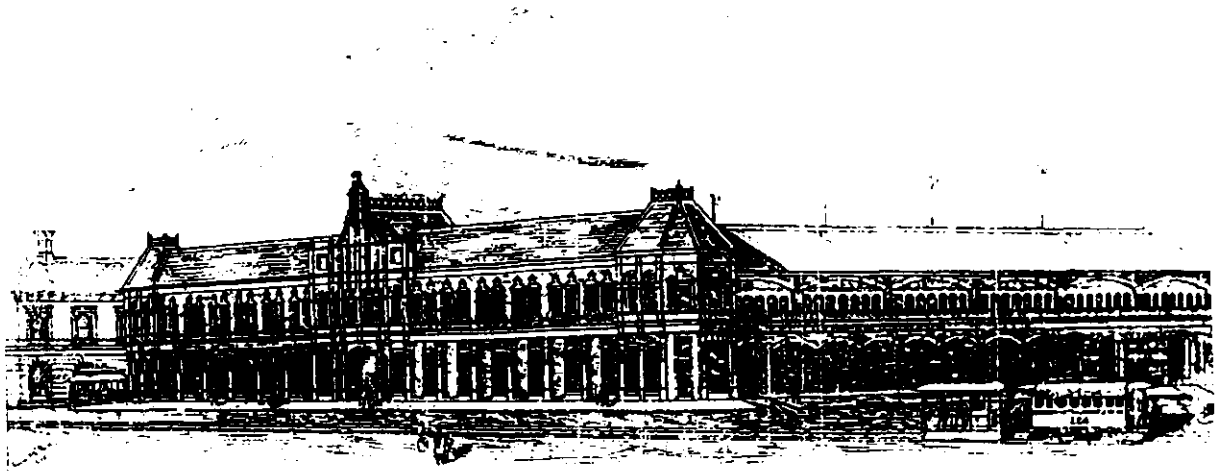


Figure 26 Kirkpatrick & Giles' design for market buildings which were never built.

such as these, though they have in many cases undergone substantial alterations, remain as evidence of the pre-eminence of Smith and Gertrude Streets as Fitzroy's main commercial strips which developed in the second half of the late nineteenth century.

Also in the 1880s, the style of small-scale commercial activity, which had been typical of both South Fitzroy and North Fitzroy, also began to change in part. The scale of retail outlets in parts of South Fitzroy began to alter as larger enterprises were established and many of the self-employed shopkeepers who had made up the bulk of retail proprietors in Fitzroy were put out of business.¹²⁸ There was also an increased scale of retail enterprise, as more and more large-scale retailing businesses stretched out along South Fitzroy's most prestigious shopping strips. By 1901, a number of large furniture warehouses and retailers were located in



*Figure 27 Johnston's Gertrude Street furniture emporium * in the 1940s.*

Gertrude Street, where previously there had been a range of smaller businesses. In 1901 Clausen's furniture warehouse * was at 104-112 Gertrude Street,¹²⁹ Beckett Bros, furniture brokers were at 150 Gertrude Street,* John Renfrew's furniture warehouse † took up 10 frontages, from 166-186 Gertrude Street, and adjacent was Chas. Johnston & Co.¹³⁰ The example of Charles Johnston's business illustrates the shift of many businesses in Gertrude Street towards furniture sales. Charles Johnston followed his neighbours into the furniture business. He had already had a successful business as an auctioneer with his father in city offices, after which he began his own auctioneering business in Gertrude Street. This failed, so 'he essayed another line and changed his sale room into a furniture depot'.¹³¹ Johnston extended his business within a few years, and took over premises in Gertrude Street with a total of 160 feet frontage to the street. The premises incorporated nos 134, 136, 138, 140, 142, and 144 Gertrude Street, (now 188-202 Gertrude Street *).¹³² In 1883, he had become so successful that he was able to open another branch of his business in Richmond.¹³³ Johnston's was still operating in the 1940s.(Fig. 27)

Another interesting development in the late nineteenth century was the establishment of a Fitzroy Market in the block on the south-western corner of Johnston and Brunswick Streets. A market reserve had been set aside for municipal purposes in the 1850s or early 1860s, on the site now occupied by the Town Hall and municipal buildings, but was never used for its intended purpose. In 1888, however, a grandiose scheme for a market of thirty shops was conceived, designs were made up by architects Kirkpatrick and Giles, and tenders were called. As Miles Lewis has noted, this scheme as illustrated in the *Australian Builder and Contractor's News* of June 1890 was not proceeded with (Fig. 26).¹³⁴ Board of Works plans and directory entries for the 1890s, indicate, however, that a less expensive plan was used instead, perhaps involving the reuse and adaptation of some existing buildings. The Fitzroy Market shops were operational into the twentieth century.

3.4 The Growth of the Emporia: 1880s-1930s

By the turn of the century, Smith Street also had its own large warehouse/showrooms-come emporia. Most of these were based in the furniture trade as well, although some concentrated on other goods, either locally manufactured or imported. In 1901 they included Morcombe's furniture warehouse * at 95 Smith Street, Davis furniture warehouse * at 211 Smith Street, the Fitzroy Furniture Company's business * at 103 Smith Street, A Hazell's furniture warehouse, Proffitt Bros. furniture warehouse, the Foy and Gibson bulk store † at 130-148 Smith Street, Collingwood, Paterson's furniture warehouse * at 231 Smith Street, and Ackman's furniture warehouse * at 243-247 Smith Street.¹³⁵ Some of these large businesses had developed a manufacturing arm, or had originally been manufacturers who had expanded into retailing. This approach was in a number of cases a very successful one; witness the growth of the Foy and Gibson complex of retail and manufacturing buildings. Both Foy and Gibson's manufacturing sector and its central retail outlet were located near the boundary between Fitzroy and Collingwood. By the 1930s, Foy and Gibson was making the claim in its newspaper advertisements that from its northern to southern extremities, the series of buildings associated with the firm stretched two miles.¹³⁶ Though this claim was rather exaggerated, the size of the complex was extraordinary. As early as 1897 the firm's first Smith Street store, situated on the east, or Collingwood, side of Smith Street, had been joined by a number of factories to its east. These represented the first part of what later became an enormous manufacturing complex. The only building which still remains of those Foy and Gibson buildings which were located on the Fitzroy side of Smith Street is the former 'Foy & Gibson Men's Clothing Store' * at 145-163 Smith Street, which has recently undergone internal refurbishment.

Foy and Gibson developed from the partnership of Mark Foy, a Collingwood draper, and William Gibson, a Fitzroy trader.¹³⁷ Other partnerships had also developed from existing local shops or warehouses. In 1905, W A Bennetts & Son (184-192 Brunswick Street) was



MAIN ENTRANCE, FROM SMITH STREET.

Every Requisite for Complete
Furnishing.

FURNITURE,

Carpets, Linoleums, Curtains.

Blankets, Quilts, Etc.



DINING-ROOM FURNITURE.

LARGE SELECTION.
LOWEST PRICES.

ACKMAN'S
Monster Furnishing Arcade,
FITZROY.

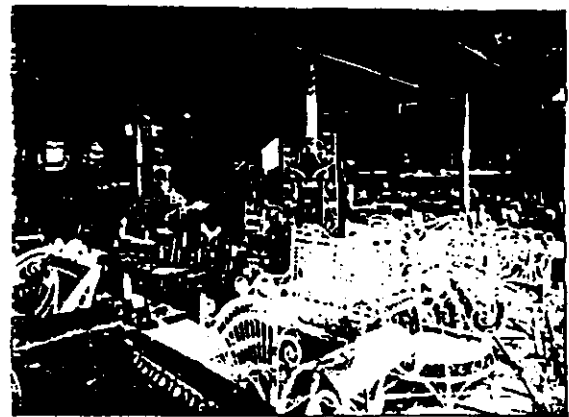
H. ACKMAN & Co.,

Monster Furnishing Arcade,
243 to 247 SMITH ST.,
FITZROY.



PORTION OF BEDSTEAD DEPARTMENT.

CROCKERY GLASSWARE
CHINA ORNAMENTS
IRONMONGERY
PLATED and ENAMEL WARE
FANCY GOODS, Etc.



CORNER OF SHOW-ROOM.

Figure 28 1905 advertisement for Ackman's Monster Furnishing Arcade. Reproduced from Collingwood and Fitzroy in 1905.

one of the oldest firms operating in Fitzroy, having been founded as a general store, specialising in grocery lines rather than hardware, in the early 1840s. An engraving of Brunswick Street in 1841 shows Bennett's store at the corner of Moor and Brunswick Streets+ (Fig. 20).¹³⁸ After many years, the business was built up into one which dealt largely in grocery, grain and ironmongery. Around the turn of the century it began to specialise in ironmongery and imported china, glass and earthenware, and the original single frontage had been expanded to five.¹³⁹ H Ackman & Co. was another local success story. Beginning as a pawnbroker at 163 Smith Street, in 1880, he went on to establish a secondhand furniture operation.¹⁴⁰ By 1905, the firm's premises, the 'Ackman's Monster Furnishing Arcade'* at 243-247 Smith Street, were described in the following glowing terms:

"As well known as the Post Office clock", is a saying that might be fittingly applied to the old-established house of Messrs H Ackman & Co. of Smith-street. Founded some twenty-five years ago, it is one of the landmarks of Fitzroy, being known far and wide as one of the reputable furnishing establishments in the State of Victoria.¹⁴¹

At its peak, the Ackman's complex occupied a whole block of Fitzroy. Having successfully adopted a policy of backward integration and moved into manufacturing, the firm built a 'modern, multi-storeyed factory backing onto Gore Street'(Fig. 28).¹⁴² The only remains of this manufacturing/retail complex which still exists is the facade of the Smith Street building, the site having been developed into a large modern supermarket in the 1980s.

Moran and Cato the grocers was another local firm which developed into a much larger enterprise. Established in 1880, at 191 Brunswick Street, +¹⁴³ the firm had also set up a second branch, in North Melbourne, by 1885.¹⁴⁴ In 1894, it was described as 'importers, tea merchants, wholesale and retail cash grocers; wholesale depot and office, 190, 192, 194 Brunswick-st, Fitzroy.* Branches in all suburbs.'¹⁴⁵ In 1903 its headquarters was a large warehouse * near the corner of Victoria and Brunswick Streets, in addition to which it also used a factory * at 105 Victoria Street, and had extensive stabling * at the corner of Rae and Holden Streets, North Fitzroy.¹⁴⁶ By the 1930s, when founder, F J Cato died, the firm had 170 branches and employed 1,000 people.¹⁴⁷ In terms of South Fitzroy, it has been argued that the advent of the large department stores and emporia such as those located by Ackman's * and Foy and Gibson * in Smith Street, Cox Bros. at 141-145 Brunswick Street,* and Johnston's in Johnston Street * led to a breakdown of the bonds between the local community

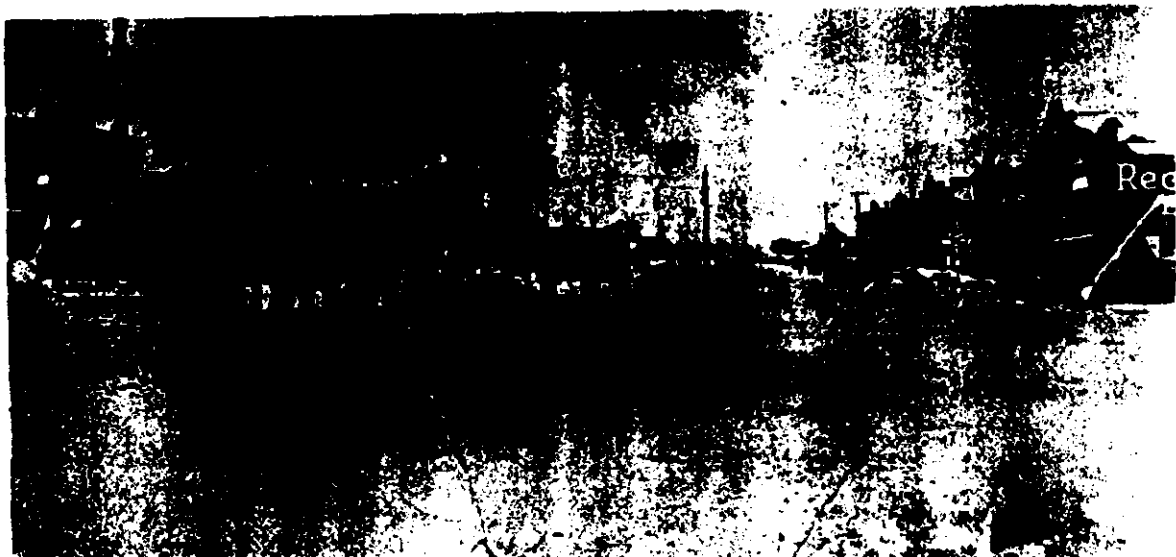


Figure 29 *Queen's Parade, North Fitzroy, photographed in the 1880s. Reproduced from Fitzroy: Melbourne's First Suburb.*

and its traders, most of whom also lived locally.¹⁴⁸ This disintegration of an older commercial network was a common process in Melbourne's inner suburbs at this time, however, and was not unique to Fitzroy.

Many of these large retailers and emporia were accommodated in large stores which eclipsed existing commercial frontages along South Fitzroy's main streets in size and modernity. The same effect can be seen in other of Melbourne's major nineteenth and early twentieth century commercial strips such as Chapel Street, Prahran and in the city. A similar development did not take place in North Fitzroy, however, where commercial and retail outlets, most of them single-fronted, continued to provide goods and services to what remained of a market made up of local residents. John Speirings has argued that this was partly a function of the width and scale of the main avenue in North Fitzroy, Queen's Parade, which 'was not conducive to the establishment of an extensive shopping district, despite the volume of passing trade'. The street has always retained a strong reputation for good local business, however, serving the daily needs of Clifton Hill and North Fitzroy residents.¹⁴⁹ It certainly witnessed the strongest commercial development in North Fitzroy in the late nineteenth century. Other streets in North Fitzroy which saw some commercial development in the nineteenth century and which continue to serve local residents today are parts of St George's Road, particularly where it intersects with Scotchmer Street, to a limited extent, the northern reaches of Nicholson Street, and Rae Street, which was a significant commercial precinct by the 1890s. Rae Street is now overwhelmingly residential, so it is interesting to note the range of businesses located there in 1890. In that year, these included the following: bootmakers, confectioners, greengrocers, bakers, signwriters, produce merchants, watchmakers, solicitors, pawnbrokers and plumbers, among others.¹⁵⁰

3.5 Decline and Revitalisation

Despite the considerable commercial successes of the department stores and emporia in South Fitzroy, the early to mid-twentieth century witnessed the decline of South Fitzroy's great nineteenth century commercial streets, Brunswick, Gertrude, Smith and Johnston Streets. This was caused by a combination of factors. The fears expressed earlier by traders in Fitzroy and Collingwood that improved transport links to the outer suburbs would rob them of business began to look justified, as the expansion of the outer suburbs, together with the increasing popularity of other shopping centres, both took custom away from the retailers of Fitzroy and Collingwood. The incomplete nature of the railways had assisted the local retailers, as passengers from the north had to disembark from the train at Collingwood, North Fitzroy or Northcote, in order to catch trams into the city. Henry Ackman & Co. took deliberate advantage of this by providing transport by cab from any of these railway stations to his store in Smith Street.¹⁵¹ Better transport also carried away sections of the population; Bernard Barrett has commented that with improved transport, the clerks and other white-collar city workers who had previously lived in Fitzroy and Collingwood could commute from suburbs further away. This exodus of lower middle-class and middle-class residents changed the suburb's economic situation, making it more like that of working-class Collingwood.¹⁵² Furthermore, the development between 1880 and the advent of World War I of large scale manufacturing industries in Fitzroy and neighbouring Collingwood indirectly led to a deterioration in the quality of housing stock in the area, as many of the solid brick or stone houses in South Fitzroy were divided into flats or became boarding houses.

Some evidence is contained in note in the Foy and Gibson archives dating from the late 1920s, which also mentions the effect of the increase in industrial development in Fitzroy and Collingwood on the decline in retail trade in these areas.¹⁵³ Foy and Gibson opened their city store in 1928, mainly because the retail trade in its Smith Street stores was down around 50%. After the movement by many of the department stores and emporia away from Fitzroy,

both Smith and Gertrude Streets apparently retained a large number of specialist new and second hand furniture and other homemaker stores.¹⁵⁴

The decline in the fortunes of South Fitzroy's main commercial shopping strips is reflected in the general appearance of many of the buildings in these streets, with the exception of Brunswick Street, which from the late 1970s underwent an extraordinary reversal of fortune to become perhaps Melbourne's best-known and popular strip of bohemian cafes, bars, restaurants, hotels, bookshops and other boutiques, all of which are popular amongst local residents and as well as attracting custom from further afield. Other streets, such as Johnston Street, are showing signs of similar revitalisation.

4.0 INDUSTRY

In the early years of the colony it is difficult to make a clear-cut distinction between some commercial and retail enterprises, as discussed above, and those operations which can clearly be described as industrial. Accepting this difficulty, it is perhaps appropriate to view establishments which were very small, had few if any employees, and which sustained a retail element, as being non-industrial. On the other hand, those which by their very nature could not be of a retail commercial character, which operated on a medium to large scale, employed a significant number of people, and had a level of mechanisation, as being industrial. The distinction might also be viewed as the difference between a workshop with attached shop, and a factory.

4.1 Beginnings

The development of industry proper in Fitzroy from the 1850s followed a pattern quite different from that of neighbouring suburbs Collingwood and Richmond. Located on the banks of the Yarra River, Collingwood and Richmond presented a range of advantages to the relatively small-scale processing and manufacturing enterprises common in this period. A variety of enterprises associated in one way or another with butchering were attracted to sites along the Yarra and the Saltwater Creek (Maribymong River) at Footscray. Noxious industries such as fellmongering and wool scouring, tanning and soap and candle manufacturing relied on the river for fresh water and as a dumping ground for their unsavoury and unsanitary wastes. Fitzroy and Carlton offered none of these advantages, and by the 1850s had developed an established residential character. The 1851 census reveals that 303 Fitzroy residents were engaged in commerce, trade or manufactures but does not distinguish within this category.¹⁵⁵ Many were working in businesses which were not really industrial, but fell more into the category of retail and commercial enterprises. Manufacturing in the colony remained concentrated in the city during this early period, and businesses in Fitzroy were geared to service only local needs.¹⁵⁶ The few manufacturing enterprises in Fitzroy during the 1850s included John Hackett's coach-building works† at the south east corner of Brunswick and Argyle Streets, which was established as early as 1853 (Fig. 30).¹⁵⁷

J. HACKETT,
COACH BUILDER,
257 to 263 BRUNSWICK STREET, FITZROY.

All kinds of Carriages Built to Order at the Shortest Notice, and on the
most approved principle.

Figure 30 A well-established Fitzroy business.



Figure 31 George Wilson, manufacturer and wholesaler of cordials, vinegars, etc. Webb Street, Fitzroy, 1862. † Reproduced from Fitzroy: Melbourne's First Suburb.

In the 1860s and 1870s, however, the views of the strong Protectionist element in Fitzroy dictated that manufacturing would be an important part of Fitzroy's urban development.¹⁵⁸ The influence of manufacturers in local government far outweighed their numerical representation on Council, and was related to their status as employers and providers of prosperity.¹⁵⁹ A Labour, Protection and Tariff Reform League was formed in Fitzroy and East Collingwood in 1863.¹⁶⁰ Other metropolitan councils, by contrast, actively discouraged the location of industry within their borders. The various approaches taken by local government towards the benefits and/or disadvantages of industrial development in the mid- to late- nineteenth century had a great effect on their general character. The divergent approaches taken by councils at Williamstown, where the location of industry was strongly discouraged, and Footscray, where noxious industries of all types were actively encouraged by the 'progressive' and pro-development Council clearly affected the subsequent development of these suburbs.

By the mid-1860s, a range of industries had been established in Fitzroy. These included, among others, several more coach-builders, two biscuit manufactories, a bone mill, flock (wool or cotton tufts) manufacturer, a flour mill, a window sash factory, a confectioner, cordial manufacturers, and brush makers, ironmongers, a clothing manufacturer, and a ginger beer manufacturer.¹⁶¹ One of Fitzroy's cordial factories, George Wilson & Co., is pictured in Figure 31 †. The background of the sash factory, which was known as the Fitzroy Sash Factory and was located on the corner of Napier and Charles Street in South Fitzroy, † provides a good illustration of the way in which the operators of many very small-scale artisanal establishments had, by the 1860s, developed their businesses into full-scale manufacturing establishments.

There is not, probably, an industrial establishment in the neighbourhood of Melbourne that more prominently illustrates the successful issue of industry, perseverance, and enterprise than the sash, frame and door manufactory conducted by Mr John Stone. Established in 1859, as a small carpenter's shop, with hardly any capital, it has now expanded to one of the most flourishing in

the district in its various details, and the chief one in Victoria for sashmaking.¹⁶²

In 1869, the sashmaking factory employed 30 men.¹⁶³

Noticeable also by the mid-1860s was the substantial increase in the numbers of leather associated industrial and retail concerns, including clothing manufacturers and bootmakers and boot sellers, which had been established throughout South Fitzroy. Both Fitzroy and Collingwood became known for their boot manufacturing industry in the late nineteenth century. In Collingwood, the earlier location of tanners and curriers along the river bank meant a plentiful and convenient supply of leather. There was also a concentration of shoemakers in Collingwood during this period and a plentiful supply of cheap labour.¹⁶⁴ Fitzroy's close proximity to Collingwood meant that many bootmakers located their premises there as well as in Collingwood, however, in the 1860s, all those in Fitzroy appear to have been very small-scale operations, consisting of bootmakers working single-man operations, and combining this with a retail element. By contrast, in Collingwood, at least one bootmaking operation was operating as a factory rather than a workshop. This was the Collingwood Tannery and Boot Factory, which was set up in 1864 with a workforce of twenty. This had increased to 200 by the late-1860s.¹⁶⁵

4.2 Industrial Expansion, 1870-1900

By 1871, there were 36 industrial establishments operating in Fitzroy. They employed 821 workers, 600 men and 221 women.¹⁶⁶ These figures indicate a substantial increase in industrial development and an increase in the scale of the industries operating in Fitzroy at this time. Given the fact that many of these establishments would have been operating on a relatively small scale, an average number of 22.8 hands per factory indicates the existence of a number of substantial operations. The increase between 1870 and 1880 in the numbers of manufactories was even more marked, though the scale of the enterprises appears to have remained relatively constant. In 1880, there were 80 manufacturers employing 2,051 employees, 1,350 of whom were men and 701 of whom were women, an average then of 25.6 workers per operation.¹⁶⁷

In Fitzroy, as in all of the inner suburbs, coach and carriage builders were numerous. Some of those in Fitzroy operated quite substantial works. For example, James Bull's carriage building works,* located at the corner of Johnston and Fitzroy Streets, in 1888 employed around twenty hands.¹⁶⁸ Nearby was another smaller carriage building works, which belonged to William Dalrymple at 73 Westgarth Street,* and the extensive carriage building works of W and A Dowell, † which in 1888, was said to employ about 40 hands. It covered an area of 'one and a half acres, having 56 ft. frontage to Argyle-street, running right through to Kerr-street, and thence into Johnston-street.'¹⁶⁹ The latter business was also noted for operating on steam power. Another large-scale carriage works was also in the same vicinity. The Phoenix Carriage Works, run by William Hobbs and Co., was located at 228 Brunswick Street, Fitzroy. † In 1888, the complex consisted of two blocks of land 'having a frontage of 140 ft. and a depth of 36 ft. to Brunswick-street; also a frontage of 140 ft. and a depth of 75 ft. in St David-street.'¹⁷⁰ The largest of these carriage works, according to the firm's own advertisement, was G F Pickles & Sons, who, in 1890, claimed to be the 'largest manufacturers of high-class Carriages, Buggies, Pleasure and Business Wagons in Australia'. The firm's metropolitan manufactory was situated at 32-38 Brunswick Street, Fitzroy (Fig. 32 †).¹⁷¹

James Reilly's flour mill * at 433 Brunswick Street, which appears to date from 1869, is one survivor from this group of medium scale industrial operations of the 1860s and 1870s.



Figure 32 1890 advertisement for G F Pickles carriages.

