

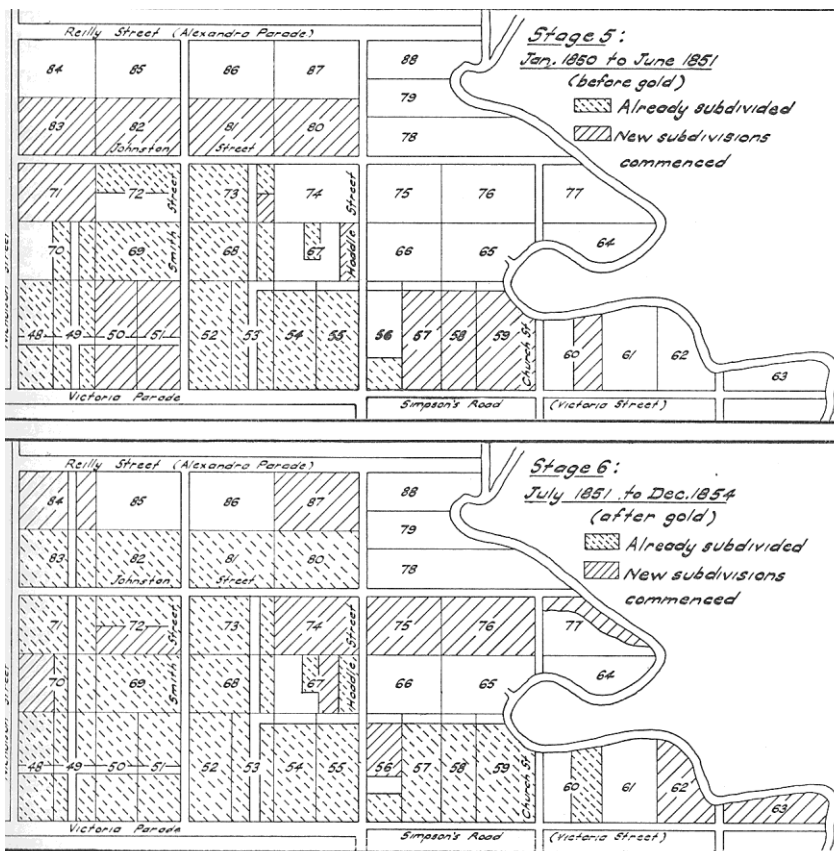
Collingwood Historical Society, Inc

36th Annual History Walk 8 November 2014

The Collingwood Slope

Introduction

This area was originally inhabited by the Wurundjeri people. The first significant European activity in relation to Collingwood was the Crown land sales in Sydney 1838-39, when land was divided into Portions of approximately 25 acres. Our walk today is mainly within Portions 52, 53, 67 and 68.



Subdivision of Crown Portions by private developers in the area of this walk mainly took place in the late 1840s.

(From Barrett, *The Inner Suburbs*)

Stages in the subdivision of Fitzroy and East Collingwood, 1847-54.

Some early purchasers built substantial houses in the 1840s and 1850s and lived on large tracts of land, especially along the river. Others were speculators and began the gradual process of subdivision. With the exception of the main government roads, Collingwood was not a planned suburb. This is why there are many short streets which do not connect logically with one another. Development was slow in the 1840s, with most building on the main streets. The gold rush in the early 1850s gave the impetus to a massive increase in population. A lot of building took place in Collingwood in the 1850s; as it was outside the area controlled by any building regulation there were many ramshackle little wooden houses; many people lived in tents. Among the more substantial

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buildings were **hotels** and **churches**, both more likely to be built of bluestone or brick. In 1851 there was one hotel, by 1853 there were 11, and in 1855 there were 24.

Local government in Collingwood (then known as East Collingwood) began in 1855. Subdivision in the Slope Precinct had begun in the late 1840s and by 1853 this area was built up. Clement Hodgkinson's January 1858 map, which shows all buildings, indicates that the Slope area between Smith and Wellington was densely populated, although much of the rest of Collingwood was sparsely dotted with buildings or had yet to be subdivided.

Industry was a feature of Collingwood almost from the start, (e.g. an 1840s glass factory) and the suburb was to become known for tanning and wool-scouring, brewing, brick making and boot making, and textile industries. By 1870, 43 factories were recorded as operating in Collingwood, the most of any suburb outside of the town of Melbourne. A number of substantial industrial buildings, from the late nineteenth and early twentieth century, contribute to Collingwood's architectural and historical environment.