Reilly was a well-known milling engineer in nineteenth century Victoria, arriving from Cork, Ireland in 1869, and working the mill at 433 Brunswick Street, Fitzroy for about three years, before travelling to mills elsewhere in Victoria. The mill was taken over by another miller, Robert Swan, in 1875-6, but was converted to a boot factory in 1880. Since this time the building has been used for a variety of light industrial, storage and other commercial functions. It is currently a smash repair shop.¹⁷²

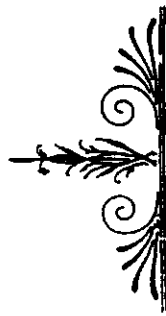
By the 1880s, larger-scale boot factories had located their premises in Fitzroy, as manufacturers previously located in the City of Melbourne took advantage of cheaper land further away. Between 1885 and 1890, the percentage of the total number of bootmakers in the colony which had their factories in the City of Melbourne had been reduced from one third to around a quarter, while by the end of the 1880s, the majority of bootmakers were located in Collingwood and Fitzroy.¹⁷³ Robert Hurst's boot factory, located on the corner of Queens Parade and Grant Street, North Fitzroy, in 1888 employed some 100 hands (Fig. 33 +).¹⁷⁴ Johann Yager's boot-making factory at 425 George Street * employed 150 hands in 1888.¹⁷⁵ Perhaps the largest was Richard White's boot factory at 94 Young Street. + The factory was established in Fitzroy in 1864, and underwent rapid expansion until in 1888 it was claimed to be the 'most extensive boot factory in the colony', and had retail houses in North Melbourne and in the city, as well as in several other suburban locations.¹⁷⁶ The business premises were described in 1888 as 'an imposing three-storey structure, having a frontage of 66 ft. by a depth of 120 ft., and . . . fitted throughout with the most modern labour-saving machinery, a 20-horsepower engine supplying the power'.¹⁷⁷ The factory employed an impressive total of 300 people at this time. The number of boot and shoe manufactories in Fitzroy appears only to have been exceeded by the number located in Collingwood, which was truly the headquarters of the industry.

Compared with South Fitzroy, the development of industry in North Fitzroy to 1890 was much less extensive. The main commercial and service streets in this end of Fitzroy were Nicholson Street, Queen's Parade, Rae Street, Scotchmer Street, and St Georges Road. In all of these streets, and occasionally in other residential streets, directory entries for 1890 indicate the existence of a limited number of small industrial concerns, a scattering

COLLINGWOOD AND FITZROY IN 1905, ILLUSTRATED.

WHOLESALE WAREHOUSE & FACTORY:
2 GRANT STREET, NORTH FITZROY.

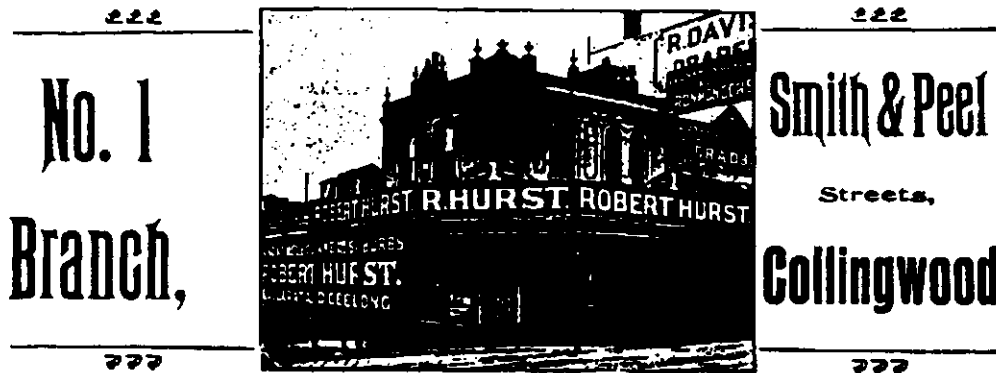
ROBERT HURST,



Boot Manufacturer

AND

Importer.



High Grade Boots and Shoes
Of Australian Manufacture.

EQUAL TO ANY IMPORTED.

ALWAYS IN STOCK.

Branches in all Suburbs and Ballarat.

TRY OUR HALF-GUINEA BOOTS.

Figure 33 As well as his factory in North Fitzroy, Robert Hurst also had 'Branches in all suburbs and Ballarat'. Reproduced from Collingwood and Fitzroy in 1905.

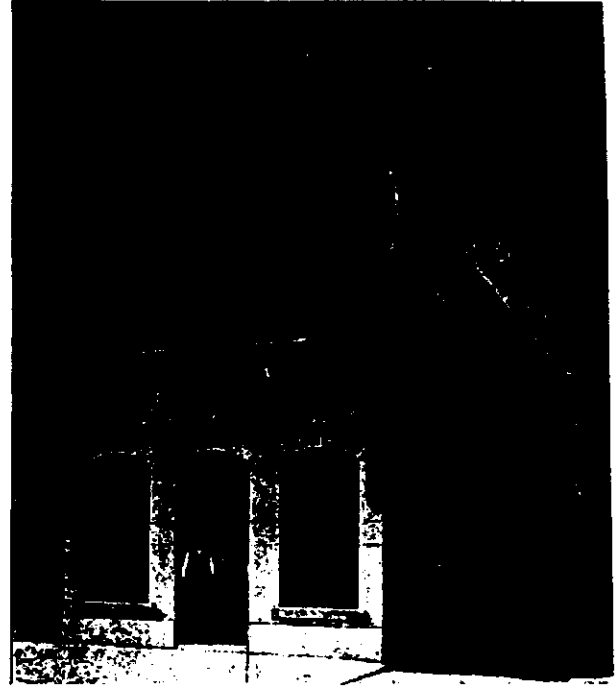


Figure 34 Two typical small to medium scale late nineteenth century industries, H Gage's furniture factory † at 9 Birkenhead Street, North Fitzroy, and D Ballingall's boot and shoe machinery manufacturing, 60 Johnston Street. †

of wireworks, coachbuilders, cordial and aerated water manufacturers, and confectioners. There was even a single tannery in 1890, located in Miller Street. It appears that the largest industrial concern in North Fitzroy in the late nineteenth century, however, was Robert Hurst's boot factory, located on the corner of Queen's Parade and Grant Street, North Fitzroy. †¹⁷⁸ Relatively small-scale industrial operations continued in North Fitzroy into the twentieth century. One example was the North Fitzroy Iron Foundry, at 32 and 34 McKean Street. † In 1903, having secured a contract to supply the Melbourne and Metropolitan Board of Works, the business was said to be doing well.¹⁷⁹ Another was Albert Jackson's wire work business in Barkley Street, † which again, was a small-scale industry, employing only a few hands.¹⁸⁰ F and T O'Neill's aerated water factory † was at 11 Woodside Street, North Fitzroy, and in 1905 was capable of producing 3,000 dozen bottles of 'Lemonade, Ginger-Ale, Soda-water, Koala Beer, etc' per day.¹⁸¹

4.3 Industry in Fitzroy 1900-1950

By the turn of the century a number of larger scale industries had established themselves in Fitzroy. The *Cyclopaedia of Victoria* noted that the suburb was well-established as an industrial area: 'The . . . city of Fitzroy contains its iron foundry, its boot, coach, furniture, brush, spice, turney and clothing manufactories.'¹⁸² The majority of these large factories were located in South Fitzroy, though some new industries were located in North Fitzroy. In October 1908, for example, the *Australian Brewers' Journal* noted the establishment of a new cordial factory, 'Messrs Barrett Bros.' at 43-45 Holden Street, North Fitzroy. † The brothers located their factory in North Fitzroy because they were long-time local residents:

The Messrs Barretts were born and reared in North Fitzroy, and they have appreciated that fact in a practical way -viz., by spending the most of their money to equip the factory with local people. The waggons have been built by Mr George White, coachbuilder, of St George's-road, and they will be a standing advertisement. The gas engine was made by Messrs Scott and Sons,

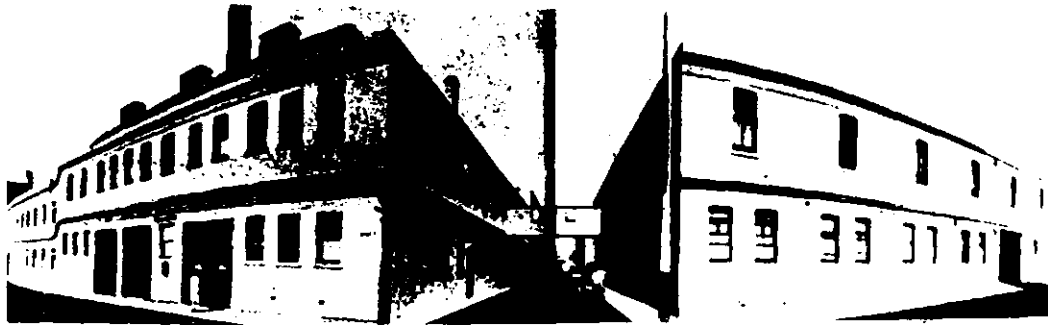


Figure 35 Part of MacRobertson's Great White City. Reproduced from Fitzroy: Melbourne's First Suburb.

engineers of Fitzroy. The tanks, vats, casks, &c., were all made locally.¹⁸³ Despite the location of this and other factories in North Fitzroy, this part of the municipality remained predominantly residential in character.

A number of industrial ventures established or substantially expanded in the early twentieth century in Fitzroy were of considerable size, employing at least one or two hundred persons. One of these was the Acme Shirt Co * at 20 Victoria Street, which in 1903, was said to be a 'model establishment' employing 'upwards of 220 hands.'¹⁸⁴ Perhaps the largest of these industrial enterprises, however, was the MacRobertson confectionery works, established in 1880. The publication, *Collingwood and Fitzroy in 1905*, devoted several pages to this manufactory and much praise to the enterprise of its founder. Born at Ballarat in 1859, Macpherson Robertson served an apprenticeship with the Victoria Confectionary Company



Figure 36 MacRobertson confectionery workers. Reproduced from Fitzroy: Melbourne's First Suburb.

from 1874. He began to produce his own sweets in his Fitzroy bathroom from 1880; these he hawked to local shopkeepers. Before long, however, Robertson had set up his

own business, and by the late 1880s 'MacRobertson's Steam Confectionary Works with over thirty employees had begun to expand by acquiring and demolishing nearby housing'.¹⁸⁵

In whimsical fashion, *Collingwood and Fitzroy in 1905* speculated on the surprise that the original inhabitants of the land would have in seeing the factories:

And at a distance of only about half a mile in a bee line from the spot where he foolishly sold the birthright of his tribe for a mess of pottage, he would receive a veritable eye-opener if he diverged into Argyle-Street or Kerr-street, and bumped up against

Mac Robertson's Huge Factories, "The White Mountain of Fitzroy,"

wherein an industrious army is constantly at work supplying white Australians of both sexes and all ages with confectionery and chocolates of every conceivable shape and variety, as well as cocoa, jams, jellies, sauces, preserves and other good things containing pure sugar as one of their principal ingredients, and which are therefore strengthening to the human frame, as well as pleasing to the palate.¹⁸⁶

When Macpherson Robertson began his business as a toy confectioner, it had occupied just one frontage, at 185 Argyle Street.¹⁸⁷ The earliest MacRobertson's factory buildings had been demolished in the 1890s and were replaced with 'the great buildings, constructed on the most modern lines, which now occupy the whole block bounded by Argyle, Kerr and Gore Streets'.¹⁸⁸ It was one of the first complexes in Fitzroy to take up such a large area, and at the time could be compared only with the manufacturing complex being developed by the firm of Foy and Gibson on the other side of Smith Street in Collingwood.¹⁸⁹

The expansion of the company's works completely changed the nature of a predominantly residential block of South Fitzroy into a large-scale industrial zone. Both Robertson and his business were very important to the industrial development of Fitzroy, not least because they provided employment on such a large scale for local residents. Robertson was well-disposed toward the unions, a strength in predominantly left-wing working-class Fitzroy in the first half of the twentieth century; "Mr Mac" inspired loyalty and affection, taking a fatherly interest in his "co-workers".¹⁹⁰ According to Macpherson Robertson's biographer, historian John Lack, 'in public, the man and his enterprise were inseparable'.

Dressed immaculately in white, he presided over his Great White City at Fitzroy, a complex of white-painted factories housing several thousand white-uniformed employees. His delivery trucks were drawn by prize grey draughthorses, which he readily lent for public processions and drove himself on Eight Hours Day. His assiduous promotion of the romanticized tale of his business, *A young man and a nail can* (1921), gave Melbourne an equivalent of the Dick Whittington legend.¹⁹¹

Robertson was perhaps Melbourne's best-known philanthropist during his later life. By 1933, it was estimated that he had donated some £360,000 to charity, and during Victoria's centenary celebrations in 1935, he 'provided the £15,000 prize money for a London to Melbourne air race (1934) and £100,000 for public works to create employment and provide much-needed facilities'.¹⁹²



Figure 37 Small works such as A R Thatcher's wireworks in Kerr Street were not looked upon with much favour in the Land Values Research Group study. Thatcher's works are pictured in about 1925. + Reproduced from Fitzroy: Melbourne's First Suburb.

Significant numbers of boot and shoe manufacturers also remained in Fitzroy well into the twentieth century. Of the 161 boot manufacturers listed for Victoria in the *Australian Leather Journal Boot and Shoe Recorder Diary* for 1923, some 35, or 22%, were located in Fitzroy.¹⁹³ A number were in North Fitzroy, including several factories in Rae and Reid Streets, one each in Michael and in Scotchmer Street and three in McKean Street, as well as a number of others. One of the largest was Paddle Bros. + in South Fitzroy, which was located in the block which was demolished in the late 1960s to make way for the Housing Commission's Atherton Estate.

Other important large-scale manufacturers in Fitzroy in the twentieth century were the Fitzroy Art Metal Company (FAMCO) and Oliver J Nielson, manufacturers of electrical goods, whose factories covered a whole block on the southern side of Palmer Street, near Nicholson Street. *

4.4 Industry in Fitzroy 1950-

In 1949, the Land Values Research Group carried out a study of Fitzroy for the Fitzroy City Council entitled *Report on Reclamation of an Industrial Suburb: A Municipal Rating Study of Fitzroy*. The study was undertaken as a follow-up to attempts in the late 1930s and 1940s to clear the slum areas of Fitzroy. Its conclusions provide a valuable insight into the industrial nature of Fitzroy as it was by the mid-twentieth century. In terms of numbers of factories, in 1949, Fitzroy was ranked sixth of the twenty-eight municipalities in the metropolitan area. As the smallest of these municipalities, these figures clearly underestimated the physical extent of Fitzroy's industrialisation. In terms of the numbers of people employed per acre, Fitzroy was ranked fourth, behind the giants of industry, Richmond, Collingwood and Melbourne.¹⁹⁴



*Figure 38 The Birmacley margarine works in Scotchmer Street. The building is still operating as a factory. * Reproduced from Fitzroy: Melbourne's First Suburb.*

The general approach taken by the Land Values Research Group study was to applaud the modern, successful and large-scale enterprises for their impressive buildings and smart appearance, and to recommend the institution of a rating system which would advantage and encourage the property improvements made by these firms while disadvantaging the smaller decrepit and poorly maintained older industrial sites (Fig. 37). Relatively small factories described by the Land Values Research Group as being of 'attractive design' were found in both North and South Fitzroy, and included the printing works of McLaren and Co. * at 144-146 George Street, the McColl Electrical Works * at 186-192 Brunswick Street, the Birmacley Margarine Works * at 125-127 Scotchmer Street (Fig. 38), Purina Grain Foods * in St George's Road, the corset factory of Dowd Associates * in Gore Street and the Australian Can Coy works * at 674-696 Nicholson Street. These factory buildings dated generally from the 1940s.

Also of relatively recent construction were a number of much larger factory buildings and complexes. These were also praised for their 'fine' and 'modern' appearance and for the facilities they could offer in terms of improved working conditions. These factories or complexes included the massive four-storey building housing the British United Shoe Machinery Co's works * in Alexandra Parade, the Moran and Cato works and stores in Victoria Street, La Mode Industries corset manufacturing works * at 19 Victoria Street, the substantial boot making works of Paddle Bros. + in Reid Street, the three factories at 2-8 Rose Street * owned by the Easy Pfit Slipper Co., and the two Shovelton and Storey factories * at 296-8 Nicholson Street.¹⁹⁵ The largest and most impressive group of modern buildings covered in the survey was of course the MacRobertson confectionery manufacturing complex. A list of the company's Fitzroy holdings show the change which had taken place in manufacturing in the inner suburbs in general and the shift which had occurred from the smaller-scale enterprises typical of the nineteenth century, to the

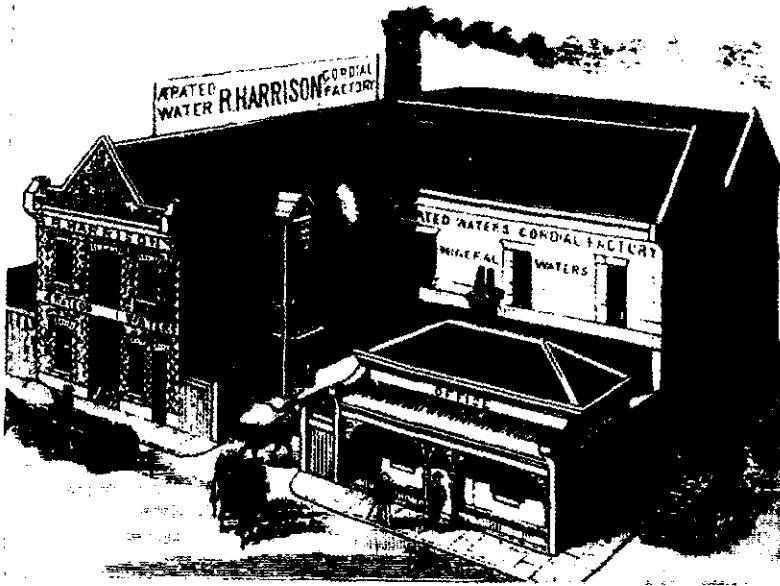


Figure 39 Robert Harrison's cordial manufactory in Spring Street * in the 1880s. Reproduced from A Sutherland. Victoria and its Metropolis.

sprawling complexes owned by the likes of Foy and Gibson and MacRobertsons. A total of twelve factory buildings, seven shop buildings, an engine house, a hospital, two garages, two stores and some vacant land were owned by the firm. All were in Fitzroy, in Johnston Street, Smith Street, Gore Street, Argyle Street, Kerr Street, Rose Street, and Napier Street. The estimated total annual value of these properties was £10,818.¹⁹⁶

At the time when the Fitzroy Municipal Ratings Survey was carried out in 1949, the suburb's larger and more modern equipped manufacturing industries listed above

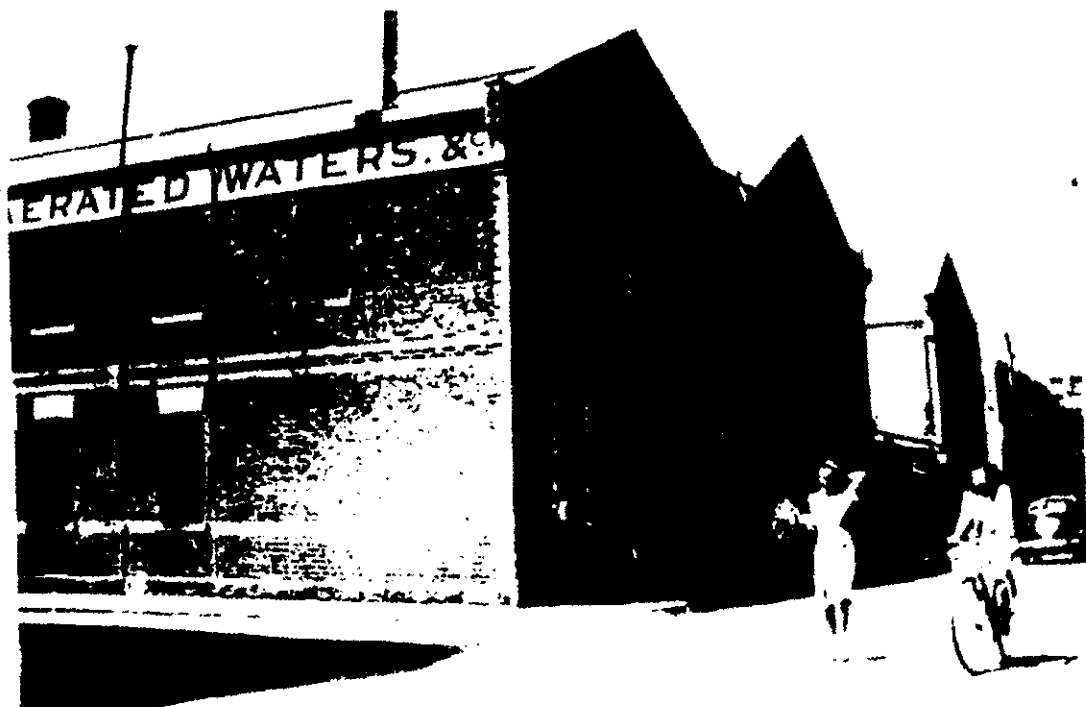


Figure 40 Another view of the factory, which has now been converted to offices. Reproduced from Fitzroy: Melbourne's First Suburb.

suburbs, and the process has continued in recent years. The Foy & Gibson industrial complex on the east side of Smith Street, in Collingwood, now only partly leased, is testament to this.

The evidence of Fitzroy's industrial history remains, however, in the form of those of its industrial buildings which have survived. Many of these have been given a new lease of life and have been converted to studios, offices and residences. Just two examples of the latter approach to reuse of industrial buildings are the former Ace Billiard Factory * at 25 Charles Street, and a former Moran and Cato warehouse at 284 Napier Street.* A former cordial factory at 12 Spring Street * also in South Fitzroy, has been converted to offices (Figs 38 and 39).

5.0 AN EVER CHANGING POPULATION: THE DEMOGRAPHY OF FITZROY

5.1 The First Inhabitants

White man's history is only short when compared with that of the original people who lived here. The more recent history, important though it may be, must be seen against the backdrop of a 40,000 year old culture. Much has changed . . .¹⁹⁸

The original inhabitants of the land are thought to have been the Woiworing, the Aboriginal tribe who occupied the area of the Yarra River and its tributaries.¹⁹⁹ It is outside the scope of this study to address the 40,000 years of Koori culture which predated European settlement in the Fitzroy area. Moving beyond this pre-European contact period, however, many Aboriginal people have lived in Fitzroy throughout the nineteenth and twentieth centuries. As Koori historian, Wayne Atkinson has pointed out, Aborigines in Fitzroy include 'those who can claim to be descendants of the Woiworing', as well as Aborigines from other tribes and parts of Australia.²⁰⁰ The presence of Aboriginal people in Fitzroy is a continuing theme in the post-contact history of the suburb, and will be discussed later in this section.

5.2 The Residents of Early Newtown

For the first few years of European settlement in South Fitzroy, or Newtown, as it was then known, the area was home to people of a range of classes and social and economic situations. In 1839, R D Murray described southern Newtown, the area taken up today by the city end of Brunswick and Nicholson Streets as 'the chosen resort of the principal inhabitants, whose residences are dispersed throughout the many lovely spots with which it abounds. Certainly, nothing can be more romantic and secluded than the sites of many of their villas.'²⁰¹ This



Figure 41 *Glass Terrace* * at 64-78 Gertrude Street, was constructed in the late 1850s by Hugh Glass. Reproduced from Fitzroy: Melbourne's First Suburb.

description has been interpreted as being slightly romantic.²⁰² Nevertheless, many of Melbourne's wealthier and more influential residents did settle on the elevated land at the southern and western extremities of Newtown. This higher land was at the southern ends of Nicholson, Brunswick and Napier Street. Through the late 1840s and early 1850s the hill area continued to be a fashionable residential area, being close to the city but on much better-elevated land. Fine houses fronted Victoria Parade, Nicholson Street, and the southern and easternmost parts of Brunswick, George, Napier, Gertrude, Gore and Fitzroy Streets (Fig. 41).²⁰³ The early popularity of inner suburban areas like Fitzroy did not endure through the 1850s, however, as 'the direction of fashion, convenience and topography dictated the rise or the stagnation of [Melbourne's] suburbs'.

Paul de Serville has traced the movement of Melbourne's upper class in the 1850s, and has concluded that during this period the 'consolidation of wealth and the settling of society . . . expressed themselves in the growth of suburbs and the enlargement or building of mansions . . . the direction of fashion, convenience and topography dictated the rise or the stagnation of suburbs.'²⁰⁴ The end result of this settling process was that of the inner northern suburbs, only East Melbourne and Jolimont retained their social standing, due mainly to their proximity to the city, their high or well-elevated ground and the presence of the Bishop at Bishops court.²⁰⁵ As de Serville remarks, only a few 'conservative members of "old" Melbourne still inhabited Fitzroy and lower Richmond'; in Fitzroy, these wealthier citizens kept their houses in the southern-most section of the suburb.²⁰⁶

Many others who settled in the elevated areas of South Fitzroy in these years, however, though not of the leisured classes, were nevertheless often men who had made some money in the colony, perhaps on the goldfields or in a trade. Many of these were to become the most influential of Fitzroy's local residents.

One example amongst many is Edward Brooks, Justice of the Peace, local identity and a one-time Mayor of Fitzroy, and for whom Brooks Crescent in North Fitzroy is named. With a background in the building trade, Brooks had arrived from England in 1850. Upon his arrival he worked on the construction of a Collingwood hotel, before being 'smitten by the prevailing gold-fever' and travelling to the goldfields in Central Victoria. After returning to the city and completing the hotel some time later, Brooks is said to have,

looked around for a place to build a house for himself. Fitzroy in those days being a splendid site from whence to view the swamps of Collingwood Flat, he decided on that most prominent position and built his present residence in Gore-street, the only landmark in the property being an old stump of a tree.²⁰⁷

It would be wrong to ascribe too much credibility to this account of Mr Brooks' alleged interest in the view of the low-lands of Collingwood, but it should be noted that down the slope a little the poorly drained and mud-filled areas of Fitzroy were also settled by working-class Melburnians. Such close proximity of the houses of the wealthy to those of the poor was not unusual in nineteenth century Melbourne.²⁰⁸ The early author and commentator, William Howitt, remarked in 1852 of the Fitzroy, Collingwood, and Richmond areas:

Just over the [eastern] hill beyond the town, there meets you an extraordinary spectacle. It is that of an immense suburb . . . covered all over with thousands of little tenements, chiefly of wood, and almost every one of them only one storey high.²⁰⁹

By contrast, early settlement in North Fitzroy was much more homogeneous. Subdivided later, and always subject to the provisos of the *Melbourne Building Act*, North Fitzroy was regarded as residentially desirable from the outset. Its early residents were commonly prosperous timber merchants, contractors, and manufacturers.²¹⁰

5.3 Prominent Locals

By the 1880s, the advantage posed by the close proximity of Fitzroy, particularly South Fitzroy, to the city was further eroded by the development of Melbourne's public transport system. The expansion of the suburban rail network meant that commuting to the city from greater distances was easier and faster. As a consequence, Melbourne's wealthier citizens typically chose to escape the increasingly squalid conditions in the city's inner urban areas and built large villas or mansions in the outlying southern and eastern suburbs instead.

The better-off and more powerful Fitzroy residents tended to be business people, owning property and working in the local area. In 1889, biographical profiles of the most prominent Fitzroy residents, those who were, or had been, involved in local government or state politics, were published in *Our Local Men of the Times*.²¹¹ Though hopelessly self-congratulatory in tone, the publication does give an insight into the economic and social status of the most elite and powerful of Fitzroy's residents at this date. Most of those profiled were the sons of the respectable working class or of farmers. Although none had upper-class origins and were 'by Victorian standards . . . financial small-fry, by their own standards, they had not done too badly.'²¹² Their occupations varied, amongst their number were builders, painters, auctioneers, and a chemist. The Mayor of Fitzroy (or its 'Chief Citizen') was Robert Wallace Best, the son of a 'looker', or Customs inspector, who had dallied with the printing business but who had finally become a solicitor. Best was, however, one of the few professionals on Council. As historian, Rosemary Kiss has discovered, for much of the late nineteenth century over half of Fitzroy's councillors were 'directly involved in building, real estate or some degree of property ownership'.²¹³ Fitzroy's mayor in 1887, James Grigg, for example, was the son of an Adelaide storekeeper, and became an apprentice mechanical engineer, but saw there was more money to be made in real estate and grocery sales. Grigg set up premises at the corner of Gertrude and Gore Street. Real estate proved to be very profitable indeed. Grigg eventually went into business with Joseph Kimberley, another local businessman and Collingwood councillor. While Mayor of Fitzroy, Grigg did not scrimp on ceremony.

[T]he opening of the railway to Heidelberg was celebrated by Cr Grigg in a generous manner. He gave a banquet, which was attended by numerous notables, and entertained some 4,000 school children at a picnic to Heidelberg Heights.²¹⁴

Both Cr Grigg's generosity and his alleged good nature ('socially, . . . free and jovial, somewhat witty and clever at repartee') are understood, in the context of his wealth.

Cr Grigg has been very successful in business, particularly in land speculation, and has received many flattering testimonials from property owners, for whom he has conducted sales. The firm of which he is a partner has successfully founded Ocean Grove, one of the most popular seaside resorts in the colony . . .²¹⁵

5.4 Industry needs Workers: 1870-1900

The development of industry in Fitzroy affected the socio-economic make-up of Fitzroy. As Fitzroy's wealthier residents moved out of the suburb, many of the grander houses were converted to boarding houses to accommodate the factory workers of Fitzroy and Collingwood, and others, including 'commercial travellers, drifters, and new arrivals from the bush or Britain'.²¹⁶ Boarding houses were also established to provide accommodation in relation to the influx of arrivals attracted by the Exhibitions of 1880 and 1888. It was not only the wealthy landowners or professionals of South Fitzroy who chose to move. Many working-class men also moved up in the world, and some moved from South Fitzroy, though they typically did not move further than North Fitzroy, Clifton Hill or Northcote. The typical pattern was that men arrived from England with experience as journeymen, worked for years in an established business, acquired a shop or factory in Brunswick Street or Gertrude Street,

over several years expanded the number of employees at the business, and eventually moved to North Fitzroy, Clifton Hill or Northcote.

Apart from the movement of many middle-class and respectable working class residents out of Fitzroy, more particularly South Fitzroy, the sub-standard nature of some of the housing stock in Fitzroy in the early to mid-twentieth century rendered the suburb less salubrious than it had once been. Cheap housing, particularly in the southern part of the suburb, was attractive to poorer people, not only workers but also migrants to Australia.

5.5 First Stop, Fitzroy: Migrants in the Twentieth Century

The changing ethnic composition of Fitzroy's population has been of considerable interest to sociologists and has been one of the more noticeable aspects of cultural and social life of the suburb. In many ways, Fitzroy can be characterised as a suburb of immigrants. For a range of reasons, it has attracted new arrivals to Australia. As the wealthier and more influential of South Fitzroy's early residents moved to more socially desirable areas of Melbourne, and as the suburb became more industrial, and the housing stock deteriorated, the area became a logical stepping stone for Australia's new immigrant population. Many of these migrants in turn moved from Fitzroy to more residentially desirable areas after a period of years, having improved their socio-economic standing, usually to make way for a fresh influx of migrants yet to make their way in Australia. Today, while much of Fitzroy has been 'gentrified', as inner urban property becomes residentially desirable to middle-class professionals, the first Australian home for many migrants is still Fitzroy, though it is now most likely to be twenty storeys above the streets of the suburb, in the Atherton Estate Housing Commission towers.

In 1854, four years before the establishment of a separate Fitzroy municipality, the ethnic composition of the suburb was fairly typical of that of the colony as a whole. A total of 7,103, or 77.4% of Fitzroy's residents were born in England, Wales, Scotland or Ireland, while a further 16.2% were born either in Victoria or one of the other Australian colonies.²¹⁷ This proportion of Australian or British-born residents fluctuated only slightly through the years. In 1901, the percentage of Fitzroy residents born either in Australia or in Britain was 95.4%.²¹⁸ The census figures for 1947 showed a significant change in levels of ethnic diversity, and reflected the influx of European immigrants which had occurred during and after World War II. Only one Fitzroy resident in 1901 had been born in Greece; by 1947, this had increased to 261. A similar increase had occurred in the numbers of Italian-born migrants, which had increased from 53 in 1901 to 502 in 1947.²¹⁹ By the time of the next census, in 1954, the influx of Displaced Persons from Central and Eastern Europe together with the continuation of large scale migration from Italy and Greece was clear in the figures. While the number of Australian-born Fitzroy residents still far outnumbered the overseas-born, a distinct trend was evident; 12.2% of Fitzroy's population had been born in Italy, 3.2% in Greece, 1.7% in Malta, 1.6 in Poland and 1.1% in Yugoslavia.²²⁰ By the time of the 1966 census, the percentage of Greek and Italian-born Fitzroy residents was 15.7% and 17.6% respectively. The total Australian-born population in 1966 was just under 14,000, while the number born outside Australia was just over 13,000. Fitzroy was very much an immigrant suburb.²²¹ However, since 1966, the numbers of immigrants of particular ethnic origins in Fitzroy has changed again. In 1986, Australian-born residents still predominated, numbering 10,877, or just 59.9% of the total population, while the composition of the immigrant population had changed significantly since 1966. Italian and Greek-born residents no longer dominated the figures to the same extent. The largest immigrant group in 1986 was the Vietnamese, with 5.3%.

The vast majority of migrants to Fitzroy arrived in the twentieth century, but the roots of earlier phases of migration reach back into the nineteenth century. At various times Fitzroy has experienced an influx of particular groups of people of diverse ethnic origins, all of which have helped to shape the history and culture of the suburb, as well as its built environment.



Figure 42 Italian migrants Caterina and Benigno Fratta, pictured with their daughter, Lina, in 1934. The Frattas migrated, one after another in the mid- to late-1920s. Reproduced from Fitzroy: Melbourne's First Suburb.

From the first years of European settlement, in Fitzroy as elsewhere in the colony, hotels and churches catered for particular immigrant groups. The presence of some of these groups had less impact on the built environment of the suburb than others. The Cavan Hotel (422 Brunswick Street *) and the Rob Roy Hotel (51 Brunswick Street *) were a comfort to homesick Irish and Scottish immigrants respectively.²²² Another significant immigrant group in the nineteenth century was the Jewish. While wealthier Jews lived in East Melbourne, near the synagogue they had built in Albert Street, poorer Jews settled in the cheaper residential areas of Carlton and Fitzroy. In 1871, 389 Jews lived in Fitzroy, and by 1891, this number had risen to nearly 1,000.²²³ Despite these large numbers, the Jewish residents of Fitzroy had their institutions, their synagogues and Yiddish theatres and social clubs in Carlton.²²⁴ As a result, the evidence of their presence in Fitzroy are few. By contrast, in spite of a decline in the numbers of Irish Catholics in Fitzroy through the late nineteenth century and into the twentieth, the Cathedral Hall (Central Hall *), at 20 Brunswick Street, was the central public meeting place for all of Melbourne's Irish Catholic community.²²⁵ During the time of Daniel Mannix, a strong advocate of Irish independence from Britain, the Cathedral Hall 'stood as a lively outpost in a world wide campaign to free Ireland from English domination.'²²⁶

From the earliest years of the twentieth century, low-cost housing stock in South Fitzroy was attractive to migrants and others who needed to be close to the industrial areas of the Collingwood and Richmond, as well as Melbourne's inner western suburbs. Much of it was large terrace houses which had been converted to boarding houses from the 1860s, right through to the 1880s and 1890s. These large houses and boarding houses were attractive to young single male immigrants from Italy, Greece and Macedonia, particularly in the early post-World War II period. Some lived in boarding houses, while others clubbed together to buy a shared house. Small concentrations of immigrants of various ethnic origins thus developed in Fitzroy, and were increased by the effects of chain migration, whereby families from the same places followed each other in migrating to Australia, where they then settled in the same city. Many of the trappings of cultural life were quickly established by these different groups in the post-war period and while they included things as diverse as religious congregations or coffee houses, they always constituted a bridge between the old world back home and the new world in Australia.²²⁷ Some retail outlets, such as the Italian delicatessen/grocery, run for forty years by the Pizziola family at 265 Brunswick Street *, also reflected the changing ethnic composition of Fitzroy's population.

During World War II, large numbers of rural Aborigines moved into the city to work in the munitions factories in Footscray and Maribymong. Many of them moved into Fitzroy, thus maintaining their kinship and cultural networks, and establishing a meeting place at the rear of the Fitzroy Church of Christ in 1942. Around three hundred Aborigines are thought to have been living in terrace houses in George, Little George, Gertrude and Gore Streets in 1949.²²⁸

Eleanor Harding came to Fitzroy with her husband and three children in 1956. She recalled the range of people living in Fitzroy in the mid 1950s:

I couldn't rent a house because once the landlords saw that I was black, they just refused me flatly to rent a room. So the second-best was going into a room or rent a flat or a flatette. In terms of other places available, I liked living in the flatette at the back of 217 Gore Street. There were seven Aboriginal people living in the building where I rented. And across the road, and next door, there was quite a lot of families. Single girls and single men also lived along this street, apart from families. There weren't many sorts of welfare services and things like that. If someone had a problem, we did what we could. I think in those days we were more sort of close to each other. Between us we had nothing much and the little money we had we'd share. And if one was short of food, we always made sure the other families could help one another.²²⁹

The growth of Fitzroy's Aboriginal population is demonstrated by the establishment of the Churches of Christ Aboriginal Mission in 1943 at the corner of Gore and St David Streets and which was presided over by Pastor Douglas Nicholls, (later Pastor Sir Douglas Nicholls). He and his wife worked hard during the 1950s and 1960s to establish a range of services for Aboriginal people in both Fitzroy and Northcote.²³⁰ Though many Aboriginal people attended the Nicholls' church, Eleanor Harding recalls that many Aborigines who had come off the mission stations had 'copped religion from the time they were born', and were 'all fed up with it'.²³¹ In the early 1970s with the rise to power of the Australian Labor Party under the leadership of Gough Whitlam, more services and organisations were established in Fitzroy to deal with the specific needs of the suburb's Aboriginal population. As local resident, Eleanor Nicholls put it,

Since the early 1970s I think Fitzroy has had a big change for the Aborigines - when the Labor Government got in and recognised our needs and put money into health, law, housing, employment and education. Really, things have changed, in what seems a short time. And Fitzroy, especially Gertrude Street, is still where we meet, but now we have our Aboriginal community organisations and services based there.²³²



*Figure 43 St Luke's Anglican Church * in St George's Road, North Fitzroy. This design of Crouch & Wilson's was modified before construction. The church is now a Hungarian Reformed Church, this change in some ways reflecting ethnic and religious shifts in Fitzroy.*

These services include the Aboriginal Legal Service (1974, now moved to Alexandra Parade), the Aboriginal Health Service at 136 Gertrude Street * (1973), and the Aboriginal Child Care Agency (1979).²³³

By the 1960s, post-World War II European migrants had settled in clusters within Fitzroy, as historian, Chris McConville, has discovered. In North Fitzroy, of the two dominant immigrant groups, Italians outnumbered Greeks, with a particularly strong clustering north of Scotchmer Street. In South Fitzroy, on the other hand, Greeks far outnumbered Italians, except in the area between Westgarth Street and Alexander Parade. The strongest concentration of Greeks was in the block bounded by Gore, George, Johnston and Gertrude Streets. Spanish-born people were concentrated on the south side of Gertrude Street, also between Gore and George Streets. Small pockets of Maltese people were located to the west of the Spanish and Greek areas, as well as in a group near Rae and Freeman Streets.²³⁴ The ethnic groupings described here were reflected in social clubs, businesses and churches located nearby.²³⁵ For example, Spanish people have been in Fitzroy in small numbers since the 1850s. The Parer family were early arrivals, leaving their mark on the architecture of South Fitzroy, with Barcelona Terrace * at 29-37 Brunswick Street, and Madrid Villas † in Princes Street.²³⁶ The numbers of Spaniards in Fitzroy increased substantially in the early 1960s, and a cluster of Spanish businesses and residences developed at the western end of Johnston Street, between Nicholson and Johnston Streets.²³⁷ With the establishment of the Spanish springtime fiesta and the recent increase in popularity of Spanish food, Fitzroy's Spanish Quarter has become well-known in Melbourne. The influx of the displaced Macedonian people in the post-World War II period led to the establishment of a Macedonian coffee house in South Fitzroy, and finally to the consecration in 1960 of St Luke's, the former Anglican church in North Fitzroy, by a Macedonian Orthodox bishop. As Joy Damousi, daughter of early Greek migrants to Fitzroy relates, Greek immigrant culture in the 1960s was manifested in the Gertrude Street cafes, the Greek-owned delicatessens, bakeries, butchers,

and other businesses in Smith Street and the Greek Orthodox Church in Victoria Parade, East Melbourne.²³⁸

Caterina Fratta, who arrived from Italy in Fitzroy in 1929 (Fig. 42), described the meaning Fitzroy has for many Italian immigrants.

Fitzroy is special to many Italians. For my little family with no relatives in this big Australia, Fitzroy provided the possibility of adoptive 'kin' which I missed so much. I'd left behind a large family with aunts and cousins close by. It was in Fitzroy that I found the wonderful people who took their place. Fitzroy was my first home in this new country. It was hard living there at the time, but it was a good, warm and rich experience.²³⁹

It is no doubt one which would have been common to people of other ethnic groups.

Having established themselves financially and socially, after a period of years, many migrants tended to move away from the centre of these ethnic clusters, building houses at varying distances from the group. Chris McConville has traced the movement of most of the earliest Italian migrants to nearby North Fitzroy, where the Italian community remains strong.²⁴⁰ Some, like historian Joy Damousi's parents, moved much further afield:

Like so many migrants, my parents left Napier Street as soon as they could afford to, and moved to more pleasant surroundings. While the eastern suburbs certainly provided clean air and space, the improvement was merely cosmetic, as they also left behind a supportive network and vibrant community.²⁴¹

A more recent group of migrants are refugees from Vietnam and other Asian countries. Unlike the earlier wave of European migrants, who sought cheap private residential accommodation, recent migrants tend to live in the public housing built in Fitzroy in the 1970s. Living in the enormous towers of the Atherton Estate,* the cultural identity of these new arrivals is not as immediately visible as the earlier colonisation of particular streets by ethnic groups had been, but their presence in Fitzroy is reflected in the street life and businesses of Fitzroy. Chris McConville points out, for example, that where once there were Greek delicatessens and butchers along Smith Street there are now also Asian grocers and other businesses scattered amongst the older established businesses.²⁴²

The changing demographic composition of the suburb, in particular the influx of migrants, is also demonstrated by the churches and the changes in use from one group to another. Services for the Russian Orthodox Church were held in St Mary's church hall in Fitzroy Street before a separate church was established in Collingwood. The Anglican church at 121 St George's Road, North Fitzroy, formerly known as St Luke's, has been purchased by the Hungarian Presbyterians, who have renamed it the Hungarian Reformed Church.* The former North Fitzroy Church of Christ * at 145 St George's Road has also been transformed and is now the Greek Seventh Day Adventists church.²⁴³ A new Macedonian Orthodox Church of St George * was built at 52 Young Street by the large Macedonian community in the 1970s.²⁴⁴

Since the early 1970s other demographic processes have been at work in Fitzroy, along with other of Melbourne's inner suburbs. This has been the progressive gentrification of North Fitzroy, and to a lesser extent, South Fitzroy. Historian, Janet McCalman, has commented on the changes which have taken place in the northern part of the suburb, whereby 'North Fitzroy has moved smoothly from respectable working class to sophisticated middle class. The houses are carefully renovated, increasingly with some attention to historically correct detail'.²⁴⁵ As she points out, this process has benefited some long-term Fitzroy residents, who were able to sell their houses, many of which were in a degree of disrepair, and 'transform their final years into the most comfortable and carefree of their lives'.²⁴⁶ Many of

these people were happy to move to the relatively fresh air and spacious houses in suburbs further out, and as a result, residents who took their place have spent considerable sums of money in careful renovation and restoration to the ultimate benefit of the building fabric. This influx of middle-class professionals has also produced a much altered social fabric.

In South Fitzroy, the process of gentrification has not been so rapid or run so smoothly. Its social costs are recognised in the following poignant comments:

*Southern Fitzroy has provided one of the last refuges in Melbourne for those without equity or family or a niche in the social and economic fabric. And when their flats and lodging houses are sold up for private residences, they have nowhere else to go. Southern Fitzroy was the last station on the line.*²⁴⁷

6.0 FAITH, CHARITY AND SOME HOPE: RELIGION AND WELFARE INITIATIVES IN FITZROY

6.1 Churches in Fitzroy

When the 1854 census was taken, 44% of Fitzroy's 9,172 residents were recorded as Church of England, though a range of other religious denominations and persuasions were also represented.²⁴⁸ These included the various other Protestant churches, ranging from the low evangelical churches such as the Primitive Methodists and the Congregationalists to the various Scottish churches. Roman Catholics and Jews were also represented. There were even nine members of the Freethinkers religion. Religion as the source of social and spiritual events and ceremonies²⁴⁹ was an important means by which new arrivals to the colonies were able to give some form and meaning to their place in a diverse immigrant society. In this context, church buildings became an important physical focus of many of these events and ceremonies which provided cultural links between people of similar backgrounds and experience. A similar role, though presumably less spiritual, was played by the various lodges which were established in early Port Phillip society, and which thrived in many cases into the twentieth century. In the case of the lodges, their physical focus, and the focus of much other social and political activity, was the lodge rooms in various Fitzroy hotels.

Early churches in Fitzroy represented the different settler groups in Fitzroy in the 1840s and 1850s. The Anglican St Mark's Church, * described as 'Melbourne's finest early bluestone church',²⁵⁰ opened at 240 George Street in 1855.²⁵¹ Its substantial form and relatively elaborate design, originally by architect James Blackburn Jnr. and extended some years later in two stages by Leonard Terry and Charles Webb, reflected the financial support it received from the most moneyed and influential of early Fitzroy's residents.²⁵² The earlier buildings on the site are now partly obscured by twentieth century brick structures. Many Wesleyans were also amongst the earliest settlers in Fitzroy. It was here that the first Wesleyan church in



Figure 44 Extensions were made to St Brigid's * in the 1880s. Reproduced from Fitzroy: Melbourne's First Suburb.

the colony was constructed in 1841. This was replaced by a bluestone church in Brunswick Street, which in turn was replaced in 1874 with a large new building at 470 Nicholson Street, North Fitzroy which was designed in polychrome brickwork by architects Terry and Oakden.²⁵³ Another of the Wesleyans' early buildings is the former Wesleyan Hall, a prefabricated iron chapel imported from England. This building is now operating as All Saints' Catholic Hall in King William Street.²⁵⁴ The Roman Catholic population in Fitzroy was also large, but its members were deemed to be part of the central parish of St Patrick's, though the mission church of St Brigid's on the corner of Nicholson Street and Alexandra Parade in North Fitzroy was made a parish church in the 1880s (Fig. 44).²⁵⁵ The Catholics were also represented in Nicholson Street by the Convent of Mercy containing the Academy of Mary Immaculate girls school and the Chapel of the Immaculate Conception built 1887-89. The Presbyterians started out with grand plans and erected a magnificent bluestone building at 122 Napier Street in 1871 though the original design was modified somewhat.²⁵⁶

Almost as interesting as the early mainstream churches and their buildings are the smaller religious sects which settled in Fitzroy. The Christian Israelite Sanctuary was constructed for the sect in 1861 at 193 Fitzroy Street. This building is a very rare example of a Christian Israelite sanctuary, and is now the world headquarters for the small sect which, never large, numbered 115 at its zenith in 1871 and which has since all but died out.²⁵⁷ Trivial but interesting, is the fact that the Sect's founder, John Wroe, died in the cottage at the rear of the Sanctuary whilst on a visit to the colony in 1863.²⁵⁸ The Bible Christian Chapel at 278 Gore Street, Fitzroy, also dates from the 1850s. It was the first such chapel in Australia.²⁵⁹

In North Fitzroy the first Seventh Day Adventist Church in the southern hemisphere was organised in 1886 from a mission tent on the corner of Brunswick and Scotchmer Streets. The church met in various halls until its first permanent church building was constructed at 37a Alfred Crescent in 1896. The Seventh Day Adventists are now also represented in Fitzroy at the Greek Seventh Day Adventist Church in St George's Road, North Fitzroy, a small Gothic style church with distinctive buttresses decorated in polychrome brickwork. It was originally built in 1887 as the Church of Christ. Also located in North Fitzroy was the Salvation Army whose barracks are at 720 Brunswick Street. It is a small castellated brick building erected in 1884 and which has something of the same character, if not the same scale, as the Army's buildings in Victoria Parade.