The 1880s Boom which transformed Melbourne also had a big effect on Collingwood. Houses were built on hitherto unoccupied land, Clifton Hill really took off, and older dwellings and shops were demolished and re-built in brick. This era also saw Smith Street's rise to pre-eminence as a shopping street (replacing Wellington Street) and the beginning of the Foy and Gibson empire with their fashionable shop in Smith Street and streets full of factories and warehouses nearby.

The 1939 Slum Abolition Report criticised many Collingwood houses (along with other inner city suburbs) and led to a process of demolition. Many inner city dwellers continued the exodus to middle ring or outer suburbs. Many small factories were built post World War Two and have become a noticeable feature of many streets, where they are interspersed with Victorian houses. More recently there has been a huge boom in re-development.

Planning issues – heritage overlays

One of the interests of the Collingwood Historical Society (CHS) is our built heritage. We are keen to have heritage guidelines that work well to protect our heritage, while allowing appropriate change and development.

We have been members of Andrew Ward's Collingwood Urban Conservation Study in the 1980s and City of Yarra heritage reviews in the 1990s. Currently two of us are members of the Yarra Heritage Advisory Committee (Janet Taylor and Anne Holmes).

The heritage policies are quite complex:

1. Some buildings are on the **state** register of Heritage Victoria. For example on this walk, the Yorkshire Brewery, Foy and Gibson's and the Grace Darling Hotel fall into this category.
2. Some have **local** heritage protection. Half the City of Yarra is under a heritage overlay: the challenge is for development both within heritage precincts and nearby to respect the heritage aspects.

Under the **local heritage scheme** (see [City of Yarra Heritage web page](#)) there are:

- a. **Individual overlays:** for example on this walk, houses in Oxford St, the Vine and Peel hotels and the Victoria Distillery have individual overlays

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b. **Precincts** – defined areas with groups of buildings which together are important. There are 32 precincts within the City of Yarra. On this walk they include:

Collingwood Slope precinct HO318 http://vhd.heritage.vic.gov.au/#detail_places:73434

Victoria Parade precinct HO336

Smith St precinct HO333

Within the precincts buildings are classified as

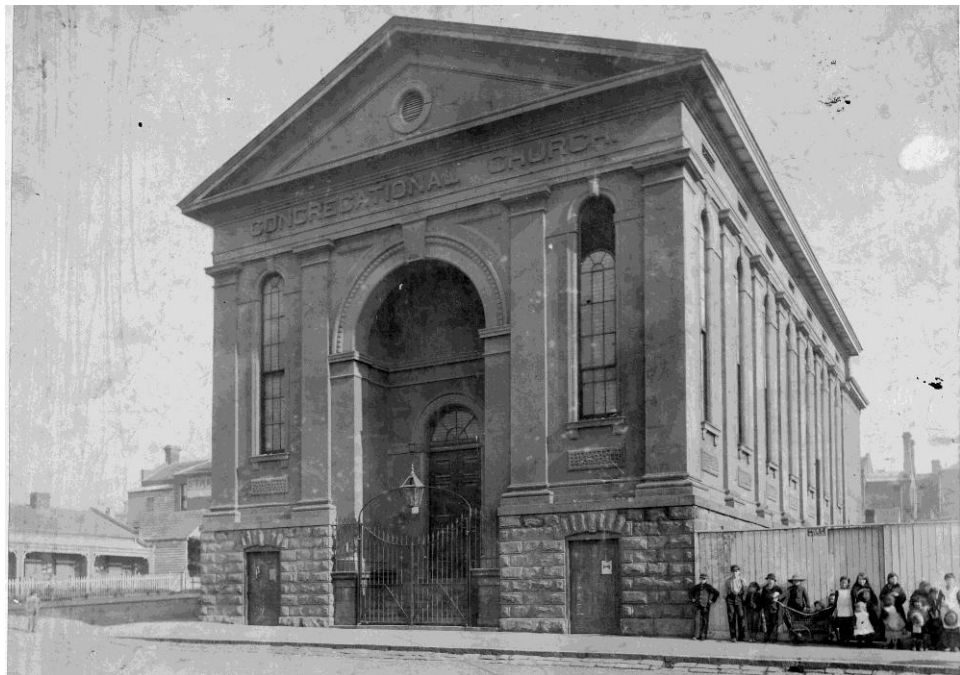
- individually significant
- contributory
- not contributory

The heritage guidelines are not clear-cut and there are often disputes about whether they are being met adequately. CHS has been involved in VCAT hearings in this area (Yorkshire Brewery, Foy and Gibson, 107 Cambridge St) both on the state Heritage Register – which hasn't given them great protection.