6.2 Charity and Social Reform in Fitzroy

Fitzroy's reputation as Melbourne's 'Much-Charited Acre' is well-deserved and has been discussed at length elsewhere.²⁶⁰ In the depressions of both the 1890s and the 1930s, a variety of charitable organisations responded to the crisis faced by working-class people in Fitzroy with a range of different strategies. Late nineteenth and early twentieth century Fitzroy has been likened to those areas of down-town Boston which are known for their role as the focus of a new wave of American philanthropists and social reformers.²⁶¹ In Fitzroy, the overwhelming majority of these groups were associated with religious organisations. Like neighbouring Collingwood, the widespread deprivation and hardship suffered in Fitzroy in the 1890s drew the attention of philanthropists operating in a fairly traditional nineteenth century oeuvre. These groups based their assessment of claims for assistance on the need, but sometimes partly also the moral stature, of the applicant. It also attracted a range of individuals and organisations aspiring to more fundamental and modern social reform objectives, which looked toward health, welfare and education initiatives to solve the problem of the slums. Thus, while religious bodies ran temporary shelters and supplied much needed food and clothing to the needy, educationalists like Isabel Henderson enlisted the support of middle-class church women from Malvern and Brighton to crusade for the establishment of kindergartens.²⁶² A number of the first kindergartens in Victoria were run in local church



Figure 45 The Old Colonists Homes * in North Fitzroy, pictured c. 1910.

halls in Fitzroy, before the Fitzroy Mission Kindergarten (later renamed the Isabel Henderson Kindergarten †) was established on the corner of Young and Leicester Streets.²⁶³

One of the better known welfare initiatives, and one in which the original buildings are in use today, was undertaken by the Old Colonists' Association. The Association's almshouses are known as the Old Colonists' Homes, and are located in Rushall Crescent, North Fitzroy. * At the initiative of George Coppin, 'comedian, theatrical entrepreneur, politician and philanthropist',²⁶⁴ the Old Colonists' Association was formed at a meeting at the Menzies Hotel in May 1869. Its stated objectives were to 'assist necessitous old colonists: to promulgate facts relative to the history of the colony: to promote the advancement of native-born Victorians, and to encourage friendly recognition between the members'. Within six months the new association had resolved to 'assist necessitous Old Colonists' by setting up a home for the elderly amongst their number.²⁶⁵ Four and a half acres of land were set aside by the Government on the banks of the Merri Creek, and the first two cottages, both designed by well-known architect, George Johnson, were completed by 1870.²⁶⁶ Historian, Laurie O'Brien, has described the construction of the Old Colonists' Homes in North Fitzroy as a gesture which was specifically aimed at certain of the suburb's residents who 'rewarded a modest number of respectable beneficiaries with secure accommodation in an almshouse-style retreat'.²⁶⁷ In 1905, the complex consisted of a 'pretty hall for religious services and meetings: library capable of seating about 100 people, and caretakers quarters'.²⁶⁸ As well as these buildings there were fifty three cottages, most of which bore the names of their benefactors. Members of the Old Colonists' Association who lived in Fitzroy were typically that suburb's prominent manufacturing, merchant and municipal leaders. The social significance of membership of the organisation is indicated by the fact that lists of Life Governors and the lesser 'subscribers' were published in 1888 in T W H Leavitt's *Jubilee History of Victoria and Melbourne*.²⁶⁹

Less exclusive, of course were a range of other refuges and organisations for the poor and needy in Fitzroy. These included the Salvation Army, the Sisters Rescue Brigade, and from the 1930s, the Brotherhood of St Lawrence, which made the slum areas of Fitzroy its primary focus of attention.

Though Fitzroy's churches are located in both North and South Fitzroy, most of the suburb's church-based and other philanthropic and social welfare initiatives have always been based in South Fitzroy. The dislocation, poverty and social and economic distress engendered by the 1890s Depression was much more pronounced in South Fitzroy than in North Fitzroy, where the better-off residents had built their terrace houses. The extent of the effect of the Depression on Fitzroy is reflected in the fact that Fitzroy lost population at the rate of about 1,500 per year between 1892 and 1894.²⁷⁰ The building industry in Fitzroy appears to have suffered as heavily as retailing and industry. According to historian Nola McKinnon, those engaged in relief work in Fitzroy during the Depression, 'remarked on the number of "respectable artisans", carpenters, stonemasons and the like unable to find work'.²⁷¹

The twentieth century witnessed the partial breakdown of the old Protestant parish communities in Fitzroy.²⁷² As the incumbent of St Mark's Anglican Church put it in the early 1920s,

In the past twenty years there has been a continued exodus of people to the more favoured residential suburbs. The people with home ideals and better prospects move away from Fitzroy, and as in all industrial parishes they constituted the keenest portion of the churchgoing population. The migration will continue. The parish has to face a continued withdrawal of its strong supporters and factories are encroaching every year upon the residential areas of Fitzroy.²⁷³

This comment might carry a pessimistic air, however, since 1930 the work of the Anglican Brotherhood of St Lawrence has been a considered and varied response to perceived social and economic problems in Fitzroy and elsewhere in Melbourne's inner suburbs. While the Brotherhood's primary focus in the 1930s and 1940s remained the eradication of slum areas in Fitzroy, later Brotherhood projects related to issues other than housing and included a series of pilot projects aimed at persuading the State Government to initiate action on specific issues. Thus, the first Family Planning Clinic and the first Victorian branch of Alcoholics Anonymous were both started by the Brotherhood in Fitzroy.²⁷⁴

6.3 Health Care

One of the legacies of the extension of philanthropic activity in Fitzroy during the 1890s was St Vincent's Hospital, which was established in order to dispense aid during the Depression of the 1890s. St Vincent's provided a contrast to some of the church-based charities operating in Fitzroy and the City of Melbourne at this time, since the institution was considered to be less particular than many about the morals or respectability of those whom it chose to help. One writer remarked in 1905 that:

There are charity organisations for assisting respectable people who are victims of misfortunes mourning by the current of adversity. But if one is to grade the various schemes for assisting distressed humanity, the premier position must undoubtedly be accorded to that noble institution, conducted by the Sisters of Charity, and known wherever established by them as St Vincent's Hospital.²⁷⁵

St Vincent's was opened on 6 November 1893 by Janet, Lady Clarke.²⁷⁶ Despite fears that the hospital would not survive the depressed 1890s, in 1905 it was noted that 'subsequent events have proved that the sisters were right when they realised that there was no such word as fail.'²⁷⁷ In 1905, it was reported that, 'the word success is branded on their efforts until now they find it necessary to complete the colossal establishment'. The new building which was under construction during 1905 * faced onto Victoria Parade on the corner of Regent Street.²⁷⁸ It still stands today but has been built over on the Victoria Parade side by a later building. The building was designed by David C Askew, cost £51, 300 and accommodated

100 beds. It was followed in 1913 by the Druid's Wing. * An earlier building, known as Brennan Hall * and constructed in 1889 as Melbourne's only known secularist building, the Hall of Science, was also incorporated into the hospital, and is now known as the Brennan Wing.²⁷⁹

The main facade and entrance of St Vincent's was constructed in December 1938 and was designed by the Melbourne firm of Stephenson and Meldrum. * A 'Pathological Block', also by Stephenson and Meldrum, was added in 1938. * In 1950, major extensions were made to the complex in the form of a massive building facing the corner of Victoria Parade and Nicholson Street, * comprising a Nurses Home and Casualty and Outpatients' Departments.²⁸⁰

St Vincent's has been the largest-scale health institution in Fitzroy since its settlement, but it is worth noting that there was something of a concentration of private health professional rooms in the south-eastern corner of Fitzroy in the nineteenth century, in the same area now occupied by the hospital, in fact. More exclusive were the dentists and other surgeons which were located in the south-western part of Fitzroy, particularly in Gertrude and Brunswick Streets. Dentistry was a profession which was still very much for the well-to-do, as the elegantly furnished waiting rooms and surgeries in southern Fitzroy testified.²⁸¹ The location of a number of surgeons' and dentists' rooms in the hill area of South Fitzroy was testament to the fact that the area was still prestigious.

The Veterinary College/Hospital at 38-40 Brunswick Street * was also located in this precinct. The building still stands, though it is not used for its original function.

Today, health facilities in the south eastern corner have been extended through the expansion of St Vincent's Hospital and the provision of services such as the Aboriginal Health Service at 136 Gertrude Street. *

7.0 FROM SLUMS AND BOARDING HOUSES TO PUBLIC HOUSING AND GENTRIFICATION

7.1 Conversion to Boarding Houses

Many of Fitzroy's mansion houses had been adapted for use from the 1870s and 1880s as boarding houses. Suzanne Dance has described the extent of this phenomenon:

In 1881, fifteen of the thirty-nine houses south of Hanover Street in Nicholson Street were boarding houses and there was a total [number of boarding houses] of fifty-four in Fitzroy. By 1891 this number had tripled to one hundred and fifty-two, one hundred and forty-one being in the south Fitzroy area . . . 282

Some of these conversions related to an increase in demand for accommodation created by the Exhibitions in the 1880s. Many private residences, such as Osborne House * at 38-44 Nicholson Street, were converted to lodging houses at this time. An 1888 prospectus for this building noted its proximity to 'the Treasury, Parliament Houses, theatres, Cyclorama and ... the Exhibition and Gardens'.

This Establishment combines the comfort of home with the privacy of the country, and yet has all the advantages of town . . . The trams pass the house every five minutes, which will take you to any part of the city or suburbs. For the accommodation of the house are two drawing, dining and smoke rooms, hot and cold baths, first-class table. Strict attention is paid to the comfort of visitors, both by the proprietress and her servants. Telegrams and letters receive prompt attention. 283



Figure 46 The illustration of Osborne House * which accompanied its 1888 prospectus. Reproduced from Fitzroy: Melbourne's First Suburb.

Not all converted boarding houses were as salubrious as Osborne House. Some were far less luxuriously appointed, in the late nineteenth century catering less for visitors to the Exhibitions than for workers in the factories of Fitzroy and Collingwood. Some were almost certainly converted to brothels. This type of conversion was related to 'the official attempt to clean up Stephen Street in the city, the disreputable brothel quarter, which was embarrassingly located on the axis of the new Exhibition Buildings. The street was renamed Exhibition Street, and the brothels were removed, some of them to southern Fitzroy.'²⁸⁴ Many of Fitzroy's boarding houses, whether originally established as brothels or as up-market lodging houses, certainly became overcrowded in the twentieth century, perhaps contributing to the perception of many social reformers and health inspectors that they were in a decrepit condition.

7.2 The Development of the Slums

The deterioration in some of the housing stock in Fitzroy during the late nineteenth century has been documented on the basis of evidence given before various committees concerned with 'slum housing' in Fitzroy. In the early twentieth century, the general approach taken by the inspectors giving evidence before such committees was that the occupants had contributed to the decay of their houses. Rosemary Kiss has suggested that this accords with the classic argument relating to inner urban decay, which depends on the notion that, 'old houses run down and become impossible to live in, thus becoming slums and being subject to further deterioration'. However, as Kiss points out that if old houses are 'built well, on suitable ground and are not subject to extraordinary climatic or other stresses, they will last for hundreds of years...'²⁸⁵ She goes on to suggest that much of Fitzroy's urban decay might be due to the fact that much of the working-man's housing in Fitzroy was substandard in the first place, having been jerry-built by speculative builders or developers who economised and cut corners in the process.²⁸⁶



Figure 47 Looking east down Market Street towards the back of the Town Hall. * Small and decrepit buildings like those on either side of this street were the targets of slum reformers in the 1930s.

The provisions of the Public Health Act of 1883 allowed local councils to inspect properties and to have them condemned for human habitation and demolished. Up to 1912, as many as 351 properties in Fitzroy were condemned though only 129 were pulled down as a result.²⁸⁷ This, and other facts, suggest that the Fitzroy Council was undoubtedly negligent in its responsibilities. Architectural historian, George Tibbits has quoted a Central Board of Health Report from 1887 which remarked that 'Some houses - of the worst kind from a health point of view, belong to wealthy proprietors who resent interference, and often defy the law . . . It is impossible to avoid noticing the reluctance of many Local Boards to interfere actively against influential property owners'.²⁸⁸ In the case of Fitzroy, many of the property owners were not just influential residents, but were actually past or present councillors.

From the turn of the century, a new class of public health professionals turned their attention to questions of sanitation and hygiene. Unsatisfactory or makeshift buildings, particularly where overcrowding occurred, were viewed with even greater concern than before. The appointment of a Joint Select Committee, and a Royal Commission between 1915 and 1918 to examine the slum housing question, indicated a shift toward a more regulated and centralised scientific/medical approach to the problem, rather than the old way of leaving it in the hands of local councils.

As late as 1917, an enlightening exchange took place before the Royal Commission on the Housing Conditions of the People in the Metropolis and in the Popular Centres of the State. The witness was Charles Neville, who when asked by the Chairman whether houses being constructed in Fitzroy at the time would be of brick,

Yes; but they are of insufficient area and with no back yards. Two houses are built quite close to the Fitzroy wood yard, and there is no back yard at all, and no front space. I cannot remember the name of that street just now. They are built right onto the street . . . there is no room for anything in front . . .²⁸⁹

Not surprisingly, the Chairman blamed the Council:

The Fitzroy Council is to blame if they allow that to be done, because they have the power, under the Local Government Act, to define the thickness of the walls and the height of the rooms, and they could make regulations as far as this allotment is concerned.²⁹⁰

7.3 Slum Clearance and Public Housing

The 1930s brought the attention of well-known anti-slum crusader Oswald Barnett, who carried out a detailed investigation of the worst parts of South Fitzroy as a study which was submitted as a Master of Commerce Degree at the University of Melbourne. It was also serialised in the *Herald* and appeared as a booklet entitled *The Unsuspected Slums*. Barnett's work and the pressure which it brought to bear upon the Government is generally considered to lie behind the appointment of the Housing Investigation and Slum Abolition Board in September 1936.²⁹¹ The end result of the findings of Housing Investigation and Slum Abolition Board, together with the campaign against sub-standard housing carried out by the Brotherhood of St Lawrence, was the creation of the Housing Commission of Victoria.²⁹²

The Commission's slum clearance work began in North Melbourne, where the Molesworth Street estate was established, but by the 1950s, it was making inroads into Fitzroy (Fig. 48).²⁹³ The development of concrete panels led to the construction of two-storey flats at the St Lawrence Estate. There was only limited opposition to this type of redevelopment, but by the time the Commission conceived its Atherton Estate project in the late 1960s, it had abandoned all its previous efforts at renovation of the better existing buildings. George Tibbits noted that the resistance to clearance came from a variety of sources, not least the



Figure 48 The Wesleyan chapel and Sunday school in King William Street was demolished in 1971. In the background in this photograph a crane looms beside the newly constructed Atherton Estate towers. Reproduced from Fitzroy: Melbourne's First Suburb.

growing interest in restoration or renovation of nineteenth century houses and the movement of middle-class and politically articulate professionals into Fitzroy. Despite opposition the Atherton Estate project went ahead and in the process caused the demolition of a large block of houses and the removal of a number of streets. Opinions on the worth of public housing, and particularly of the high rise Atherton Estate, have remained divided. Some, like long-time



Figure 49 Brooks Crescent, North Fitzroy. Reproduced from Fitzroy: Melbourne's First Suburb.

Fitzroy resident, Eleanor Harding, saw the benefits of the Government's public housing initiatives for many people who had been living under unacceptable conditions in sub-standard boarding houses:

The best thing that ever happened in Fitzroy for some families - a lot of people don't believe it but I do - was building those high-rise flats: because they were the first people to be housed - the ones living in the rooms.²⁹⁴

By the 1970s the political climate had changed and the fight to save Brooks Crescent, in North Fitzroy, saw local residents join with the Council, local businessmen and manufacturers as well as the unions to prevent the demolition of that part of their suburb (Fig. 49).²⁹⁵

Another important initiative of the late 1970s which was backed by the conservation lobbyists was for the retention of Osborne House, one of the better-known of Fitzroy's many boarding houses. In 1979, the Historic Buildings Subcommittee of the Urban Conservation Advisory Committee mounted a campaign to prevent the demolition of the building. Negotiations ensued with the Ministry of Housing to acquire the building. As Jim Davidson, one of the proponents of the scheme recounts, 'This not only ensured that the building would be maintained intact, but also secured the continuance of its use as a boarding house'.²⁹⁶

7.4 Urban Conservation in Fitzroy

Fitzroy was one of the first inner urban areas to witness the battle between developers and individuals and groups of people concerned about the preservation of historic houses. In 1969, the Fitzroy Residents' Association was formed and proceeded to oppose the demolition of many of Fitzroy's landmark buildings, including Osborne House, as detailed above. Their actions were in response to the wholesale demolition of many residential and other buildings across the inner suburbs and their replacement with 'unsympathetic, modern, brick-veneer houses with steel-framed windows of the style then mushrooming across outer suburbia, or else by squat ugly office buildings'.²⁹⁷ For its part, the Fitzroy City Council approved of the demolition of old buildings, preferring the new clean and modern buildings and still looking to rid Fitzroy of its reputation as a slum area.²⁹⁸

A number of cases involving proposed demolitions of important terrace houses in South Fitzroy served to strengthen the resolve of the Fitzroy Residents' Association, the National Trust of Australia (Victoria) and their supporters and to focus public attention on the issue. Two pro-building preservation candidates were voted onto the City Council in 1971 where they vigorously pushed the views of the FRA. Some of the disputes about important historic buildings in Fitzroy were lost by the pro-preservation cause in the early 1970s, notably Eildon House † at 189 Victoria Parade.²⁹⁹ The fight to save Blanche Terrace * at 169-179 Victoria Parade finally gained the support of the Fitzroy City Council, however, as well as the building unions. Other issues related to urban conservation also reflected growing concerns about the approach to slum clearance and urban renewal which had been taken by the Housing Commission and other government instrumentalities. These included the battle to save Brooks Crescent and the efforts to prevent the construction of a freeway through Fitzroy. Concerns were raised through these instances about the lack of regard for the rights of individuals and the community to protect and plan for its own urban environment. As a result of the efforts of a wide range of local residents and other interested individuals and groups, the wholesale clearance of many parts of Fitzroy was avoided.

In the next years, the issue of urban and building conservation were addressed by the State Government, the *Historic Buildings Preservation Act* being passed in 1973. Planning legislation also delegated planning powers to local municipalities and controls over the impact of new buildings on nearby residents were introduced to protect residents' rights to amenity. In 1978 and 1979, the North and South Fitzroy Conservation Studies were undertaken with

the support of the Australian Heritage Commission and the Historic Buildings Preservation Council. As a result of these studies and of the efforts of the Council, many of the historic and architecturally significant elements of the urban fabric in Fitzroy have been preserved.

8.0 FUN, GAMES AND THE ARTS

8.1 The First Meeting Place: Hotels in Fitzroy

One of the primary types of entertainment venues and meeting places in Fitzroy has been its large collection of hotels. From the earliest period of European settlement, hotels were the only public meeting places, as they predated the establishment of more sedate venues such as mechanics institutes and other public halls, including the Town Hall. Like all of Melbourne's inner suburbs, Fitzroy has always been well-endowed with hotels, though the vast majority of these have been located in South Fitzroy, with relatively few in North Fitzroy.

The importance of the drink trade in early Port Phillip society was reflected in the large number of hotels established in Fitzroy in the late 1840s and early 1850s. By 1842 there were three 'Fitzroy applications for "authorised grog shops" before the magistrates sitting at the Annual Licensing Session'.³⁰⁰ The first to be licensed was in Nicholson Street and was known as the Travellers Rest. + ³⁰¹ It was joined later that year by the Devonshire Arms * at 36 Fitzroy Street, which though delicensed in the early twentieth century, still stands as the oldest surviving hotel building in Fitzroy today.³⁰² However, the real rash of hotel building in Fitzroy began in the early 1850s with some 33 hotels being constructed in Fitzroy during these years, most in the South Fitzroy area. A large number of these were located on the suburb's main commercial strips, Brunswick and Gertrude Streets.

Far fewer hotels were built in the later settled area of North Fitzroy. The first hotel to be built in North Fitzroy was the British Queen+ in Nicholson Street, near the corner of Reid Street in 1854.³⁰³ Of the 57 hotels operating in Fitzroy in 1870, 45 were located in the area south of Johnston Street.³⁰⁴ This situation was rectified to a certain extent during the 1870s, when prospective publicans concentrated on opening up licensed premises in North Fitzroy; 19 of the 25 hotels built in this decade were situated north of Johnston Street.³⁰⁵ North Fitzroy was still a long way behind, however, and even today does not have anywhere near the number of hotels as does South Fitzroy.

One of the most important functions of hotels in nineteenth century hotels, was of course, a social and recreational one. Apart from offering a place where people could meet and drink, hotels often offered those recreational facilities which were permitted under the licensing legislation. Local clubs and social organisations made specific hotels their own: of the two local football clubs in the 1870s, the Prince of Wales Club gathered at Robert Showers' West of England Hotel * at 64 Kerr Street, while the Commercial Cricket Club met at Cooley's Collingwood Hotel + in Webb Street.³⁰⁶

In those hotels whose proprietors held an appropriate license, billiard tables were installed. These were often located in separate rooms either within the hotel building or immediately adjacent. For example, Benjamin Drewery, the owner in the 1850s of Drewery's Hotel at 148 Gertrude Street, Fitzroy (known for most of its life at the Renown Hotel, now called Squizzy Taylor's *), leased a 'Brick Billiard Room' from his neighbour, Joseph Horsefall.³⁰⁷

From the turn of the century, the State Government sought to reduce the number of hotels in Victoria through a programme of compulsory closure. The findings of the Government's Licenses Reduction Board in the early twentieth century give a valuable insight into the number and distribution of hotels in Fitzroy. The LRB discussed the licensing districts of Central Fitzroy, South Fitzroy and Jolimont in 1910:

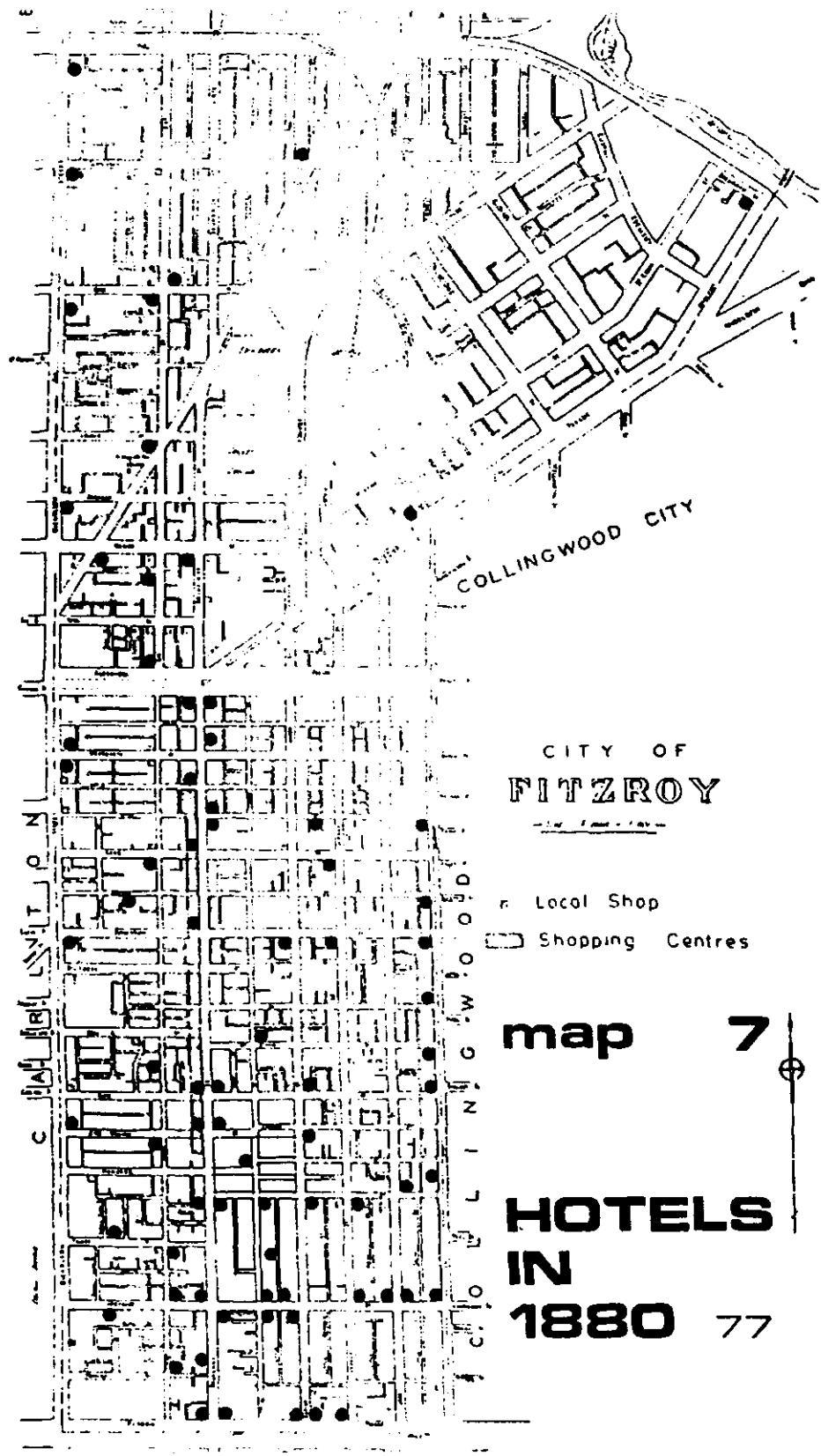


Figure 50 Location of hotels in Fitzroy in 1880. Reproduced from N Picolo. Hotels in Fitzroy up to 1906.