The Walk

- *Start at the small park on the northwest corner of Peel St and Oxford St.*

**Congregational
Church in
Oxford Street**



1. Corner Peel and Oxford streets. Site of Congregational Church/Independent Chapel 1854-1952 and Oxford Street National School 1857-1877. The Independent or Congregational Chapel was constructed in **1854**, a grandiose building which from the late 1850s also housed in its basement a National School for hundreds of pupils. This chapel and members of its congregation played an important role in Collingwood society for a number of decades, but as the nature of the local area changed the congregation dwindled and services finally ceased in 1948. The church itself was

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demolished in **1952**, although a remnant of the bluestone plinth remained next to the 1874 Hall. Another building was constructed next to the hall and the rest of the space became a car park.

When Yarra Council decided to create a new park on the site, the 20th century building was demolished and a bluestone and rendered plinth can now be seen extending to the north end of the hall. How much of this is original and how much was re-created as part of the works we are unable to tell you today (but is a topic to be investigated). We have been puzzled as to the connection of the foundation stone with this hall, and since the walk we have discovered that it has no known connection, but was laid on the Manchester Unity I.O.O.F. building, which used to stand on the corner of Hoddle and Vere streets in Abbotsford. This was built in 1873 for the **Loyal Barkly** and **Loyal Hand of Friendship** Lodges. So why is it here?

Many well-known Collingwood residents attended the Congregational Church in its heyday, including John Pascoe Fawkner who lived in Smith Street. It was also the venue for such public events as fund-raising lectures in aid of a Mechanics Institute.

2. Corner Peel St and Little Oxford St. Former Congregational hall, 1874.

The hall was used for a variety of purposes, including being the venue for the Collingwood (Female) School of Art 1883-1890. Noted artist May Vale, member of a prominent Congregationalist family in Abbotsford, was at one time a teacher at the School.

Peel Street retains a number of Victorian buildings with unusually intact exteriors, including shopfronts. All the buildings referred to are included in the **Collingwood Slope Precinct, HO 142**. You will be returning to Peel Street later, but this is a good time to look at the following buildings:

3. 9 Peel St. The Star Hotel (1868-1925) and associated shop.

This very attractive corner building incorporates various architectural references to its name in the exterior decoration. The window frames have unusual detailing, and the associated shop has a substantially intact shop window, although the veranda has been removed. Mrs Mary Maher owned the hotel for many years, and was the publican for much of that time. It housed Clichy restaurant from 1977 and has since been the site of a number of bars. Individually significant within precinct.

4. 5-7 Peel St. Corner site and neighbouring shop with residences above.

These early shopfronts were owned by David Cornfoot who had a tinsmith, coppersmith and plumbing business in Peel St from the 1850s and raised his family above the shop. He obviously prospered, as he was able to replace his timber shop with two brick ones, and also owned four properties in Little Oxford St (now demolished). His sons continued the business into the twentieth century and David Cornfoot junior became a councillor and mayor. Individually significant within precinct.

- *Cross Peel St to Oxford St.*

This block of Oxford Street gives us an opportunity to visualise the Collingwood Slope in the mid-nineteenth century.

5. 58-62 Oxford Street. Bluestone houses, 1858.

These rare surviving houses, relatively intact architecturally, date from an early phase of residential development. Three one storey cottages, two storey brick at rear, with hipped corrugated iron roofs and multi-paned windows, they are modest in scale, demonstrating living conditions in the 19th century. Recent research on the families who lived here suggests a date of 1858 for the construction. Three families, Deans (no. 60), Robsons (no. 62) and Turnbulls (no. 58), all from Roxburghshire in

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Scotland, arrived in Melbourne in September 1854 and settled in other areas of Collingwood before building these houses. All three men and the Robson sons were joiners and may have done some of the construction themselves.

The families were strongly involved with St George's Presbyterian Church in Wellington Street and remained long-term residents. Mr Robson unfortunately had died of liver disease before the family moved from Henry St, Abbotsford to Oxford Street, but one daughter, Jessie Robson, continued to live in her mother's house into the twentieth century, while her brother settled nearby in Cambridge Street after his marriage; the Deans moved to 100 McKean St North Fitzroy in the early 1890s, just before Archibald Deans' death, but continued to own the bluestone house. Mr Deans was appointed an Inspector in the Public Works Department; he was a man of large build and probably found inspecting easier than building later in life! **Heritage Overlay (HO) 126.**

6. 50-52 Oxford Street. Two-storey houses, 1877/1864.

It is believed that no. 52 (face brick) dates from 1864 and no. 50 (rendered) from 1877. The reason the exact identification is a bit tricky is that a William Randle owned land and a series of houses on this and neighbouring sites. If the dating of No. 52 is correct it would, therefore, be a rare surviving example of a brick house from the early phase of development of the Slope. Both have undergone many alterations over the years. **HO 123.**

7. 57-63 Oxford Street. Two pairs of brick houses, 1870s.

These four austere residences were built in simple bi-chrome brick, a building style for which the Collingwood Slope is noted and used in buildings ranging from the towering Yorkshire Brewery to small cottages. Richard Kefford, born in the East End of London, built these over a period of time, replacing his earlier timber rental properties. He was a carrier and his own house was next door at number 65 (since demolished). Some of his children continued living in number 65 until 1930 and his sons developed his business into the Kefford Corporation. Number 65 was a larger house than these brick properties, double-fronted, with the kitchen separated from the main house, on a block which ran through to Little Oxford St where there was a bluestone-paved entry to the timber stables and shed, located in the back yard of numbers 61 and 63. **HO 125.**

8. 51-55 Oxford Street.

This building of local architectural significance demonstrates effective use of bi-chrome brickwork and forms a visual unit with the adjacent houses at 57-63. The date of construction requires further research. **HO 124**

9. 44 Oxford Street, former Cordial Factory, 1888-89.

The handsome turreted frontage of the former Dyason & Co. Cordial Factory (which goes through to 63 Cambridge Street) is of local historical significance. It was established in 1888-9 by John Dyason, son of cordial manufacturer and produce merchant Joshua Dyason, who was originally based in Carlton. The original 1888-9 brick factory fronting Oxford Street was incorporated into the later building fronting Cambridge Street in the early twentieth century, to form one large factory complex; Dyason, Son & Co continued to operate on the site until the 1920s. The factory is a component of the manufacturing which characterised Collingwood in the second half of the nineteenth and early twentieth centuries. It dates from the period when cordial and soft drink production and

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consumption peaked, in part due to the rise of the temperance movement. Dyason & Co specialised in lime juice.

10. 39-41 Oxford Street, timber cottage, pre-1858.

This cottage dates to before 1858 and is thus a rare example of a house surviving from the first period of development. We can imagine that in the mid-nineteenth century there were many houses in the area of a similar appearance. It started as single dwelling and became two dwellings in the 1870s (note the additional door and the window on the south side), reverting to single occupancy in the 1890s.

In 2013 it was the subject of a Planning Application to build a two-storey extension at the rear.

Yarra's Heritage Advisor recommended that this be disallowed, saying in part:

The proposal would overwhelm this little cottage and block sight lines to number 37. It will be prominent and dominant and instead of allowing the cottage to present as one of the few surviving modest worker's cottages which proliferated in Collingwood and on the Collingwood Slope, it will be visually reduced to almost only a façade, behind which a prominent addition looms. The essence of its individual significance will be adversely affected ... The proposal has not adequately or appropriately considered the architectural integrity and context of the heritage place; significant view lines to, and vistas of, the heritage place will not be retained and the additions and new works are not respectful of the significance of the place.

Council refused the application, which then went to VCAT and was passed with minor alterations. See what you think of the result. On the positive side, the architect and builder have gone to a lot of trouble to replace such features as veranda posts, windows, and doors of the correct style for the house's construction period. The house looks in better condition than it has for many years, and perhaps the two-storey addition is not as dominating as we might have visualised. **HO 122.**

11. 37 Oxford St two-storey house, 1869.