Figure 51 Former National Hotel, at 174 Brunswick Street *

These three districts adjoin each other, and, except for the East Melbourne and Jolimont portion of the latter, are all within the municipal boundaries of the City of Fitzroy. They are very old settled districts, and the manner in which the hotels are located presents some curious anomalies. The Jolimont District affords a further illustration of the difficulty of estimating the real overstocking by the excesses on paper. There is only a surplus of two, but of the twelve hotels in that district, no less than ten are situated in the comparatively small Fitzroy portion, bounded by Victoria-parade, Nicholson, Gertrude and Smith Streets, leaving only two for the large residential population in East Melbourne and Jolimont. This is a striking example of how the residents of one portion of a district may carry the overstocked hotels in another, and so leave themselves without any possibility of obtaining an adequate share of hotels 308

Despite the forced closure of a number of hotels in South Fitzroy up to the 1920s, the easy availability of liquor in this part of the suburb remained marked. In 1933, Oswald Barnett's study of the slum areas of South Fitzroy isolated the drink issue as one which adversely affected 'family life and well-being' and contributed to the plight of those people Barnett described as 'slum types'.³⁰⁹ In his report, Barnett included a map of South Fitzroy which showed the location of some 23 hotels and five wine shops.³¹⁰

Fitzroy's hotels almost without exception date from the mid-nineteenth century in terms of their licenses, many of the actual buildings date from the 1850s and 1860s. From the turn of the century because of changing licensing laws and the pressure put on publicans by the Licenses Reduction Board to upgrade facilities, many of these early hotels have undergone significant additions and alterations. Others were demolished and rebuilt in the early twentieth century, while a significant proportion were delicensed. It is these last examples which, if they still survive, tend to have retained more of their original fabric, than those which still trade today. Examples include the former Eastern Hill or Belvidere Hotel, at 88 Victoria Parade * and the former National Hotel * at 174 Brunswick Street. 1850s hotels which have been massively altered from their original form include the Old Colonial Inn * at 125



*Figure 52 This photograph shows the interior in 1907 of the former Aberdeen Hotel at 324 St George's Road, North Fitzroy, more recently the Loaded Dog Hotel, and now known as the Circuit Sports Cafe. **

Brunswick Street. Amongst those which were demolished and rebuilt in the early twentieth century are three buildings which are amongst the most architecturally interesting of Fitzroy's twentieth century buildings. They are the Perseverance Hotel *at 196 Brunswick Street, the Napier Hotel *at 210 Napier Street and the Champion Hotel * at 50 Brunswick Street. All are thought to have been designed by the architectural firm of Sydney Smith and Ogg, and all feature the corner tower so typical of the firm's hotels designs.

A substantial number of Fitzroy's earliest hotel buildings are extant today, though not all of them are still operating as licensed premises. These include the former Belvidere (Victoria Parade, 1854*), the Evelyn (349-51 Brunswick Street, 1857*), Squizzy Taylor's (formerly the Renown, or Drewery's Family Hotel, 148 Gertrude Street, 1854*), the Builders' Arms (215 Gertrude Street, 1853*) and the Provincial Hotel (299 Brunswick Street, pre-1853*). Former early hotel buildings which are not operating as hotels today include the former National (174 Brunswick Street, 1854, Fig. 51*), the former Chapman of Labour-in-Vain (Brunswick Street, pre 1853*), the former Royal or Royal Exchange (187 Gertrude Street, 1855*).³¹¹ Others of these 1840s and 1850s hotels also appear to have survived but have undergone major alterations which have totally altered their original forms. These may include the Old Colonial Inn (formerly the Brunswick, 125 Brunswick Street, pre-1853*), the Royal Derby (446 Brunswick Street, 1854*), the Rob Roy (51 Brunswick Street, 1857*), the Pumphouse (formerly the St Andrews, 110 Nicholson Street, 1854*), the Birmingham (333 Smith Street*), the Rochester Castle (202 Johnston Street *) and the Carlton Club (22 Gertrude Street, 1853*).*³¹²

In the mid-nineteenth century all of Melbourne's inner suburbs were characterised by a high concentration of hotels. In the absence of other venues, and the lack of instantaneous forms of mass communication such as those used today, hotels were a primary focus of social, political and economic activity. They were most important meeting places in the colony, their proprietors often acting as the main source of news and editorial comment.³¹³ In this context, while the number of hotels in the South Fitzroy area in the 1850s was large but not

extraordinary, it is unusual to find such a large proportion of these early stone or brick hotels which survive today.

8.2 Halls and Churches, Theatres and Restaurants

Probably the next most important social venue after hotels for Fitzroy residents in the late nineteenth and early twentieth centuries were their churches. Most churches held dances, fundraisers and other functions in their halls. Some, like St Mark's Anglican Church *in George Street, even began showing films on Saturday nights.³¹⁴ For some residents, these social activities were their only ones, while others sought out other sources of entertainment.

The City of Fitzroy built its Town Hall at 201 Napier Street * in 1870 and began extending it from 1887. The Town Hall, like others around Australia, was an important venue for social and political gatherings. Even in the 1870s, before the extension of the building, the Fitzroy Philharmonic Society used the hall, while free concerts were held by the Mayor. Following the extension of the Town Hall, other groups gained access to the facilities there, including the Curlew Club, the Rifle Club, and other locally-based clubs and societies, as well as private entrepreneurs hoping to stage entertainments there.³¹⁵ Long-time Fitzroy residents have recalled dances with eight hundred people at the Fitzroy Town Hall on a Saturday night.³¹⁶

Fitzroy had several theatres, one of which, the Exhibition Theatre, had a chequered history, as a correspondent to the *Age* recalled some years ago. The iron building was constructed in 1888 at 232-234 Brunswick Street, and opened as a roller-skating rink later that year. Sometime during the 1890s, the skating rink was converted to a theatre, and was open in this capacity for several years. The building was destroyed by fire, but rebuilt and reopened. Within a few years, however, its popularity waned and the theatre closed, after which it was put to use as storage space for old furniture.³¹⁷ It has now been replaced by a service station. †

Cinema later became very popular in Fitzroy, particularly in the inter-war period, when three



Figure 53 Dentonville, 151 McKean Street *

cinemas were operating in Fitzroy. One resident has recalled that 'It was nothing to go three times a week to the local pictures . . . they'd have two programmes a week at each theatre and there were three local picture theatres and two films at each show'.³¹⁸ One of these cinemas was the Regent Picture Theatre † at 245 Johnston Street. Another, the St George's Picture Theatre † in Holden Street, North Fitzroy was used as a meeting place for a variety of purposes, including World War I recruiting drives.³¹⁹

Also in North Fitzroy was Denton Hall *at the rear of a house called Dentonville (151 McKean Street, Fig. 53*) which was a privately owned venue, catering for auctions, fund-raising concerts, and meetings of various local groups and associations, as well as in its main capacity, which was as a dance hall.³²⁰ The current owner, Allan Willingham, has written of the hall:

[The hall was] . . . a popular spot in the first decade of the twentieth century. In one year alone, 1904, a leap year, the Dentons held no less than forty four leap year dances in their sumptuous and lofty hall. It could justifiably be called the social centre of North Fitzroy. A family friend, Bernard Hoy, recalled that: 'We had so many leap year dances and the ladies were so good to us all. I kept a diary that year and know that I went to 66 dances no less than 44 being complimentary'.³²¹

For a variety of reasons, however, the hall fell into disuse as a dance hall by the time of the outbreak of World War I. It was later turned into a factory, and has more recently undergone restoration works.³²²

One of the more unusual entertainment-related buildings in Fitzroy was demolished in 1927. Dominating the Victoria Parade skyline on the western corner of Fitzroy Street for almost forty years the Fitzroy Cyclorama eventually fell victim to changes in entertainment technology. Though it had been popular for many years, the illusionistic pictorial entertainment of the cyclorama, which had been invented in 1787, was no match for the cinematograph following the latter's introduction to Australia from the late 1890s.³²³ The building, which was designed by well-known Melbourne architect, Lloyd Tayler for the American entrepreneurs Isaac Newton Redd and Howard H Gross, was purpose-built and had a striking and unique form.³²⁴ A handbill from one of the cyclorama's shows (Fig. 54) gives some indication of the types of subjects explored in this manner:



Figure 54 Handbill reproduced from Local History File City of Fitzroy Library



Figure 55 The Cyclorama in Victoria Parade was one of the most unusual of Fitzroy's buildings. Reproduced from Fitzroy: Melbourne's First Suburb.

The Cyclorama closed in 1904 and in 1927 was demolished to make way for extensions to St Vincent's Hospital.

Less reputable 'entertainment' venues were Fitzroy's brothels, which appear to have been concentrated in the southern part of Fitzroy, in converted residences.³²⁵ The exact number



Figure 56 Fitzroy's premiership team in 1944. Reproduced from Fitzroy: Melbourne's First Suburb.



Figure 57 Robert Russell's 1839 sketch, Mr Darke's cottage, Brunswick Street, looking north. Reproduced from Fitzroy: Melbourne's First Suburb.

and distribution of brothels in Fitzroy in the late nineteenth and early twentieth centuries has not been thoroughly researched. Though the numbers of directory entries in women's names can hint at the existence of a brothel, the issue is clouded by the number of boarding houses which had sprung up in Fitzroy from the 1870s.³²⁶ Most of these totally reputable boarding houses were run by women, as were the brothels.³²⁷

Restaurants have been a part of Fitzroy for many years, but recently, Brunswick Street has emerged as possibly the pre-eminent eating strip in Melbourne, comparing only with Lygon Street in Carlton, and Toorak Road and Chapel Street in South Yarra. The street has also been famous for its cafe life since the 1970s, and the restaurants in Brunswick Street exhibit an extraordinary degree of ethnic diversity.

8.3 Sport

For many communities, sporting clubs and activities have been one of the strongest links between residents. The same can be said of Fitzroy. The link between sport and social activities was strong. Sporting clubs met in various of Fitzroy's many hotels; the Bowling Club Hotel * at 157 Victoria Parade, for example, obviously catering to the clientele of the nearby bowling greens.³²⁸ One of the most central of Fitzroy's sporting organisations, the Fitzroy Football Club, was established on 26 September 1883 at a hotel, the Brunswick Hotel* in Brunswick Street.³²⁹ The Brunswick Street oval, to which the club may now be returning for its training, was home to Fitzroy Football Club from the late 1880s until 1967 (Fig. 55).³³⁰ The Edinburgh Gardens, reserved for the purposes of public recreation in 1862,³³¹ have been the focus for much of the suburb's sporting activities, including the Cricket Club and the Bowling and Football Clubs. As historian, June Senyard, has discovered, however, the facilities at the Gardens were monopolised for the most part by male sporting activities; it was not until 1947 that the Edinburgh Park Ladies' Bowling Club was formed. When the Fitzroy Municipal Baths * were built in Alexandra Parade in 1908, the women's basin was 'about one-third the size of the men's'.³³²

8.4 Artists and Galleries in Fitzroy

8.4.1 Nineteenth Century Artists

In its early years, Fitzroy was the subject of some of the earliest known art works in the colony, many of which were by amateur, rather than professional artists. In 1841, for example, Sarah Susannah Bunbury painted one of the best known of these views of early Fitzroy, at the focus of which was her new house, Forest Lodge. Robert Russell was well-known about town, but in his capacity as the first surveyor of Port Phillip, rather than as an artist. Russell's 1839 sketch, *Mr Darke's cottage, Brunswick Street, looking north* is another early view of Fitzroy (Fig. 57).³³³ Jane Dorothea Cannan arrived in Victoria with her husband, an importer of iron portable houses, in 1853, when they moved into a house at 10 Elm Terrace, Collingwood. Though the couple lived in the area for only a few months before moving to Prahran, Jane began making sketches of streets in Fitzroy less than one month after her arrival. The purpose of these amateur sketches was to 'inform the English manufacturers [of the houses], Morewood & Rogers, of the use of galvanised iron in the colony'.³³⁴

From the earliest years of settlement at Newtown, Fitzroy was also home to a number of professional and commercial artists, some of them very well known. Amongst the most important of these was Nicholas Chevalier. Chevalier was one of the most successful and gifted artists in the colony at this time, in fact, according to art historian Jennifer Phipps, Chevalier was 'one of the four best artists in the colony', as well as being a gifted linguist and musician.³³⁵ Having arrived in Victoria in 1855 following the completion of his studies in Europe, Chevalier went to the goldfields to find his brother. Returning to the city in 1856, Chevalier became the first cartoonist for the *Melbourne Punch*. The salon Chevalier and his wife Caroline Wilkie established at their home at 9 Royal Terrace * in Nicholson Street, Fitzroy around 1857 was very successful, reflecting the popularity of its owner. Art historian Alan McCulloch has noted that '[t]he multi-lingual Chevalier was tall, good-looking and apparently in every way impressive'. These attributes contributed to his success.³³⁶ British born artist, Henry C Gritten, also travelled to the Victorian gold fields, before settling first in Tasmania and then in Sydney and finally in Melbourne and Fitzroy, where he spent the last ten years of his life. Gritten completed many views of different parts of Melbourne and many of these paintings are today regarded as having much historical and topographic interest. He was well-regarded in his day, and was a prominent member of Melbourne's artistic community,



Figure 58 Louis Buvelot's studio, rear, 41 George Street. * Reproduced from Fitzroy: Melbourne's First Suburb.

helping to found the Victorian Academy of Arts in 1870.³³⁷ Gritten lived and painted at a house in Nicholson Street, between Westgarth and Cecil Streets from 1867 until his death in 1873.³³⁸

The painter and engraver, Samuel Calvert, worked on the drawings of S T Gill in Adelaide before moving to Melbourne where he became the principal engraver for *Melbourne Punch*, in which capacity he would have known both Chevalier and Gritten. In the 1864-5, Calvert built a house with attached studio at 13 George Street (now 41 George Street *), Fitzroy. Calvert's best-known work is perhaps the large-scale panorama of 1871, *View of Melbourne*.³³⁹

Calvert's house in George Street, Fitzroy was subsequently home to one of the most significant artists to have worked in the Australian colonies in the nineteenth century. Abram Louis Buvelot came to Australia in 1865 with an international reputation. The Swiss-born painter had studied at the Lausanne Academy and in Paris, and had spent 18 years working under the patronage of the Emperor of Brazil, Dom Pedro II. Buvelot has often been referred to as the 'father of Australian landscape painting'. Buvelot's painting was typical of the best landscape produced in the European academies of the time. He carried an 'Australian vision' further than it had ever been carried before and was a major source of inspiration to the founders of the Heidelberg School.³⁴⁰

Published in 1888, *Victoria and its Metropolis* described Buvelot as '[b]y far the most important of [the artists of 'power and genius']³⁴¹

. . . the production of fine pictures was only part of the services rendered to the colony by Louis Buvelot. He awakened a very great enthusiasm among the young who were gifted with artistic instincts and ambitions; and his influence is very clearly seen in the work of that band of earnest students and careful painters who are now beginning to gather reputation as an indigenous school of art.³⁴²

Buvelot purchased the house at 41 George Street, named *Ma Retrait*, from Samuel Calvert in 1874. The studio behind the house still stands today and is substantially intact.³⁴³

Also known to have lived in Fitzroy were other less well-known but nevertheless important artists such as the colonial school landscape painter, F B Gibbes, secretary of the Victorian Academy of Arts, 1875-88, who lived at 63 St David Street, during the 1880s.³⁴⁴ John Hennings, scene-painter at the Princess Theatre, also lived in Fitzroy, at 66 King-William Street * in 1873.³⁴⁵ William Henry Short, a Colonial School landscape painter, lived at 137 Gore Street † in 1873,³⁴⁶ and James Alfred Turner, a painter of illustrative and sentimental scenes of bush life whose works have recently become more popular due to an upsurge in interest in Australian history, is also thought to have lived in Fitzroy in the late 1860s and early 1870s.³⁴⁷

The fact that a number of the colony's better-known artists had residences in Fitzroy in the mid- to late-nineteenth century probably reflects the convenience of living so close to the city. Following the establishment of the National Gallery in 1861 and its School of Painting and Design, which was accommodated in the buildings of the Public Library, Fitzroy was also a very convenient location for aspiring student artists to live. Tom Roberts, a devotee of Buvelot's who, just like his mentor, later became known as the 'father of Australian landscape painting', lived at 170 (now 226 George Street †) in the late 1870s, when he was studying at the National Gallery School.

The presence or absence of student artists in Fitzroy during the late nineteenth century is not easily traced. A glance at the directories for the late nineteenth century, however, shows that commercial or professional artists were no more numerous in Fitzroy than in anywhere else in Melbourne's inner suburbs.

8.4.2 Twentieth Century Artists

One of Fitzroy's best-known and successful artists of the early twentieth century was the sculptor, Charles Webster Gilbert. Gilbert was a trained pastry chef and supported his sculpting studies at the National Gallery School by working at a city restaurant for twenty-five years.³⁴⁸ A foundation member of the Yarra Sculptors Society, Gilbert held his first exhibition, which consisted mainly of carvings in marble, in his Fitzroy studio at 59 Gore Street * in 1910.³⁴⁹ His greatest success as a sculptor came with the purchase in 1917 of his sculpture, *The Critic*, for the Tate Gallery through the Chantrey Bequest.³⁵⁰

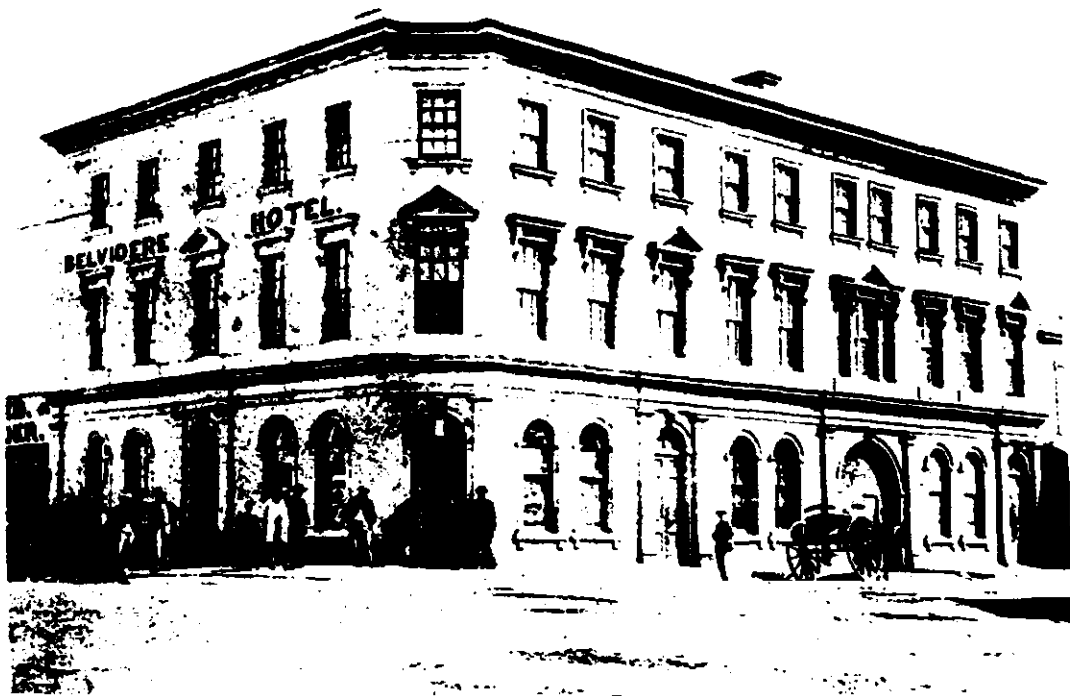
In the 1930s, the best-known of Fitzroy's artists were painter, potter and printmaker, Arthur Merrick Bloomfield Boyd and painter, Danila Vassilieff. Boyd is known to have worked at his uncle's paint factory in Fitzroy in 1934-6, around the same time as attending a few intermittent evening classes at the National Gallery of Victoria School.³⁵¹ There are conflicting accounts of the time Boyd spent actually living in Fitzroy; what is certain is that he spent some time there and at least one of his important paintings, *Butterfly Hunter*, shows a background of Fitzroy's smoking factories.³⁵² Danila Vassilieff has been referred to as the 'image-maker of Fitzroy in the twentieth century'.³⁵³ Little is known about the time, if any, that Vassilieff spent as a resident of Fitzroy, however, though it appears that he lived briefly at 236 George Street * in 1937, before moving to a stone and wood house he had been building at Warrandyte. Perhaps more important in the context of the history of Fitzroy, however, is the way in which Vassilieff chose to represent the urban character of Fitzroy and Carlton. Jennifer Phipps has noted that Vassilieff's street scenes included 'children playing, graffiti-covered walls, lanes, dogs', and were painted in an 'expressive, linear style'.³⁵⁴ Alan McCulloch characterises Vassilieff's paintings of houses and streets 'in the depressed areas of Carlton and Fitzroy' as introducing a 'freshness of . . . vision', and a 'new and vital note to local painting'.³⁵⁵

In later years, as much of the housing stock in the inner suburbs gradually degraded and Fitzroy became a less desirable residential area, the relative cheapness of the rental housing became another factor in the suburb's popularity with artists and students. In these years the cheap, and often relatively large houses in Fitzroy had become popular with students and artists, who both lived and worked in Fitzroy. Convenience to the Royal Institute of Technology and the Victorian Artists Society have continued to make the area popular.

This was reflected in later years in the cafes and galleries in Fitzroy. As Jennifer Phipps has noted,

There is now a concentration of art galleries in Gertrude Street and Brunswick Street, pioneered in 1974 by the Sweeney Reed Gallery in Brunswick Street. There are almost a dozen galleries and print shops, the Victorian Print Workshop, the Gertrude Street Studios and Gallery, coffee shops and restaurants with galleries attached, such as Rhumbarellas, antique dealers and shop-front clothes, ceramic and furniture designers.³⁵⁶

The location in Fitzroy of galleries and group studios such as Roar Studio which was established in a building in Brunswick Street in 1982, is more difficult to explain. The reasons behind the geographical distribution of cultural institutions like galleries is not easily understood, though presumably as more studios and galleries are established in a certain area, they encourage and feed off each other. It may also be that the location of galleries and studios in Fitzroy is related in some sense to the location of cafes and restaurants in Brunswick Street, though this relationship does not hold for other cafe streets in other suburbs (such as Lygon Street, Carlton, for example). Today there are over twenty-five studios and art galleries listed in Fitzroy.³⁵⁷



*Figure 59 The former Belvidere Hotel * at 88 Victoria Parade, scene of the beginning of the Eight Hour Day movement. Reproduced from Fitzroy: Melbourne's First Suburb.*

8.5 Famous People and Movements

Though in themselves they do not shed much light on the social and economic history of Fitzroy, as a postscript, it is interesting to note that the suburb is the birthplace or long-time residence of many famous Australian identities, just three of which are listed here.

One of the best-known of Fitzroy's residents is also the source of much of our knowledge about the early days in the municipality. Edmund Finn (alias Garryowen), is one of Australia's more famous chroniclers. His house, an 'inconspicuous little cottage at 20 Leicester Street *', was demolished in 1971.³⁵⁸

The novelist and short story writer, Ethel Florence Lindesay ('Henry Handel') Richardson was born at her parents' residence at 139 Victoria Parade, Fitzroy, on 3 July 1870. *³⁵⁹ Australian prime minister, Alfred Deakin, was also born in Fitzroy, in George Street. Deakin was born at his parents' house in 1856. The house was demolished in the late 1970s.

The former Belvidere Hotel (88 Victoria Parade Fig. 59*), or Eastern Hill Hotel was the scene of one of the most symbolic meetings of the emergent labour movement in Victoria. It was here in 1856 that a meeting of stone masons resolved to launch the fight for the eight hour day. As historian, Maryanne McCubbin has noted, 'one of the strongest advocates of the movement was surgeon and politician Dr Thomas Embling, who lived at 43 Gore Street*, and the local MLA, who is credited with the slogan, 'Eight hours' labour, eight hours recreation, eight hours' rest'.³⁶⁰

ENDNOTES

- 1 *Australian Handbook and Almanac and Shippers and Importers Directory for 1877*. Gordon and Gotch, Melbourne, 1877. p. 204.
- 2 See particularly B Barrett. *The Inner Suburbs; The Evolution of an Industrial Area*. Melbourne University Press, Carlton, 1971, M Lewis. 'The First Suburb', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. pp. 6-31, as well as the outline histories held in the local history collection at the Fitzroy Public Library.
- 3 M Lewis. 'The First Suburb'. p. 6.
- 4 B Barrett. *The Inner Suburbs*. p. 14.
- 5 R Kiss. 'The Business of Politics', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. p. 38.
- 6 *Illustrated Australian News*. 5 August 1882. p. 123.
- 7 B Barrett. *The Inner Suburbs*. pp. 14-15.
- 8 *ibid.* p. 15.
- 9 *ibid.* p. 7.
- 10 *ibid.* p. 7.
- 11 *ibid.* p. 17, and M Lewis. 'The First Suburb'. p. 7.
- 12 A Trollope. *Victoria and Tasmania*. Chapman and Hall, London, 1874, pp. 33-34.
- 13 M Lewis. 'The First Suburb'. p. 13, and B Barrett. *The Inner Suburbs*. pp. 17-18.
- 14 B Barrett. *The Inner Suburbs*. p. 20.
- 15 Quoted in R Kiss. *Neither Power Nor Glory: A Study of the Origin and Development of the Suburb of Fitzroy, Melbourne, in the Nineteenth Century*. MA thesis, University of Melbourne, 1980. p. 46.
- 16 Victoria. *An Act for Improvements in Fitz Roy Ward in the City of Melbourne. 1854. Acts and Ordinances of Victoria*. 1851-6, p. 561. This Act was amended in 1860, so that the powers previously vested in the Corporation of Melbourne were transferred to the municipality of Fitzroy. Victoria. *An Act to Amend and Act intituled "An Act for Improvements in Fitz Roy Ward in the City of Melbourne"*. Acts of Parliament of Victoria, 1859-60. pp. 195-8. The streets to be 'opened' were as follows:

BELL-STREET	From Nicholson-street to Brunswick-street
BRUNSWICK-STREET	From Victoria Parade to Reilly-street
CHARLES-STREET	From Young-street to Smith-street
CONDELL-STREET	From Young-street to Smith-street
FITZ ROY-STREET	From Victoria Parade to Reilly-street
GEORGE-STREET	From Victoria Parade to Reilly-street
GERTRUDE-STREET	From Nicholson-street to Smith-street
GORE-STREET	From Victoria Parade to Reilly-street
GREEVES-STREET	From La Trobe Square to Smith-street
KERR-STREET	From Nicholson-street to Smith-street
LA TROBE SQUARE	Extending from Brunswick-street to Napier-street and from St. David's-street to Greeves-street
MOOR-STREET	From Nicholson-street to Smith-street
NAPIER-STREET	From Victoria Parade to Reilly-street
PALMER-STREET	From Nicholson-street to Fitz Roy-street
ST. DAVID'S-STREET	From La Trobe-square to Smith-street
WEBB-STREET	From Brunswick-street to Smith-street
WESTGARTH-STREET	From Nicholson-street to Smith-street
YOUNG-STREET	From Victoria Parade to Johnstone-street
PRINCESS-STREET	From Nicholson-street to Fitz Roy-street
REGENT-STREET	From Victoria Parade to Princess-street

HANOVER-STREET	From Nicholson-street to Young-street
LITTLE CHARLES-STREET	From Young-street to Albert-street
ALBERT-STREET	From Webb-street to Moor-street
ARGYLE-STREET	From Nicholson-street to Smith-street
ROSE-STREET	From Nicholson-street to Smith-street
MARKET-SQUARE	Extending from Condell-street to Moor-street, and from Young-street to Napier-street

(An Act to Amend and Act inrolled "An Act for Improvements in Fitz Roy Ward in the City of Melbourne". Acts of Parliament of Victoria, 1859-60. Schedule A, p. 10.)

- 17 M Lewis. 'The First Suburb'. p. 18.
- 18 *ibid.* p. 12.
- 19 *ibid.* p. 14.
- 20 *ibid.* p. 19.
- 21 *ibid.* p. 19.
- 22 *ibid.* p. 15.
- 23 *Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne. (1949).* Schedule b, Part 5, p. 235.
- 24 *ibid.* p. 236.
- 25 M Lewis. 'The First Suburb'. pp. 18-20.
- 26 *Act for regulating Buildings and Party Walls, and for preventing mischiefs by fire in the City of Melbourne. (1949).* Schedule b, Part 5, p. 237. Much more complex rules applied to brestsummers.
- 27 *ibid.* p. 237.
- 28 *ibid.* p. 20.
- 29 *ibid.* p. 24.
- 30 Quoted in B Barrett. *The Inner Suburbs.* p. 24.
- 31 Figures quoted in B Barrett. *The Inner Suburbs.* p. 29.
- 32 *ibid.* p. 30.
- 33 Garryowen, pseud. [Edmund Finn]. *The Chronicles of Early Melbourne 1835 to 1852, Historical, Anecdotal, Personal . . .* Fergusson and Mitchell, Melbourne, 1888, Facsimile edition, Heritage, Melbourne, 1976. vol. 1, p. 29.
- 34 M Lewis. 'The First Suburb'. p. 23.
- 35 *ibid.* p. 23.
- 36 *ibid.* p. 23.
- 37 *ibid.* p. 24.
- 38 *ibid.* p. 24.
- 39 *ibid.* pp. 24-26.
- 40 *Illustrated Australian News.* 5 August 1882, p. 125.
- 41 M Lewis. 'The First Suburb'. p. 6.
- 42 JD Murray. Summer at Port Phillip. p. 4. Quoted in R Kiss. Nether Power Nor Glory. Garryowen. op. cit. vol. II, p. 767.
- 43 *ibid.* p. 767.
- 44 *ibid.* p. 767.
- 45 M Lewis. 'The First Suburb'. p. 13.
- 46 R Howe. Fitzroy History. Outlines.
- 47 *Illustrated Australian News.* 5 August 1882. p. 123.
- 48 Kiss, Rosemary. 'The Business of Politics', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb.* p. 41.
- 49 *Our Local Men of the Times: Biographical Sketches of the Prominent Citizens of Collingwood and Fitzroy.* Printed by J M Tait, Fitzroy, 1889. p. 48.
- 50 *Observer and County of Bourke Intelligence.* 19 July 1862. p. 2.
- 51 *ibid.* p. 2.
- 52 *ibid.* p. 2.
- 53 Fitzroy City Council. Council minutes. 2 October 1872.
- 54 B Barrett. *The Inner Suburbs.* p. 71.

- 55 *Advertiser and Observer*. 3 October 1872.
- 56 *ibid.* 3 October 1872.
- 57 J D Keating. *Fitzroy History*. Outline of Section - 1852 to 1879, *Fitzroy History*, Outlines.
- 58 *Illustrated Australian News*. 20 April 1874. pp. 66-67.
- 59 R Kiss. 'The Business of Politics.' p. 45.
- 60 *Illustrated Australian News*. 5 August 1882. p. 123.
- 61 Sowerwine, Charles. 'Public Transport and the Fitzroy Identity', in Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. p. 116, see also Allom Lovell & Associates Pty Ltd. *Hawthorn and Malvern Tramway Depots: Conservation Report*. Prepared for the Public Transport Corporation, Melbourne, 1990. pp. 5-6.
- 62 See C Sowerwine. 'Public Transport and the Fitzroy Identity'. pp. 116-117.
- 63 See B Barrett. *The Inner Suburbs*. p. 150.
- 64 *ibid.* p. 151.
- 65 *ibid.* p. 152.
- 66 J D Keating. *Mind the Curve!: A History of the Cable Trams*. Melbourne University Press, 1970. Appendix 4, p. 139.
- 67 G Davison. *The Rise and Fall of Marvellous Melbourne*. Melbourne University Press, Carlton, 1978. p. 166.
- 68 B Barrett. *The Inner Suburbs*. p. 154.
- 69 *ibid.* p. 152.
- 70 *ibid.* p. 154.
- 71 *ibid.* p. 155.
- 72 *ibid.* p. 155. See also [D Dunstan]. 'The Outer Circle Railway Line: Its Origins and Historical Significance'. Prepared by the Heritage Branch, Ministry for Planning and Environment', n.d. p.10, and G Curr. 'Liberalism, Localism and Suburban Development in Melbourne, 1870-'. *Historical Studies*, vol. 19, no. 74, April 1980. p. 52.
- 73 G Davison. *The Rise and Fall of Marvellous Melbourne*. p. 166.
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 189 The following properties were owned by MacRobertson's Confectionery in 1949.

Address	Description
369 Smith Street	Engine House
177 Kerr Street	Bk Store
215 Argyle Street	3-storey Factory and Offices
358 Gore Street	
369 Gore Street	Lifesavers Factory
159 Kerr Street	3-storey Factory
213 Kerr Street	Bk Factory
257 Johnston Street	4 Shops and Store
401 Smith Street	Bk. Factory
415 Gore Street	Bk Factory
430 Gore Street	Bk. Factory
375 Smith Street	Bk. Factory
214 Argyle Street	Bk. Factory
415 Smith Street	Bk. Factory
419 Smith Street	Bk. Factory, 18 rms.
365 Smith Street	Hospital
245 Johnston Street	Bk Garage
399 Kerr Street	Bk. Gar. and Shed
190 Kerr Street	Sterilizer Factory
421 Smith Street	Bk. Store, 1-storey
361 Smith Street	Bk. Shop
363 Smith Street	Bk. Shop
198 Argyle Street	Bk. Shop
178 Rose Street	Bk. House
360 Napier Street	Vacant Land.

Source: Report on Reclamation of an Industrial Suburb: A Municipal Rating Study of Fitzroy.

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- 217 Cutten History Committee of the Fitzroy History Society. *Fitzroy: Melbourne's First Suburb*. Appendix B, p. 337.
- 218 *ibid.* p. 388. Naturally, this does not necessarily reflect the cultural origins of all the Australian-born residents, but the levels of immigration from elsewhere had remained relatively low between 1851 and 1901.
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- 232 *ibid.* p. 297.
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- 255 ibid. p. 69.
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APPENDIX A THE BURRA CHARTER

APPENDIX A THE BURRA CHARTER

The Australia ICOMOS
GUIDELINES FOR THE CONSERVATION OF PLACES OF CULTURAL
SIGNIFICANCE
Known as
THE BURRA CHARTER

Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of the 5th General Assembly of ICOMOS (Moscow 1978), the following Charter has been adopted by Australia ICOMOS.

Definitions

ARTICLE 1. For the purposes of this Charter:

1.1 *Place* means site, area, building or other work, group of buildings or other works together with pertinent contents and surroundings.

1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.

1.3 *Fabric* means all the physical material of the *place*.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may, according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.

1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.

1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.

1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.

1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.

1.10 *Compatible use* means a use which involves no change to the cultural significance fabric, changes which are substantially reversible, or changes which require a minimal impact.

Conservation Principles

ARTICLE 2

The aim of *conservation* is to retain or recover the *cultural significance* of a *place* and must include provision for its security, its *maintenance* and its future.

ARTICLE 3

Conservation is based on a respect for the existing *fabric* and should involve the least possible physical intervention. It should not distort the evidence provided by the *fabric*.

ARTICLE 4

Conservation should make use of all the disciplines which can contribute to the study and safeguarding of a *place*. Techniques employed should be traditional but in some circumstances they may be modern ones for which a firm scientific basis exists and which have been supported by a body of experience.

ARTICLE 5

Conservation of a *place* should take into consideration all aspects of its *cultural significance* without unwarranted emphasis on any one at the expense of others.

ARTICLE 6

The conservation policy appropriate to a *place* must first be determined by an understanding of its *cultural significance* and its physical condition.

ARTICLE 7

The conservation policy will determine which uses are compatible.

ARTICLE 8

Conservation requires the maintenance of an appropriate visual setting, eg, form, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the settings should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the *place* should be excluded.

ARTICLE 9

A building or work should remain in its historic location. The moving of all or part of a building or work is unacceptable unless this is the sole means of ensuring its survival.

ARTICLE 10

The removal of contents which form part of the *cultural significance* of the *place* is unacceptable unless it is the sole means of ensuring their security and *preservation*. Such contents must be returned should changed circumstances make this practicable.

Conservation Processes

Preservation

ARTICLE 11

Preservation is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

ARTICLE 12

Preservation is limited to the protection, *maintenance* and where necessary, the stabilisation of the existing *fabric* but without the distortion of its *cultural significance*.

Restoration

ARTICLE 13

Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state recovers the *cultural significance* of the place.

ARTICLE 14

Restoration should reveal anew, culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

ARTICLE 15

Restoration is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

ARTICLE 16

The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

Reconstruction

ARTICLE 17

Reconstruction is appropriate where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it recovers the *cultural significance* of the *place* as a whole.

ARTICLE 18

Reconstruction is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

ARTICLE 19

Reconstruction is limited to the reproduction of *fabric* the arch testical and/or documentary evidence. It should be identifiable on close inspection as being new work.

Adaptation

ARTICLE 20

Adaptation is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

ARTICLE 21

Adaptation must be limited to that which is essential to a use for the place determined in accordance with Articles 6 and 7.

ARTICLE 22

Fabric of cultural significance unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

Conservation Practice

ARTICLE 23

Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any disturbance of the *place*.

ARTICLE 24

Study of a *place* by any disturbance of the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

ARTICLE 25

A written statement of conservation policy must be professionally prepared setting out the *cultural significance*, physical condition and proposed *conservation* process together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

ARTICLE 26

The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

ARTICLE 27

Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

ARTICLE 28

The records required by Articles 23 ,25 ,26 and 27 should be placed in a permanent archive and made publicly available.

ARTICLE 29

The items referred to in Article 10 and Article 22 should be professionally catalogued and protected.

EXPLANATORY NOTES

Article 1 Place includes structures, ruins, archaeological sites and areas.

Article 1.5 The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:
Maintenance - regular inspection and cleaning of eaves spoutings.

Repair involving restoration - returning of dislodged gutters to their place.

Repair involving reconstruction - replacing decayed gutters.

Article 2 Conservation should not be undertaken unless adequate resources are available to ensure that the fabric is not left in a vulnerable state and that the cultural significance of the place is not impaired. However, it must be emphasised that the best conservation often involves the least work and can be inexpensive.

Article 3 The traces of additions, alterations and earlier treatments on the fabric of a place are the best evidence of its history and uses.

Conservation action should tend to assist rather than to impede their interpretation.

Article 8 New construction work, including infill and additions, may be acceptable provided:

It does not reduce or obscure the cultural significance of the place.

It is in keeping with Article 8.

Article 9 Some structures were designed to be readily removeable or already have a history of previous moves, eg. prefabricated dwellings and poppetheads. Provided such a structure does not have a strong association with its present site its removal may be considered.

If any structure is moved it should be moved to an appropriate setting and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

Article 11 Preservation protects fabric without obscuring the evidence of its construction and use. The process should always be applied:

Where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance.

Where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

Article 12 Stabilisation is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric stabilisation may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforced rod in a masonry wall.

Article 13 See explanatory Note for Article 2.

APPENDIX B CRITERIA FOR ASSESSMENT OF SIGNIFICANCE

APPENDIX B

CRITERIA FOR ASSESSMENT OF SIGNIFICANCE

Building Designation:			
Australian Heritage Commission Criteria	Level of Significance	Historic Buildings Council Criteria	Level of Significance
Important in the course, or pattern, of Australia's natural or cultural history		A representative or extraordinary example of a particular architectural style	
Possession of uncommon, rare or endangered aspects of Australia's natural or cultural history		Influential in the development of architectural style, building technology and construction techniques, or a demonstration of new and innovative solutions to user requirements	
Potential to yield information that will contribute to an understanding of Australia's cultural or natural history		Influential in the development of aesthetic theories and architectural design philosophy in a particular period	
Important in demonstrating the principal characteristics of a class of Australia's natural or cultural places		A transient or permanent influence upon the development of local architectural and building traditions	
Important in demonstrating the principal characteristics of a class of Australia's natural or cultural environment		Demonstrates typical or outstanding craftsmanship in building construction and decoration	

Important in exhibiting particular aesthetic characteristics valued by a community or a cultural group		Demonstrates a representative or notable application of decorative schemes or particular materials in construction and design	
Important in demonstrating a high degree of creative technical achievement at a particular period		Is a representative or extraordinary example of an architect's work	
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons		Is a representative or extraordinary example of a building type	
Special association with the life or works of a person, or group of person, of importance in Australia's natural or cultural history		Demonstrates a changing sequence of architectural styles, patterns of occupancy and function	
		Is an essentially intact and rare example of a building type	
		Represents or is an extraordinary example of a way of life, custom, process or function	
		Has a strong association with an important figure or figures, cultural group or event	
		Represents a sequence of usages and functions over time	

		Is of considerable age particularly in circumstances where the precise historical significance of the building is not at present known	
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APPENDIX C 1850s BUILDINGS

APPENDIX C 1850s BUILDINGS

Following is a list of known and potential 1850s buildings in Fitzroy. Ratebook analysis is proceeding on many of these buildings, but has not yet been finalised. In the course of this ratebook analysis it is still possible that other extant 1850s buildings will be discovered. This list is neither complete nor comprehensive.

Known 1850s Buildings

Street	Number	Date, where known
Bell	20	1853-4
Brunswick	21	1851
Brunswick	51	
Brunswick	127	1852
Brunswick	174	1854
Brunswick	197	
Brunswick	299	
Fitzroy	182-184	
Fitzroy	214	
George	53-59	1852-3
Gertrude	62	1850-1
Gertrude	148	1853-4
Gertrude	161-167	
Gertrude	177-179	1857
Gertrude	181-183	part 1852-3, part 1858
Gertrude	211	c.1853
Gore	43	
Gore	49-51	1854
Gore	56-58	
Gore	60-62	
Gore	96	
Hanover	35	1854
Napier	17-19	c.1852
Napier	18-24	1851, 1853
Napier	27	
Napier	29	
Napier	31	
Palmer	8-10	
Palmer	42-44	1852
Palmer	52-54	1851?
Palmer	56	
Smith	291-295	1852-3

Moor	west end to John Street	
Napier	16	
Napier	21-23	
Napier	25	
Napier	33	
Napier	61	
Palmer	71-73	
Palmer	38	
Palmer	46-48	
Palmer	62	
Palmer	75-77	
St David	76	
Young		Various buildings

**APPENDIX D BUILDINGS RECOMMENDED FOR REGISTRATION AND
INDIVIDUAL INCLUSION UNDER THE PLANNING
SCHEME ABSTRACTED FROM THE CONSOLIDATED
SCHEDULE OF LISTED BUILDINGS**

APPENDIX D BUILDINGS RECOMMENDED FOR REGISTRATION AND INDIVIDUAL INCLUSION UNDER THE PLANNING SCHEME ABSTRACTED FROM THE CONSOLIDATED SCHEDULE OF LISTED BUILDINGS

North Fitzroy

Street	Number	HBC	RNE	Planning Scheme
Alfred Crescent	41			Rec 1978, 1992
	43	Rec.1978, 1992	*	
	67			Rec 1978, 1992
	69			Rec 1978, 1992
	73-75			Rec 1978, 1992
		* GBR	*	Rec 1978, 1992
Bennett Street	62			Rec 1978, 1992
Birkenhead Street	9		*	Rec 1978 1992
Brunswick Street	460	Rec.1978, 1992	Rec.1978, 1992	Rec 1978, 1992
	497	Rec 1978	*	Rec 1978
	543			Rec 1978, 1992
	557			*
	591		*	Rec 1978, 1992
	599	Rec. 1992		Rec 1978, 1992
	863	Rec. GBAC 1978	Rec. 1978, 1992	Rec 1978, 1992
Delbridge Street	17		Rec. 1978, 1992	Rec 1978
Edinburgh Gardens			Rec. 1978, 1992	Rec 1978, 1992
Falconer Street	62		Rec. 1978, 1992	Rec 1978, not 1992
Fitzroy Cricket Club		*	Rec. 1978, 1992	Rec 1978, 1992
			Rec. 1978, 1992	Rec.1978, 1992
	Cnr Brunswick & Freeman St		Rec. 1978, 1992	Rec.1978, 1992
Kneen Street	39	Rec.1978, 1992	*	Rec 1978,1992
McKean Street	77	Rec.1978, 1992	Rec. 1978, 1992	Rec. 1992
	96	*	*	Rec.1978, 1992
	151	Rec. 1978, 1992	*	Rec 1978, 1992

Street	Number	HBC	RNE	Planning Scheme
	Rear of 151		*	Rec 1978, 1992
	177			Rec 1978
McKean Street	225	Rec. 1978, 1992	*	Rec 1978 not 1992
Nicholson Street	387			Rec 1978 1992
	Cnr. Church St	Rec. 1978, 1992	*	Rec 1978, 1992
	500-506			Rec 1978, 1992
	720		Rec. 1978, 1992	Rec. 1978, 1992
Queens Parade	111		*	Rec 1992
	118		*	Rec 1992
	270	Rec. 1978, 1992	*	Rec 1978 not 1992
	370-374	Rec. 1978, 1992	*	Rec. 1978 not 1992
	376			Rec. 1978 not 1992
Rae Street	123			Rec. 1978, 1992
	270		*	Rec. 1978, 1992
Rowe Street	16-20		*	Rec. 1978 not 1992
	35			Rec. 1978 not 1992
	36			
	37			Rec. 1978 not 1992
	78	Rec. 1978, 1992	*	Rec. 1978 not 1992
Scotchmer Street	242		Rec. 1978, 1992	Rec. 1978, 1992
	259			Rec. 1992
St Georges Road	121	Rec. 1978, 1992	*	Rec. 1978, 1992
	123	Rec. 1992		Rec. 1992
	131	*	*	Rec. 1978, 1992
				Rec. 1978, 1992
			Rec. 1978, 1992	Rec. 1978, 1992
St. Georges Road	251 (cnr Taplin St)	Rec. 1978, 1992	*	Rec. 1978, 1992
	324		Rec. 1978, 1992	Rec. 1978, 1992
York Street	61		*	Rec. 1978, 1992

SOUTH FITZROY LISTING

Street	Number	HBR	RNE	Planning Scheme
Argyle Street	71			Rec 1992
Brunswick Street	20	Rec 1992	Rec 1992	
	21	Rec. 1979,1992	Rec. 1979, 1992	Rec. 1979,
	24	Rec 1992		
	50		Rec. 1979,1992	Rec. 1979, not 1992
	155-159	Rec 1992		
	174	Rec 1992		
	189	Rec 1992		
	196		Rec. 1979, 1992	Rec. 1979, not 1992
	236-252	*	*	Rec. 1979, not 1992
	296	Rec 1992		
Charles Street	52			Rec 1992
Fitzroy Street	34-38	*	*	Rec 1992
	70-82			Rec 1992
	167-169			Rec. 191979, 92
	182			Rec 1992
	193			Rec 1992
George Street		GBR		
	41 rear	Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, 1992
	53-59	Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979
	106	Rec 1992	Rec 1992	Rec 1992
	119	Rec 1992	Rec. 1979, 1992	Rec. 1979, 1992
	121-127	Rec 1992	Rec. 1979	Rec. 1979, 1992
	270	*	*	Rec 1992
Gertrude Street	14-16	Rec 1992	Rec 1992	
	63-73	Rec 1992	Rec 1992	Rec 1992
	136	Rec 1992	Rec. 1979, 1992	Rec. 1979, not 1992
	158-164	Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, not 1992
Gore Street	36-50	Rec.1979, 1992	Rec. 1979, 1992	Rec. 1979, not 1992
	145-147			Rec 1979, not 1922
	189		*	Rec 1979, not 1922
	202		*	Rec 1979, 1922
	209-221	*	*	Rec 1979, 1922
	287	Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, 1992

SOUTH FITZROY LISTING

Street	Number	HBR	RNE	Planning Scheme
Gore Street	300	Rec. 1979, 1992	*	Rec. 1979, 1992
	331-335	*	*	Rec. 1979, 1992
Hanover Street	35 - 39	*	*	Rec 1992
Hargreaves Street	8		*	Rec 1992
	9		*	Rec 1992
Johnston Street	95 - 105	Rec 1992	Rec. 1979	
	120 - 122	Rec 1992	Rec. 1979, 1992	
King William Street			*	Rec 1992
			Rec. 1979, 1992	Rec 1992
Napier Street	64 - 68	Rec. 1979	Rec. 1979	Rec. 1979
	124	Rec. 1979	Rec. 1979	Rec. 1979
	210	Rec. 1979	Rec. 1979, 1992	Rec. 1979, 1992
Nicholson Street	38 - 44	GBR	*	
		*	*	Rec. 1979, not 1992
	82	Rec. 1979, 1992	*	Rec. 1979, not 1992
	88	*	*	Rec. 1979, 1992
	88	*	*	Rec. 1979, 1992
	98	Rec 1992		
	116 - 118		Rec. 1979, 1992	Rec. 1979, not 1992
	122	*	*	Rec. 1979, not 1992
	150 - 160	Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, not 1992
Smith Street	119-129	Rec 1992	Rec 1992	
	169-171	Rec. 1979		
	173-181	Rec 1979, not 1992		
	193 - 207	Rec. 1979, 1992	Rec. 1979, 1992	
Spring Street	8 - 10	Rec. 1979, 1992	Rec 1979, 1992	Rec 1992

APPENDIX E CONSOLIDATED SCHEDULE OF LISTED BUILDINGS

APPENDIX E CONSOLIDATED SCHEDULE OF LISTED BUILDINGS

Explanatory Note:

The following Schedules for North and South Fitzroy contain all buildings which have been identified as having some degree of significance. Included are:

- all buildings nominated for or on the Historic Buildings Register or the Government Buildings Register
- all buildings nominated for or on the Register of the National Estate
- all buildings recommended for inclusion under the Fitzroy Planning Scheme
- all buildings classified or considered by the National Trust
- all buildings, mentioned in the North and South Fitzroy Conservation Studies as being of individual significance or of contributory significance to a precinct, area or streetscape
- the recommended status of the all buildings previously identified following the 1992 review of the previous Conservation Studies.