This is a good example of the use of bi-chrome brickwork in a simple mid-Victorian façade; it is also of local historical significance as the home of Edward Crisp of the Burton Brewery in Cambridge Street. **HO 121.**

- *Cross Langridge Street and walk through another new Council mini-park.*

If you have time, walk west along Derby St to see the following houses which survive from the late 1860s and 1870s:

1 Derby St. 1876. *Derby House* Double-fronted two storey rendered house.

3-7 Derby St. 1876. Three attached double storey rendered houses with 3-bay arcaded loggias.

2 Derby St. 1875. Block-fronted single-storey timber house.

8 Derby St. 1871. Small (one room deep) two-storey house.

10-16 Derby St. 1868-69. Four two-storey bi-chrome houses.

- *Return to Oxford Street and walk west to the corner of Mason Street.*

This area is part of the Victoria Parade Precinct (**HO 336**), which includes some rather grand houses in Victoria Parade, and rather humbler dwellings in the streets behind. Much of this area was subdivided in the late 1840s by Captain Charles Hutton. Some blocks were large, including his own in Victoria Parade, but others were trumpeted by land agents as being outside the area controlled by

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the Melbourne building regulations and, therefore, allowing developers free rein to build without restrictions. As part of his subdivision Hutton created Wellington Street. An area including Mason, Derby, Oxford, Cambridge, Wellington and Smith streets was called the Walmer Estate, and Hutton's house, on the site of the After Care Hospital, was called Walmer House. Hutton still owned some vacant land and a number of timber houses into the 1880s.

12. 6 Oxford Street. St Saviour's Church of England 1874-75

There was concern that many working-class people were not attending church because they could not afford pew rents or collections, and were also perhaps worried that their standard of dress was not suitable in comparison with the middle class standards of most parish churches. In response to these concerns, mission churches were established to cater for the poorer class, and St Saviour's was one of these, although it became a parish church in 1880. The Rev Charles Yelland, the minister until his death in 1891, was an untiring worker for the poor and a persuasive speaker. He went from house to house suggesting that people attend their own church or St Saviour's. However, the church became so popular that there were complaints from other parishes that their members were deserting their parishes to attend St Saviour's! Yelland also combined with Dr Singleton to establish the Collingwood Relief Fund. He and his growing family lived nearby in Cambridge St, then 1 Derby St, then Smith Street.

The church opened on 27 Aug 1875. Attendance quickly rose from 40 people to 300 within a few years, necessitating extensions (designed by noted architects Terry and Oakden). The first started in late 1878 and opened 8 March 1879, and a second stage happened in 1882 when a chancel and vestry room were built, with a hall under the chancel. At some stage a Sunday School was built on the north side, replaced by a hall built in 1959-60; the porch is not original but its date of construction is not known.

Eventually, with declining attendance, it became a Russian Orthodox Church. It was recently sold and is now (2014) being turned into a single residence. The mid 20th century hall has been demolished; an extension and courtyard will take its place. Individually significant within **HO336**.

*Note the 19th century brick houses on the south side of **Mason Street**. Most are from the second stage of development, having replaced earlier timber houses.*

13. Cambridge Street School, corner Mason and Cambridge streets.

At the end of 1872 education was made free, compulsory and secular in Victoria, and a massive building program began. This state school became the biggest one in Victoria when it opened in 1877, with over 1300 scholars enrolled in the first week. By 1982 there were only 26 pupils, a school so small that it had to be classified as a rural school. The primary school closed in the early 1990s but the building still belongs to the Education Department and has for many years played a valuable role as a Language School for recent migrants. Individually significant within **HO336**.

By 1858 Cambridge Street was almost completely built up, mostly with wooden cottages. As you walk along it, note the following houses:

14. 14-18, 24-26 Cambridge Street, 1870s. Two storey brick houses replaced timber dwellings.

15. 20 Cambridge Street. Tyrone House, 1891. Residence of Robert McKimm.

16. 22 Cambridge Street, single storey brick house. May be earlier than neighbouring houses.

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17. 28-32 Cambridge Street. Clyde Terrace. Date to be established, between 1865 & 1877.

18. 36-44 Cambridge Street. Former Laver Brothers Fruit Preserving Factory, early 20th century.