These schedules have been compiled from the information in the previous studies and the records of the Historic Buildings Council, the Australian Heritage Commission and the National Trust of Australia (Victoria).

Buildings marked * are listed or were individually identified in the 1978/79 Conservation Studies.

Statistics of Listed or Nominated Buildings

Historic Buildings Register

As at August 1991

Registered buildings	17
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Register of the National Estate

As at 4 December, 1991:

Interim list - to be entered in the Register	8
Registered	70
Registered significant within a registered area	25
Reported place - insufficient data to evaluate	12
Nomination - draft assessment to be finalised	3
Removed from the Interim List	1

National Trust of Australia (Victoria).

As at August 1991

Buildings classified	134
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Compiled from the Fitzroy History Society lists and the National Trust records.

North Fitzroy Conservation Study

Building recommended for inclusion on the Planning Scheme	62
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South Fitzroy Conservation Study

Building recommended for inclusion on the Planning Scheme	29
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NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Alfred Crescent	1							A5	UC2
	3							A5	UC2
	15							A5	UC1-R
	19		House		*		*R	* A5	UC1-R
	21		House		*		*R	* A5	UC1-R
	23							A5	UC1-R
	25							A5	UC1-R
		Seventh Day Adventist Church	Church					A5	UC1-R
	37							A5	UC1-R
	39							A5	UC1-R
	41		House			Rec1978 1992		* A5	UC1-R
	43		House	Rec.1978, 1992	*		*C	* A5	UC1-R
	45,47							A5	UC1-R
	49							A5	UC1-R
	53							A5	UC1-R
	55							A5	UC1-R
	57							A5	UC1-R
	59							A5	UC1-R
	61							A5	UC1-R
	63							A5	UC1-R
	65							A5	UC1-R
	67		House			Rec1978 1992		* A5	UC1-R
	69		House			Rec1978 1992		A5	UC1-R
	73-75	"The Haven Centre"	House			Rec1978 1992		* A5	UC1-R
	79						*U	A5	UC1-R
		State School No. 1490	School	* GBR	*	Rec1978 1992		*	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Alfred Crescent	85							A5	UC1-R
	101							A5	UC1-R
	103							A5	UC1-R
	105							A5	UC1-R
	107							A5	UC1-R
	109							A5	UC1-R
	111							A5	UC1-R
	113, 115							A5	UC1-R
	117							A5	UC1-R
	119							A5	UC1-R
	121							A5	UC1-R
	169							A5	UC1-R
	173, 175, 177							A5	UC1-R
Batman Street	1A							A7	UC2
	1B							A7	UC2
	1							A7	UC2
	2							A7	UC2
	3							A7	UC2
	4, 6							A7	UC2
	5							A7	UC2
	7							A7	UC2
	8							A7	UC2
	9							A7	UC2
	10							A7	UC2
	11							A7	UC2
	12							A7	UC2
	14							A7	UC2
16, 18							A7	UC2	
									UC2
Bennett Street	27-41		Single Storey terrace houses					B8	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Bennett Street	46-48		Double storey terraces					B8	UC2
	49-61		Double storey terraces					B8	UC2
	62		House			Rec1978 1992		* B8	UC2
	64							B8	UC2
	71							B8	UC2
Best Street	48-54							B6	UC2
	49-59							B6	UC2
Birkenhead Street	3-7							B21	UC2
	9	"C E Ellen Jam Factory"	Factory		*	Rec1978 1992	*R	* B21	UC2
	15-19							B21	UC2
Brennand Street	2-6							B10	UC2
Brunswick Street	460	National Bank	Bank	Rec.1978, 1992	Rec.1978, 1992	Rec1978 1992		* B1	UC2
	469, 471, 473, 475, 477	Holdens Buildings 1891						B1	UC2
	470, 472, 474							B1	UC2
	476							B1	UC2
	478							B1	UC2
	479							B1	UC2
	480, 482, 484							B1	UC2
	481							B1	UC2
	483							B1	UC2
	486, 488							B1	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New	
Brunswick Street	487							B1	UC2	
	489-495							B1	UC2	
	490							B1	UC2	
	492							B1	UC2	
	494							B1	UC2	
	496							B1	UC2	
	497		Shop	Rec 1978	*	Rec 1978	*R	*	UC2	
	499							B1	UC2	
	501							B1	UC2	
	503-505							B1	UC2	
	507, 509, 511							B1	UC2	
	517, 519, 521, 523, 525							B1	UC2	
	520							B1	UC2	
	522							B1	UC2	
	524							B1	UC2	
	526							B1	UC2	
	527							B1	UC2	
	528							B1	UC2	
	529							B1	UC2	
	530							B1	UC2	
	531							B1	UC2	
	533, 535		'Miettas'						B1	UC2
	534-540								B1	UC2
537								B1	UC2	
539								B1	UC2	
541								B1	UC2	
543		Lord Newry Hotel	Hotel			Rec1978 1992		*	UC2	

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New	
Brunswick Street	544							B1	UC2	
	549-553							B1	UC2	
	550-552							B1	UC2	
	555							B1	UC2	
	556							B1	UC2	
	557	"Riversdale Villa"				*	*C	*	UC2	
	558							B1	UC2	
	560							B1	UC2	
	561							B1	UC2	
	563, 565							B1	UC2	
	567, 569							B1	UC2	
	568							B1	UC2	
	570							B1	UC2	
	572, 574							B1	UC2	
	573							B1	UC2	
	576							B1	UC2	
	579							A5	UC2	
	581, 583							A5	UC2	
	585							A5	UC2	
	587							A5	UC2	
	589							A5	UC2	
	591			House		*	Rec1978 1992	*C	*	UC2
	593								A5	UC2
	595								A5	UC2
	597								A5	UC2
	599			Shop	Rec. 1992		Rec1978 1992		A5	UC2
	605								A5	UC2
609, 611								A5	UC2	
613								A5	UC2	
615								A5	UC2	
617, 621								A5	UC2	
623, 625								A5	UC2	
627								A5	UC2	

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Brunswick Street	629							A5	UC2
	679-685							B4	UC2
	700-736							B4	UC2
	716	Valentia					*R		UC2
	720	Salvation Army Barracks					*R		UC2
	863	Railway Sub-Station	Sub-station	Rec. GBAC 1978	Rec. 1978, 1992	Rec 1978 1992	*C	*	UC2
		Power house							*
Church Street	24 - 30	Leamington Terrace					*U	B16	UC2
	32-34-36	Fernville Terrace	Two storey terraces					B16	UC2
	40-54		Single storey terraces					B16	UC2
	52-54							B16	UC2
Delbridge Street	17		House		Rec. 1978, 1992	Rec 1978		*	UC2
	34		2 Storey Terraces					A10	UC2
	36		2 Storey Terraces					A10	UC2
	38		2 Storey Terraces					A10	UC2
	42		2 Storey Terraces					A10	UC2
	44		2 Storey Terraces					A10	UC2
	46		2 Storey Terraces					A10	UC2
	47, 49						*NC		UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Delbridge Street	48		2 Storey Terraces					A10	UC2
	50		2 Storey Terraces					A10	UC2
	65-81							B9	UC2
Edinburgh Gardens		Bandstand	Bandstand		Rec. 1978, 1992	Rec1978 1992		*	UC2
			Cast iron Bollards			Rec 1992		A5	UC2
			Drinking Fountain			Rec 1992		A5	UC2
			Bluestone edging to pathways			Rec 1992		A5	UC2
			Established trees			Rec 1992		A5	UC2
			Train track			Rec 1992		A5	UC2
			Tennis Club House			Rec 1992		A5	UC2
			Rotunda			Rec 1992		A5	UC2
Egremont Street	3-15		Detached brick houses					B20	UC2
	17-31	Egremont Terrace	Terrace					B20	UC2
Falconer Street	19-33		Houses					B9	UC2
	20						*U		UC2
	62		House		Rec. 1978, 1992	Rec1978, not 1992		* A9	UC1-R
	64							A9	UC1-R
	66							A9	UC1-R
	68							A9	UC1-R
	70							A9	UC1-R
	72, 74							A9	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New	
Kneen Street	26							A8	UC2	
	28							A8	UC2	
	30							A8	UC2	
	32							A8	UC2	
	34							A8	UC2	
	36							A8	UC2	
	39			House	Rec.1978, 1992	*	Rec.1978, 1992	*R	* A8	UC2
McKean Street	62		Single storey terrace					B14	UC2	
	64		Single storey terrace					B14	UC2	
	66		Single storey terrace					B14	UC2	
	68		Two storey terrace					B14	UC2	
	70		Two storey terrace					B14	UC2	
	72		Two storey terrace					B14	UC2	
	74		Two storey terrace					B14	UC2	
	77		Hinton Villa	House	Rec.1978, 1992	Rec. 1978, 1992	Rec. 1992		*	UC2
	78							*U	UC2	
	86							*C	UC2	
96			House	*	*	Rec.1978 1992	*C	* B13	UC2	
	111 - 113	St Albans St Leonard	Two storey houses				*U	B13	UC2	

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
McKean Street	119		Two storey house					B13	UC2
	151	"Dentonville"	House	Rec. 1978, 1992	*	Rec 1978, 1992	*C	*	UC2
	Rear of 151	"Denton Hall"			*	Rec 1978 1992	*C	*	UC2
	177		House			Rec 1978, 1992		*	UC2
		Presbyterian Church						A4	UC1-R
	184							B12	UC2
	186							B12	UC2
	188							B12	UC2
	191	Flats - recent construction	Formerly a house			Rec 1978 Not 1992		*	UC2
	207							A4	UC1-R
	209, 211							A4	UC1-R
	213							A4	UC1-R
	214							A4	UC1-R
	215							A4	UC1-R
	216							A4	UC1-R
	218, 220							A4	UC1-R
	222	"Hatherlie"				Rec 1978 not 1992		*	UC1-R
	223	"Cameron House"				Rec 1978 not 1992	*U	*	UC1-R
	224							A4	UC1-R
	225	"Moss Vale"		Rec.1978, 1992	*	Rec 1978 not 1992	*R	* A4	UC1-R
	227	"Halesmere"			*	Rec 1978 not 1992	*R	* A4	UC1-R
	228, 230							A4	UC1-R
	234						*U		UC1-R
	236							A4	UC1-R
	238							A4	UC1-R
	240							A4	UC1-R
	241, 243, 245							A4	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
McKean Street	242, 244							A4	UC1-R
	248, 250							A4	UC1-R
	249						*U	A4	UC1-R
	251							A4	UC1-R
Michael Street	124		House			Rec 1978 not 1992	*C	* A9	UC1-R
	126							A9	UC1-R
Napier Street	472							B22	
	476-484	Elizabeth Terrace	Double storey terrace					B22	UC2
	503		Single storey house					B2	UC2
	505		Single storey house					B2	UC2
	507		Single storey house					B2	UC2
Newry Street	56		Single storey row house					A3	UC2
	57		Single storey row house					A3	UC2
	58		Single storey row house					A3	UC2
	59		Single storey row house					A3	UC2
	60		Single storey row house					A3	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Newry Street	61		Single storey row house					A3	UC2
	62		Single storey row house					A3	UC2
	63		Single storey row house					A3	UC2
	64		Single storey row house					A3	UC1-R
	65		Single storey row house					A3	UC1-R
	66		Single storey row house					A3	UC1-R
	67		Single storey row house					A3	UC1-R
	69		Single storey row house					A3	UC1-R
	70		Single storey row house					A3	UC1-R
	71		Single storey row house					A3	UC1-R
	72		Single storey row house					A3	UC1-R
	73		Single storey row house					A3	UC1-R
	74		Single storey row house					A3	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Newry Street	75		Single storey row house					A3	UC1-R
	76		Single storey row house					A3	UC1-R
	77		Single storey row house					A3	UC1-R
	78		Single storey row house					A3	UC1-R
	79		Single storey row house					A3	UC1-R
	80		Single storey row house					A3	UC1-R
	81		Single storey row house					A3	UC1-R
	82		Single storey row house					A3	UC1-R
	83		Single storey row house					A3	UC1-R
	84		Single storey row house					A3	UC1-R
	85		Single storey row house					A3	UC1-R
	86		Single storey row house					A3	UC1-R
	87		Single storey row house					A3	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Newry Street	88		Single storey row house					A3	UC1-R
	90		Single storey row house					A3	UC1-R
	91		Single storey row house					A3	UC1-R
	92		Single storey row house					A3	UC1-R
	93		Single storey row house					A3	UC1-R
	94		Single storey row house					A3	UC1-R
	95		Single storey row house					A3	UC1-R
	96		Single storey row house					A3	UC1-R
	97		Single storey row house					A3	UC1-R
	98		Single storey row house					A3	UC1-R
	99		Single storey row house					A3	UC1-R
	100		Single storey row house					A3	UC1-R
	101		Single storey row house					A3	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Newry Street	102		Single storey row house					A3	UC1-R
	103		Single storey row house					A3	UC1-R
	104		Single storey row house					A3	UC1-R
	105		Single storey row house					A3	UC1-R
	106		Single storey row house					A3	UC1-R
	107		Single storey row house					A3	UC1-R
	108		Single storey row house					A3	UC1-R
	109		Single storey row house					A3	UC1-R
Nicholson Street	387	St Brigids Roman Catholic Church	Church			Rec 1978 1992	*R	*	UC2
	Cnr. Church St	Uniting Church	Church	Rec.1978, 1992	*	Rec 1978 1992	*C	*	UC2
	500-506	"Simpson's Terrace"				Rec 1978 1992		*	UC2
	720	State Savings Bank			Rec. 1978, 1992	Rec.1978 1992		*	UC2
		Methodist Church	Church	*					UC2
Park Street	2-16							B7	UC2
	9-100							B7	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Park Street	188-196							B7	UC2
Queens Parade	111	Iron Store			*	Rec 1992	*C		UC2
	118		House		*	Rec 1992	*R		UC2
	270	National Bank		Rec. 1978, 1992	*	Rec 1978 not 1992	*C	* A1	UC1-C
	280							A1	UC1-C
	282							A1	UC1-C
	284							A1	UC1-C
	286							A1	UC1-C
	288							A1	UC1-C
	290							A1	UC1-C
	292-294							A1	UC1-C
	298							A1	UC1-C
	300-302							A1	UC1-C
	308							A1	UC1-C
	310							A1	UC1-C
	312							A1	UC1-C
	314							A1	UC1-C
	316							A1	UC1-C
	318							A1	UC1-C
	320							A1	UC1-C
	322							A1	UC1-C
	330							A1	UC1-C
	336							A1	UC1-C
	338							A1	UC1-C
	340							A1	UC1-C
	342							A1	UC1-C
	344							A1	UC1-C
	346							A1	UC1-C
	348							A1	UC1-C
	350							A1	UC1-C
	352							A1	UC1-C

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Queens Parade	354							A1	UC1-C
	356							A1	UC1-C
	362							A1	UC1-C
	370-374	ANZ Bank	Bank	Rec. 1978, 1992	*	Rec. 1978 not 1992	*C	* A1	UC1-C
	376	Kingdom Cycle Works				Rec. 1978 not 1992		* A1	UC1-C
	378-382-384	Bristol Paint & Wallpaper						B11	UC1-C
	394, 396							B11	UC1-C
	404, 406	Brooks Buildings						B11	UC1-C
	410							B11	UC1-C
	416							B11	UC1-R
	422, 424, 426, 428		Houses					B11	UC1-R
	436, 438							B11	UC1-R
	440, 442							B11	UC1-R
	446, 448							B11	UC1-R
	450							B11	UC1-R
	454							B11	UC1-R
	460							B11	UC1-R
	462, 464							B11	UC1-R
	468							B11	UC1-R
	470	Clifton Hill and Northcote Dispensary (1914)						B11	UC1-R
		Tramways Board						B11	UC1-R
		Terminus Hotel						B11	
Rae Street	60-66		Two storey terraces					B15	UC2
	68-74		Single storey terraces					B15	UC2
	123		Former shop			Rec. 1978 1992		*	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Rae Street	173-183		Timber dwellings					B3	UC2
	180		Timber dwelling					B3	UC2
	182, 184		2 Storey brick terraces					B3	UC2
	185, 187		2 Storey brick terraces					B3	UC2
	189, 191							B3	UC2
	270	American Ex-Servicemens Assoc. of Vic.	Former Temperance Hall		*	Rec.1978 1992	*C	* B17	UC2
	274-286		Terraces					B17	UC2
	290							B17	UC2
	348		Two storey terrace					B19	UC2
	350		Single storey terrace					B19	UC2
	352-364		Two storey terrace					B19	UC2
Reid Street	17							B18	UC2
	19							B18	UC2
	21, 23, 25							B18	UC2
	27		Brick factory					B18	UC2
	33, 35, 37							B18	UC2
	39							B18	UC2
Rowe Street	1							A2	UC1-R
	2							A2	UC1-R
	3							A2	UC1-R
	4							A2	UC1-R
	5							A2	UC1-R
	6							A2	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Rowe Street	7							A2	UCI-R
	8							A2	UCI-R
	9							A2	UCI-R
	10							A2	UCI-R
	11							A2	UCI-R
	12							A2	UCI-R
	13							A2	UCI-R
	14							A2	UCI-R
	15							A2	UCI-R
	16-20		Terrace		*	Rec. 1978 not 1992	*R	* A2	UCI-R
	17							A2	UCI-R
	19							A2	UCI-R
	23							A2	UCI-R
	24							A2	UCI-R
	26							A2	UCI-R
	27							A2	UCI-R
	28							A2	UCI-R
	29							A2	UCI-R
	30							A2	UCI-R
	31							A2	UCI-R
	32							A2	UCI-R
	33							A2	UCI-R
	34							A2	UCI-R
	35		House			Rec. 1978 not 1992		* A2	UCI-R
	36							A2	UCI-R
	37		House			Rec. 1978 not 1992		* A2	UCI-R
	38							A2	UCI-R
	39							A2	UCI-R
	41							A2	UCI-R
	43							A2	UCI-R
	45							A2	UCI-R
	46							A2	UCI-R
	47							A2	UCI-R
	48							A2	UCI-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Rowe Street	50							A2	UC1-R
	52							A2	UC1-R
	63							A2	UC1-R
	65							A2	UC1-R
	66							A2	UC1-R
	67							A2	UC1-R
	68							A2	UC1-R
	70-72						*U	A2	UC1-R
	71							A2	UC1-R
	73							A2	UC1-R
	74							A2	UC1-R
	76							A2	UC1-R
	78	"Strome"	House	Rec. 1978, 1992	*	Rec.1978 not 1992	*C	* A2	UC1-R
	79							A2	UC1-R
	80							A2	UC1-R
	81							A2	UC1-R
	82							A2	UC1-R
	83							A2	UC1-R
	84							A2	UC1-R
	85							A2	UC1-R
	86							A2	UC1-R
	87							A2	UC1-R
	88							A2	UC1-R
	89							A2	UC1-R
	90							A2	UC1-R
	91							A2	UC1-R
	92							A2	UC1-R
	93							A2	UC1-R
	94							A2	UC1-R
	95							A2	UC1-R
	97							A2	UC1-R
	103							A2	UC1-R
	105							A2	UC1-R
	107							A2	UC1-R

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Rowe Street	109							A2	UC1-R
	111							A2	UC1-R
	115							A2	UC1-R
	117							A2	UC1-R
	119							A2	UC1-R
	121							A2	UC1-R
	123							A2	UC1-R
	125	"Leone"			*		*R	A2	UC1-R
	127							A2	UC1-R
Rushall Crescent			Old Colonists' Homes	*	*	Rec.1978 not 1992	*C	*	UC1-R
	4-16		Single storey houses					B10	UC1-R
	39-41		Terrace		*	Rec.1978 not 1992	*R	*	UC1-R
	45	"Orhina"			*		*R	*	UC1-R
	59-67							B10	UC2
	63		House		*		*R		UC2
	97							A9	UC1-R
	103							A9 B10	UC1-R
	105						A9 B10	UC1-R	
Scotchmer Street	67-81							B5	UC2
	83-97							B5	UC2
	105-125							B5	UC2
	108-114							B5	UC2
	131	Parkview Hotel	Hotel				*NC	*	UC2
	160							A11	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
Scotchmer Street	168, 170, 172, 174, 176							A11	UC2
	178							A11	UC2
	242	"Camforth"			Rec. 1978, 1992	Rec. 1978 1992		*	UC2
	247							A9	UC1-R
	249							A9	UC1-R
	251							A9	UC1-R
	253							A9	UC1-R
	255							A9	UC1-R
	257							A9	UC1-R
	259	Monkey Grip House	House				Rec. 1992		A9
	263							A9	UC1-R
		Parkview Hotel	Hotel				*NC	*	UC2
									UC2
St Georges Road	107						A5		UC2
	113, 115						A5		UC2
	117						A5		UC2
	121	Hungarian Reformed Church	Church	Rec. 1978, 1992	*	Rec. 1978 1992	*C	*	UC2
	123	(orig. Parish Hall of St. Lukes)	Antal & Antal, Solicitors	Rec. 1992		Rec. 1992	A5		UC2
	131	York House		*	*	Rec. 1978 1992	*C A5	*	UC2
		Seventh Day Adventist Church	Church			Rec. 1978 1992	*R		UC2
		Church of Christ	Church			Rec. 1978, 1992	Rec. 1978 1992	*	UC2
		133						A5	UC2
		137						A5	UC2
	139						A5	UC2	
		Resteze Footwear						A5	UC2
	151							A5	UC2

NORTH FITZROY LISTING

Street	Number	Name	Building Type	HBC	RNE	Planning Scheme	NT	Cons. Study	New
St Georges Road	153							A5	UC2
	155							A5	UC2
	165							A5	UC2
	167							A5	UC2
	169-187	"Gladstone Buildings"			Rec. 1978, not 1992	Rec. 1978 not 1992		* A5	UC2
	251 (cnr Taplin St)	Post Office	Post Office	Rec. 1978, 1992	*	Rec. 1978 1992	*C	*	UC2
		Fire Station			Rec. 1978, not 1992	Rec. 1978 not 1992		*	UC2
	324	Aberdeen Hotel	Hotel		Rec. 1978, 1992	Rec. 1978 1992	*U	*	UC2
Woodhead Street	18						*R		UC2
Woodside Street	21	"Fashoday"				Rec. 1978 not 1992		*	UC2
York Street	61	Rushall Park	House		*	Rec. 1978 1992	*C	*	UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Argyle Street	71	Arthur Engineering Co.				Rec 1992		* B B16	UC2
Bell Street	6	"St Leger"						A9	UC1-R
	7							A9	UC1-R
	8	"Wairvera"						A9	UC1-R
	9							A9	UC1-R
	10	"Eversley"						A9	UC1-R
	11							A9	UC1-R
	12							A9	UC1-R
	14	"Elsinore"						A9	UC1-R
	16	"Paxton"						A9	UC1-R
	17	Residence Exhibition High		GBR				A9	UC1-R
	18							A9	UC1-R
	20						*UC	A9	UC1-R
	31-39	Double storey terrace houses						A9	UC1-R
	38	Special School (Former National School)	School	* GBR	*		*C		UC1-R
	43-57	Double storey terrace house						A9	UC1-R
	54							A9	UC1-R
	56-60							A9	UC1-R
	59-65	Single storey terraces						A9	UC1-R
	62-66	Brick warehouse						A9	UC1-R
	67							A9	UC1-R
	68							A9	UC1-R
	69							A9	UC1-R
	70-78							A9	UC1-R
	71							A9	UC1-R
	73-83							A9	UC1-R
	80							A9	UC1-R
	82							A9	UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Brunswick Street	9	"Dodgshun House"	St Vincents Hospital	GBR	*		*C	* A2	UC1-R
	11-15		3 storey arcaded terrace	*	*		*C - No 11,13 R - No. 15	* A2	UC1-R
	19	"Austrian Club"						A2	UC1-R
	20	Central Hall	Public Hall	Rec 1992	Rec 1992			A2	* UC1-C
	21	"Mononia"		Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979,		* A2	UC1-R
	23							A2	UC1-R
	24	"Mon Sejour"		Rec 1992				A2	UC1-C
	25-37	Barcelona Terrace	Terrace		*		*C	A2	* UC1-R
	28							A2	UC1-C
	32							A2	UC1-C
	34	"Tara"						A2	UC1-C
	38-40	Melbourne Veterinary College	Former Veterinary College				*C	* A2	UC1-C
	39-49		3 storey terrace	*	*		*C	* A2	UC1-R
	42,46							A2	UC1-C
	50	Champion Hotel	Hotel		Rec. 1979, 1992	Rec. 1979, not 1992		* A2	UC1-C
	51	Rob Roy Hotel	Hotel					A2	UC1-C
	53-63							A2	UC1-C
	83-97							B23	UC1-C
	99-103	Lewis Buildings						*B B23	UC1-C
	115							B24	UC1-C

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Brunswick Street	125	Old Colonial Inn (formerly Brunswick Hotel)						* B	UCI-C
	141-143							B22	UCI-C
	153							B22	UCI-C
	155-159		Shops - 1850s?	Rec 1992					* UCI-C
	165-169		Shops - 1850s?						*UCI-C
	174	former National Hotel	Hotel	Rec 1992				B19	* UCI-C
	181-193							B19	UCI-C
	184	W.A. Bennetts & Sons						* B	UCI-C
	189		Shops	Rec 1992					* UCI-C
	196	Perserverance Hotel	Hotel		Rec. 1979, not 1992	Rec. 1979, not 1992			* UCI-C
	197	Former Labour in Vain Hotel	Delicensed hotel						UCI-C
	211-231							B19	UCI-C
	222							* B	UCI-C
	235, 237							A7	UCI-C
	236-252			*	*	Rec. 1979, not 1992	*R	* A7	UCI-C
	239							A7	UCI-C
	241-245							A7	UCI-C
	251							A7	UCI-C
	253							A7	UCI-C
	254							A7	UCI-C
	256							A7	UCI-C
	257-259							A7	UCI-C
	258							A7	UCI-C
	260							A7	UCI-C

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Brunswick Street	261							A7	UCI-C
	263-273							A7	UCI-C
	264							A7	UCI-C
	265-267							A7	UCI-C
	266-274							A7	UCI-C
	271							A7	UCI-C
	273							A7	UCI-C
	277-285	Moran & Cato						A7	UCI-C
	287-293	Commercial building						A7	UCI-C
	296	Post Office		Rec 1992			*NC	A7	*UCI-C
	297	AOF House						A7	UCI-C
	300	ANZ Bank						A7	UCI-C
	301							A7	UCI-C
	303							A7	UCI-C
	304	"Sydenham"						A7	UCI-C
	305-307							A7	UCI-C
	306, 308							A7	UCI-C
	309-319							A7	UCI-C
	312							A7	UCI-C
	314							A7	UCI-C
	316, 318							A7	UCI-C
	318-24		Federation Shops						*UCI-C
	322		3 Storey commercial building					A7	UCI-C
	325	"Cumberland House"						A7	UCI-C
	326-336		Shops					A7	UCI-C
	329		Shop - 1850s?					A7	*UCI-C
	331-335		Shops					A7	UCI-C
	337-339		Double storey shopfronts					A7	UCI-C
	338-342	2 Storey building shops ground						A7	UCI-C

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Brunswick Street	341-347							A7	UC1-C
	344, 346							A7	UC1-C
	351-375							B15	UC1-C
	370-372							B15	UC1-C
	376-378							B15	UC1-C
	377-395							B15	UC1-C
	382-384							B15	UC1-C
	390							B15	UC1-C
	396							B15	UC1-C
	401-411							B15	UC1-C
	404-408							B15	UC1-C
	410	Mykonas Tavern						B15	UC1-C
	412, 414							B15	UC1-C
	413-419							B15	UC1-C
422	Cavan Hotel						* B B15	UC1-C	
433	James Reilly Flour Mill					*C	B15	UC1-C	
439-451							B15	UC1-C	
446	Royal Derby Hotel						* B	UC1-C	
Cecil Street	37							B13	UC2
	39							B13	UC2
	85							B13	UC2
	87							B13	UC2
Chapel Street	35-39							B9	UC2
	36						*NC		UC2
Charles Street	52	Ace Billiard Tables	Former factory			Rec 1992		* B	UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Charles Street	93-101							* B	UC2
	105-107	Fitzroy Cottages						* B	UC2
	106						*NC		UC2
Condell Street	32-42				*		*C	* B7	*UC2
	93						*R		UC2
Cowell Street		22	2 Storey Brick House - 1850s?						* UC2
Cremorne Street	1-7							A10	UC1-R
	9-13							A10	UC1-R
Fitzroy Street		St Vincents Druids Wing							*UC2
	34-38	Former Devonshire Arms Hotel		*	*	Rec 1992	*C	* B	UC2
	70-82	Rosephil Terrace (former Swiss Terrace)				Rec 1992		* B	*UC1-R
	129		Factory						*UC2
	167-169	Joseph Liddy Factory				Rec. 191979, 92			*UC2
	178-180		2 Storey Rendered Bluestone Pair						* UC2
	182	Independent Hall	2 Storey Building			Rec 1992			* UC2
	193	Christian Israelite Sanctuary				Rec 1992	*C	* B	UC2
	214		2 Storey brick terrace					B21	* UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Fitzroy Street	216		2 Storey brick terrace					B21	* UC2
	218		2 Storey brick terrace with central coach entrance				*NC	B21	* UC2
	220							B21	UC2
	222		Building				*NC	B21	* UC2
	224-226							B21	UC2
	271-283							B20	UC1-R
	272							B20	UC1-R
	310, 311, 312, 313	4 identical 2 storey buildings						A8	UC1-R
	347-363							* B B16	UC2
	365							B16	UC2
	408						*NC		
Garfield Street	1-13							A10	UC1-R
	2-22							A10	UC1-R
	15, 17							A10	UC1-R
George Street		State School no. 450	School	GBR					UC2
	28	Glandore	2 Storey house					A4	UC1-R
	30	Elsinore	2 Storey house					A4	UC1-R
	32, 34		Houses					A4	UC1-R
	37, 39	Pair terraces						A4	UC1-R
	40		2 Storey house					A4	*UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
George Street	41 rear	Buvelot's Studio		Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, 1992		* A4	UC1-R
	44-46		2 Storey house					A4	*UC1-R
	47-51	Terraces						A4	UC1-R
	48-50	"Brooklyn"	Brick & bluestone house					A4	*UC1-R
	52		2 Storey house					A4	*UC1-R
	53-59			Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979		*A4	UC1-R
	54-56		Single storey terraces					A4	*UC1-R
	61							A4	UC1-R
	66, 68		2 Storey houses					A4	UC1-R
	67-69		2 Storey terrace					* A4	UC1-R
	94							* B	UC2
	103-109							B5	UC2
	106			Rec 1992	Rec 1992	Rec 1992		* B	UC2
	119	Boston Villa		Rec 1992	Rec. 1979, 1992	Rec. 1979, 1992		*	UC2
	121-127	Letham's Buildings		Rec 1992	Rec. 1979	Rec. 1979, 1992		* B5	UC2
	129-131							B5	UC2
	132-142							B5	UC2
	139-147							B5	UC2
	140-142							B5	*UC2
	157-165							B5	UC2
	168-186							B5	UC2
	173-185							B5	UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
George Street	174							* B	UC2
	176							* B	UC2
	209-214							B5	UC2
	235-239							B7	UC2
	236							* B B6	UC2
	238							B6	UC2
	243-255							B6	UC2
	270	St Marks Church of England	Church	*	*	Rec 1992	*C	*	UC2
	280-304							B9	UC2
	281-305							B9	UC2
	307-315							B9	UC2
	332-340							B9	UC2
	342-346							* B	UC2
Gertrude Street	11		2 Storey bluestone house					* B B1	UC1-R
	13-15							* B B1	UC1-R
	14-16		2 Storey brick surgery	Rec 1992	Rec 1992			B1	*UC1-R
	37-43							A2	UC1-C
	40							* B	UC1-R
	42, 44, 46							B1	UC1-R
	51-61							A2	UC1-C
	62							A2	UC1-R
	64-78	"Glass Terrace"	Terraces	*	*		C	* A2	UC1-R
	63-73	Former Gertrude Hotel and shops	Shops and hotel	Rec 1992	Rec 1992	Rec 1992		A2	*UC1-C
	75-83							A2	UC1-C
	106-108							* B B27	UC1-C

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Gertrude Street	112-114							B27	UC1-C
	116-120							B27	UC1-C
	136	Former E.S. & A. Bank		Rec 1992	Rec. 1979, 1992	Rec. 1979, not 1992		*	UC1-C
	148	Squizzy Taylor's Hotel							*UC1-C
	153-157							A13 B2	UC1-C
	158-164		Shops	Rec, 1979, 1992	Rec. 1979, 1992	Rec. 1979, not 1992	*NC	* A13 B2	UC1-C
	161-167							A13 B2	UC1-C
	173							A13 B2	UC1-C
	175							B2	UC1-C
	181-183			*			*C		UC1-C
	184-186	Fitzroy Antiques						A14 B2	UC1-C
	188-194							A14 B2	UC1-C
	200							A14 B2	UC1-C
	204	"Johnston's"						A14 B2	UC1-C
	206-208							B2	UC1-C
	220-224							* B	UC1-C
Gore Street	10		Dwelling		*				
	11							A5	UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Gore Street	12 - 72		Terraces		*		*C	A5	
	13, 15							A5	UC1-R
	17							A5	UC1-R
	25							A5	UC1-R
	27-31		Terrace					A5	UC1-R
	27, 29		2 Storey terrace					A5	UC1-R
	31		2 Storey terrace					A5	UC1-R
	33		2 Storey terrace					A5	UC1-R
	36-50		2 Storey terrace 1850s	Rec.1 979, 1992	Rec. 1979, 1992	Rec. 1979, not 1992		*	UC1-R
	37, 41		Terrace					A5	UC1-R
	43		2 Storey rendered brick - 1850s					A5	* UC1-R
	47							A5	UC1-R
	49-51		2 Storey brick terrace 1850s					A5	* UC1-R
	80-82	Brooks Buildings					*R		UC1-R
	87-91							* B B4	UC1-R
	98							* B	UC1-R
	104							B4	UC1-R
	106 - 108		Houses		*		*R		UC1-R
	123-125							* B B4	UC1-R
	145-147	Mount View Villas				Rec 1979, not 1922	*R		UC1-R
	189				*	Rec 1979, not 1922	*C	* A6	UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Gore Street	190							A6	UC2
	191						*R	A6	UC2
	192							A6	UC2
	194-198							A6	UC2
	201							A6	UC2
	202				*	Rec 1979, 1922	*C	* A6	UC2
	203							A6	UC2
	209-221	"Cobden Terrace"	Terraces	*	*	Rec 1979, 1922	*C	* A6	UC2
	233-245							B6	UC2
	252	Holophane Factory						*B	UC2
	256-278							B10	UC2
	258	Greek Church						*B	UC2
	260							*B	UC2
	274-276							*B	UC2
	278	Former Bible Christian Church	'D'Tella Studio'		*		C	*B	UC2
	287	"Russian House"		Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, 1992		* B10	UC2
	300	"Captains House"		Rec. 1979, 1992	*	Rec. 1979, 1992	*C	*B	UC2
	322-336							B10	UC2
	323	Clifton Villa					*R		UC2
	331-335	"Holyrood Terrace"		*	*	Rec. 1979, 1992	*C	* B10	UC2
	485							*B	UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Greeves Street	1 - 15	2 terraces of 8 houses each			*		*C	* A8	UC1-R
	2-16							A8	UC1-R
	17-29							A8	UC1-R
	18-30							A8	UC1-R
	97							* B	UC2
	106-114							B10	UC2
	109-115							B10	UC2
	126-132							B10	UC2
Hanover Street	127	Fernleigh						* B B10	UC2
	135							* B B10	UC1-C
	35 - 39			*	*	Rec 1992	*C		*UC2
	59-71							B21	UC2
Hargreaves Street	8		Cottage		*	Rec 1992	*C	* B10	UC2
	9		Cottage		*	Rec 1992	*C	*	UC2
	10							B10	UC2
James Street	2-10						B24	UC2	
Johnston Street		Rochester Castle Hotel	Hotel					A21	UC2
	32							B35	UC2
	74-82							B35	UC2
	91-93	Single storey terrace houses						A7	UC1-C
	95 - 105	former cable engine house	Transport building	Rec 1992	Rec. 1979		Rec. 1979	* A7	UC1-C

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Johnston Street	106-110	Cont. of AOF House						A7	UC1-C
	107, 109							A7	UC1-C
	120 - 122		Residence surgery	Rec 1992	Rec. 1979, 1992		Rec. 1979	* A7	UC1-C
	141							B29	UC2
	188-200		Single storey terrace					A21	UC2
Kerr Street	55-63							B33	UC2
	71-91							B33	UC2
	102	"Sandhurst House"	3 storey terrace					A23	UC2
	106							A23	UC2
	108							A23	UC2
	110, 112							A23	UC2
	114							A23	UC2
	116-122		Edwardian Terraces					A23	UC2
King William Street	3-25							B21	UC1-R
	3, 5							A26	UC1-R
	7							A26	UC1-R
	9 - 19				*		*C	* A26	UC1-R
	21-23				*		*R	* A26	UC1-R
	27							A26	UC1-R
	63-79							B21	UC1-R
	66-74	Katamante Terrace						* B B21	UC1-R
	76-78							* B B21	UC1-R
	80-82							B21	UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
King William Street		All Saints Catholic Church Hall	Former Iron Hall		*	Rec 1992	*C	*	UC2
		All Saints Catholic Church	Church		Rec. 1979, 1992	Rec 1992	Rec. 1979	*	UC2
Leicester Street	131-137							B12	UC2
Mahoney Street	1-13	Houses						A8	UC1-R
	12, 14							A8	UC1-R
	15	House						A8	UC1-R
Mahoney Street	17	House						A8	UC1-R
	19	House						A8	UC1-R
	21	House						A8	UC1-R
	22-26							A8	UC1-R
	23	House						A8	UC1-R
	25	House						A8	UC1-R
Moor Street	1, 3, 5	Lydia Terrace	Terraces					A11	*UC1-R
	4-8		Terraces					A11	*UC1-R
	7, 9, 11							A11	UC1-R
	10-16	"George Terrace"	Terraces					A11	UC1-R
	13,15							A11	UC1-R
	20-26	"Regent Terrace"	Terraces					A11	UC1-R
	21, 23, 25, 27							A11	UC1-R
	28, 30							A11	UC1-R
	29-31							A11	UC1-R
	32							A11	UC1-R
	34-36	"Talborg House"						A11	UC1-R
	45	Larcher Dairies						A11	UC1-R
	57-63							B20	UC1-R
	65-73							* B	UC1-R
	77		House						*UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Moor Street	104-110	Formerly W.A. Bennets						* B	UC2
	113-123							B7	UC2
	164-172							B7	UC2
	167-171							B7	UC2
	169-209							B6	UC2
	189-195							B6	UC2
	192-194							* B B6	UC2
	196-202							B6	UC2
	224						*UC		UC2
	209						*R		UC2
Napier Street	8, 10							A3	UC1-R
	16						*UC		UC1-R
	17							A3	UC1-R
	19, 21							A3	UC1-R
	20		2 Storey terrace					A3	UC1-R
	22		2 Storey terrace					A3	UC1-R
	23							A3	UC1-R
	24		2 Storey terrace					A3	UC1-R
	25, 27							A3	UC1-R
	26							A3	UC1-R
	28							A3	UC1-R
	30,32							A3	UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Napier Street	33		Terrace				*NC	A3	UC1-R
	34							A3	UC1-R
	36 - 50	"Falconer Terrace"	Terrace	*	*		*C	* A3	UC1-R
	41-43							A3	UC1-R
	45-51		Terraces					A3	*UC1-R
	56-58							A3	UC1-R
	56-58							A3	UC1-R
	60,62							A3	UC1-R
	61-63							A3	UC1-R
	64 - 68		Residences	Rec. 1979	Rec. 1979	Rec. 1979	*NC	* A3	UC1-R
	118-122	"Fitzroy Terrace"	2 Storey terrace					A15	UC2
	124	Uniting Church		Rec. 1979	Rec. 1979	Rec. 1979	*C	* A15	UC2
	134							A15	UC2
	166 - 180		Residences/ Cottages		*		*C excludi ng 170	* B7	UC2
	182	Restaurant	Former Bucks Head Hotel		*		*C	* B7	UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Napier Street	201	Fitzroy Town Hall Gas lamps at front of hall	Town Hall	*	*		*C *UC		* UC2
	210	Napier Hotel	Hotel	Rec. 1979	Rec. 1979, 1992	Rec. 1979, 1992	*C	*	UC2
	242-252							B8	UC2
	255-265							B8	UC2
	266-284							B8	UC2
	287-295						*NC		UC2
	291-293							B8	UC2
	330-340							B12	UC2
	331-341							B10	UC2
	337-341							* B	UC2
	359-363							B12	UC2
	370-382							B12	UC2
	383-387							B12	UC2
	384-402							B12	UC2
	399-401							B12	UC2
	427-441							B12	UC2
Nicholson Street	18-20	WH Blackley & Sons Pty Ltd					*NC		
	28	DePaul Community Health Centre	2-Storey House					A1	UC1-R
	30	"Morningside"						A1	UC1-R
	32							A1	UC1-R
	34-36	"Salisbury Place"					*C	A1	UC1-R
	38 - 44	"Osborne House"	2-Storey House	GBR	*		*C	* A1	UC1-R
		Former Fitzroy Cable Tram Engine House		*	*	Rec. 1979, not 1992	*C	*	UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Nicholson Street	50 - 68	"Royal Terrace"		*	*		*C	*	UC1-R
	70 - 74	"Staffa House"						A1	UC1-R
	76							A1	UC1-R
	78							A1	UC1-R
	80							A1	UC1-R
	82	"Grantown House"	2-Storey House	Rec. 1979, 1992	*	Rec. 1979, not 1992	*R	* A1	UC1-R
	84							A1	UC1-R
	86							A1	UC1-R
	88	Convent of Mercy Chapel		*	*	Rec. 1979, 1992	*C	*	UC2
	88	Convent of Mercy School		*	*	Rec. 1979, 1992		*	UC2
	98	Cairo	Flats	Rec 1992			*C	A1	UC2
	106							A1	UC1-R
	108							A1	UC1-R
	110							A1	UC1-R
	112							A1	UC1-R
	114							A1	UC1-R
	116 - 118	Daughters of Charity	2-Storey House		Rec. 1979, 1992	Rec. 1979, not 1992		* A1	UC1-R
	120							A1	UC1-R
	122	House		*	*	Rec. 1979, not 1992	*C	* A1	UC1-R
	130		2-Storey House					A1	UC1-R
	132	"Langridge House"						A1	UC1-R

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Nicholson Street	134							A1	UC1-R
	136							A1	UC1-R
	138							A1	UC1-R
	140							A1	UC1-R
	142-144B							A1	UC1-R
	148							A1	UC1-R
	150 - 160	"Catherine Terrace"	2-Storey Terraces	Rec. 1979, 1992	Rec. 1979, 1992	Rec. 1979, not 1992		* A1	UC1-R
	162,164		Pair of arcaded terraces					A1	UC1-R
	166							A1	UC1-R
	168	"Jeans Ville"						A1	UC1-R
	170	"Brechin"						A1	UC1-R
	172							A1	UC1-R
	174-180	2-Storey row of terraces						A1	UC1-R
Nicholson Street	182	"Tesserette"						A1	UC1-R
	218	former butter (knife) factory	Factory						*UC2
	320-326							A24	UC2
Palmer Street	8-10		2- Storey Brick House					A1	*UC2
	38		Single Storey Brick House -					B26	UC2
	40	Thusnelad	House					B26	*UC2
	42		Single Storey Bluestone House					B26	*UC2
	44		Single sStorey Bluestone House					B26	*UC2
Regent Street	Cnr Princes St		3-Storey House						*UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Smith Street	71-73							*B	UC2
	99	1885 Brooks Buildings						*B	UC1-C
	103-105	Nicholas Dattner	Commercial Gothic Shops						*UC1-C
	119-129	Stanford Block	3 storey shops	Rec 1992	Rec 1992				UC1-C
	145-163	Diamond Cut Lingerie	3 Storey					A18	UC1-C
	165 - 167	Former Union Bank		*	*		*R	* A18	UC1-C
	169-171	National Bank		Rec. 1979			*NC	*	UC1-C
	173-181	Patersons	3 Storey	Rec 1979, not 1992				A18	UC1-C
	193 - 207	Victoria Buildings	Shops	Rec. 1979, 1992	Rec. 1979, 1992			*	UC1-C
	194-207							B3	UC1-C
Smith Street	219	"Hannafords Pianos and Organs"						A20	UC1-C
	221	Former Bank of New South Wales						A20	UC1-C
	223	Raven Funeral Parlour						A20	UC1-C
	229-235							A20	UC1-C
	237-239							A20	UC1-C
	241	Sydney Hotel						A20 B3	UC1-C
	243-251	Leader Products etc. (formerly Ackmans)	3 Storey					A20	UC1-C
	253-255							A20 B3	UC1-C

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Smith Street	257							A20 B3	UC1-C
	261							*B	UC1-C
	279-281							B3	UC1-C
	285-289							B3	UC1-C
	291-295		Single Storey Shops						*UC1-C
	339	State Savings Bank						*B	UC1-C
	347-349							*B	UC1-C
	359-363							B3	UC1-C
Spring Street	2, 4, 6		3 identical double storey terraces					A25	UC2
	8 - 10		Factory	Rec. 1979, 1992	Rec 1979, 1992	Rec 1992		* A25	UC2
St. David Street	76-88							B6	UC2
	77-83							B6	UC2
Victoria Parade	77	former Eastern Hill Hotel	Hotel	*	*		*C	* A2	UC1-R
	139-145						B28		UC1-R
	139-149						*U		UC1-R
	145-149	Alexandra Terrace						*B B28	UC1-R
	163 - 179	Blanche Terrace	Terraces/Houses	*	*		*C	* A12	UC1-R
	203			*	*		*C	*	UC2
		Brennan Hall					*NC		UC2

SOUTH FITZROY LISTING

Street	Number	Name	Building Type	HBR	RNE	Planning Scheme	NT	Cons. Studies	New
Victoria Street	52-70							B36	UC2
	101-105	Extension of Moran & Cato building. 5 storey warehouse						A7	UC2
	121-125							*B B17	UC2
Webb Street	73							A16	UC2
	77							A16	UC2
Westgarth Street	49							* B	UC2
	55							B14	UC2
	81							B15	UC2
	83-87							B15	UC1-C
	96-106							B12	UC2
	128							B12	UC2