Ralph Laver established himself in Collingwood in 1893, first as a greengrocer and then as a fruit and vegetable canner, developing a large trade throughout Australia as well as England and China. His brother Frank joined him around 1896; when Frank died another brother Arthur joined him. Laver bros supplied tinned vegetables and fruit for Douglas Mawson's Antarctic Expedition in 1911. Operations ceased around 1931. This was previously the site of the **Burton Brewery**, originally owned by Edward Crisp. His partner until 1865, Jabez Wheeler, lived next door. George Ball was the final owner and sold the property in the early 1880s. The northern side of this factory, although modified to match the appearance of the southern half, dates from the nineteenth century: look closely and you will see a bluestone wall at cellar level and different bricks in the upper wall. Further research is required to establish whether it was part of the brewery or a subsequent factory. Extensive alterations and additions to the factory were carried out in 1918, which may be the construction date of the current façade.

19. 50-64 Cambridge Street. Cambridge Terrace, 1892.

The date of this terrace usually comes as a surprise. With its distinctively austere form, it could easily be mistaken as dating from an earlier period. Prior to its construction, Captain Hutton owned a terrace of six wooden houses here. John Raphael bought them in the 1880s; in 1891 he gave his tenants notice and began construction of these brick houses, with a shop at either end.

- Turn right into Derby Street and carefully cross Wellington Street into Northumberland Street

20. Northumberland Street. Former Victoria Distillery, 1862, 1880 additions.

http://vhd.heritage.vic.gov.au/#detail_places;99177

The distillery was established in 1862 by noted brewing entrepreneur and protectionist Thomas Aitken. He also owned the Victoria Parade brewery. According to the *Northern Studies Factory Study*, by 1868 output was reputed to be an astonishing if not unbelievable 7,000 gallons of whiskey and 13,000 gallons of gin per week.

The National Trust rates the distillery as of national importance and included the following in its 1991 citation: 'Aitken's distillery is historically significant as one of the earliest large-scale mechanized distilleries in Victoria. Located in the centre of the country's 19th century brewing and distilling industry on the Collingwood slope, the distillery was the first and remained the largest of the Collingwood distillers and is the sole survivor. From around 1910 it operated as a malting complex. The buildings are an outstanding example of continuity of function and physical integrity in an industrial site.' http://vhd.heritage.vic.gov.au/vhd/heritagevic#detail_places;67149

A **malt house**, or **maltings**, is a building where cereal grain is converted into malt by soaking it in water, allowing it to sprout and then drying it to stop further growth. The malt is used in brewing beer and whisky, and in certain foods. The traditional malt house was largely phased out during the twentieth century in favour of more mechanised production. In the 1950s there were large silos built to store grain in a number of maltings in this area.

An article in *The Australasian Sketcher* 17 April 1875 gives an interesting sidelight about Mr Aitken. Mr Aitken guarded his malt house from rats with a veritable army of cats "destroying angels" as

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Aitken referred to them. The journalist reported that Aitken 'doesn't know how many cats he has. He said ... about a thousand ... that he was personally acquainted with at least fifty, but that there were wild ones in the recesses of his cellars at whose presence he trembled.'

In the mid 1990s the distillery became a residential development, as did the silos at a later date.

21. Corner Wellington and Derby streets. Vine Hotel.

Wellington Street was originally a more important commercial zone than Smith Street and had a total of 16 hotels. An earlier hotel was on the site from 1868; Carlton Brewery bought the hotel in 1897 and replaced it in the early twentieth century with the current building, a classically inspired Edwardian style designed by Sydney Smith and Ogg. It is a good example of an Edwardian hotel with corner tower and Art Nouveau details, but the painting of the red brick surfaces has marred the appearance of the building. **HO140.**

- *Return to Wellington Street and turn north. At Glasgow Street, look east for a view of the Islington silos.*

21. Islington Street. Former James Hood Maltsters, silos.

A more recent development of silos into apartments can be seen looking down Glasgow Street. The site of James Hood, Maltsters was originally owned by Thomas Chadwick, in 1877. The site, until recently, operated continuously as a maltings from 1878. The silos were, similar to the Yorkshire Brewery, a post-War addition to the site. **HO106.**

- *Continue walking north along Wellington Street, and then turn right into Waterloo Road.*

22. Waterloo Road. Yorkshire Brewery, established 1861, Brew Tower 1876

http://vhd.heritage.vic.gov.au/#detail_places;317

The Yorkshire brew tower has been a prominent Collingwood landmark for almost 150 years and is of statewide significance both architecturally and as a remarkable survivor of Victoria's 19th century brewing industry. Yorkshire brewery was established in 1861 by John Wood who also ran the Yorkshire Hotel in Wellington St. The brew tower was designed by his son James an engineer and architect and built in 1876. More information is contained on the Plaques section of the Collingwood Historical Society [website](#).

A development of 17, 14 and 10 storey buildings around the brew tower is now being built. It was accepted by Heritage Victoria, but rejected by Yarra Council. Council resolved to refuse a permit for the proposed development in October 2012 on the grounds that its scale and height would dominate surrounding streetscapes, that it did not fit the neighbourhood character of the precinct, and that it was seen as an overdevelopment of the site. VCAT set Council's decision aside and ordered a planning permit to be issued on 27 March 2013.

The large silos have been demolished and in November 2014 we can see the brew tower covered in scaffolding and the new buildings well underway.

- *Continue east to Rokeby Street*

Looking south along Rokeby Street towards Victoria Parade one looks to where **Fosters Brewery** used to be, at **15 Rokeby Street**. It was established by two American brothers in 1888 and pioneered the manufacture of lager beer (in contrast to locally produced strong ales). It amalgamated with Carlton and United Breweries in 1907 and ceased production. The site was occupied for many years by Joe White Maltings (with large silos) and then became a car showroom. None of the original

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buildings remain. It was classified by the National Trust in 1970, recommended for Heritage protection (1991 Northern Suburbs Factory Study) but demolished in 2000.

http://vhd.heritage.vic.gov.au/#detail_places;67169

23. Corner Rokeby/Glasshouse Road. Former United Tannery and Boot Factory, ca.1876.

http://vhd.heritage.vic.gov.au/#detail_places;103793

Along with brewing, boot making was another of Collingwood's main industries. Note the name Glasshouse Road – in the early 1850s Victoria's first glass factory was established in this area; it was soon taken over as a candle factory but was closed because of residents' complaints about the smells (soap and candles were made from animal fat). In the 1860s the site was taken up by leather merchant Hugh Thompson as a tannery and boot factory. It was one of Collingwood's first steam powered factories in an era when most of the boot making was done by hand. It was still in business in 1930. There is a fragment of the earlier building a few metres from the corner - constructed about 1876.

The site is of state significance as:

- the first large scale boot factory in Victoria
- a rare example of combining tanning and boot manufacture on the same site
- one of the last remaining buildings connected with tanning in the inner suburbs.

(Northern Suburbs Factory Study p226) **HO 131.**

- *Walk west along Glasshouse Road, paved with bluestone pavers, and you will get a good view of the Peel as you approach Wellington Street.*

24. Corner Wellington and Peel Street. Sir Robert Peel Hotel, re-built 1911-12.

The first hotel on this site was built in 1857 and its licensee was John Thomas Wood, who was also the proprietor of the Yorkshire Brewery. He was the licensee until 1868.

In 1863 the hotel plus butcher's shop & dwelling was for sale and was bought by William Loggie. The advertisement gives us some information about the old building:

... having a frontage of 102 ft to Wellington-street & 62 ft to Peel-street. The hotel is very commodious, built of bluestone and in thorough repair; it is now under lease to expire 1st December 1865 at a rental of £275 pa. The butcher's shop is also of bluestone, capacious shop, two rooms on the ground floor with four comfortable rooms above. The back premises consist of stables, cart-shed, chopping house & every requirement for an extensive trade, back yard paved with bluestone. This property is under lease to expire in about 12 months at 35s per week.

In 1871/72 when Patrick Cronin was the licensee a six room extension was built to the original hotel, which was already a substantial building as in the 1864 rate book its gross annual value was £250. Carlton Brewery bought the hotel in 1887 and around 1911 it was demolished and replaced by the existing building which was designed by Sydney Smith & Ogg. Some alterations were made in 1926, while extensive renovations were done in 1967 at which time the façade was painted. It still remains

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a good example of the Edwardian Free Classical Revival style, though the external paintwork unfortunately obscures the details.

Over the years a number of the licensees including John Wood were fined for Sunday trading – this was rife in Collingwood where on 7 July 1860 seven publicans were charged and fined. There were numerous ads in the paper for the Sir Robert Peel, for example: “Wanted, a man to make himself generally useful” “Wanted, a girl to mind children”. The Sir Robert Peel also featured in the newspapers as having had a robbery of £200 from an upstairs room, a man who died while standing at the bar and a body found in the rear yard as a result of a suicide. In 1895 the then licensee Kate Hayden was fined £4 for having in her possession bottles of whisky & brandy which did not contain liquor as represented on the labels. In more recent times the Sir Robert Peel has been a well-known gay pub, commonly referred to as “The Peel”. **HO142.**

- *Continue walking west up Peel Street*

25. 28-32 Peel St. 1869. Barnard’s Buildings, 1869.

William Barnard operated a bakery in a wooden shop before building three brick shops on the corner of Peel and Cambridge in 1869. The corner one became Barnard’s Hotel but he also continued business as a baker, pastry cook and confectioner. The hotel and adjacent shops form a pleasing example of bi-chrome brickwork.

26. 24-26 Peel St. Two-storey shop/residences.

These replaced earlier wooden structures, including a post office, and retain some original features.

- *From Peel Street you have a good view down Oxford and Cambridge and Little Oxford streets of the Foy and Gibson factories.*

28. Oxford, Cambridge and Stanley streets. Foy & Gibson factories, 1887 to early 1900s.

http://vhd.heritage.vic.gov.au/#detail_places;313

More information is contained on the Plaques section of the Collingwood Historical Society [website](#).

Foy & Gibson was a significant factor in the history of Collingwood from the early shops of Mark Foy to the final liquidation of the firm in 1968 - almost 100 years. Mark Foy worked in Ireland as a draper before immigrating to Australia. He set up a draper’s store in Smith Street in 1870. By 1880 the business occupied six shops. In March 1883, Foy brought in William Gibson, recently arrived from Scotland, as a partner. The Foy’s sold out and went to Sydney. Gibson became a ‘universal provider’ setting up factories to manufacture the goods as well as selling them.

Constructed to the design of renowned architect William Pitt over several decades from 1887, the Foy & Gibson factory complex still dominates the area in Collingwood bounded by Stanley, Wellington, Peel and Little Oxford Street. The factories provided goods for Foy & Gibson department stores and produced men’s clothing and shirts, ladies’ underclothing, millinery, furniture, hardware and bedding. Warehouses stored imported goods, and the complex was a major hub for

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home delivery, firstly with horse-drawn vehicles and later with motorized trucks. A major source of local employment, the Foy and Gibson factory complex employed around 2000 people.

It is estimated that 200 workers' cottages were demolished by 1912 to make way for Foy & Gibson construction. The 'panoramic view of 2 miles of mills' to be found in the 1923 catalogue shows the full expansion of the business. Most buildings in this complex are on Heritage Victoria Registers of significance for the architectural uniformity as well as for the early use of steam and electric power.

CHS was recently involved in a 2013 VCAT hearing about a proposed new 6 storey building in the midst of the heritage listed factories at 107 Cambridge Street where in 1900 Foy & Gibson had a timber store and later wool scouring. Although both Heritage Victoria and the Yarra Council opted for 5 storeys, the Heritage Council and VCAT both allowed 6 storeys.

Other high rise development in the immediate area :

NE corner of Oxford and Peel – 6 storeys

109 Wellington Street corner Peel 10 storeys (plus basement and mezzanine)

195 Wellington St 9 storeys – VCAT approved

Smith St – Banco development – up to 7 storeys. Increase from 161 units in the earlier application to 238 units being built.

- *Resume walking west up Peel Street*

29. 10 Peel Street. 1930s. Architect Robert Bell Hamilton, more noted for Tudor Revival residential buildings.

30. 6 Peel Street, two-storey shop /residence, 1890s? Date to be researched.

31. 2-4 Peel Street. Bi-chrome two-storey shops with residences above, 1880s.

- *Finish the walk at one of Collingwood's oldest buildings, where you can rest and have refreshments within the same hotel that has welcomed Collingwood residents and visitors for 150 years.*

32. Smith Street, corner Peel Street. Grace Darling Hotel, 1854.

One of the few remaining 1850s hotels in Melbourne and one of the earliest surviving buildings in Collingwood, the Grace Darling Hotel is therefore of Melbourne-wide significance, and provides a striking remnant of the early years of Melbourne's suburban development and an excellent example of an early stone building in Collingwood.

Designed by George Wharton and built in bluestone, it features Tasmanian sandstone door and window surrounds. Sydney Smith, Ogg and Serpell designed the surprisingly sympathetic 1920s extensions. The hotel's name commemorates the heroine of the wreck of the "Forfarshire" in 1838. It is famous as the site of a meeting in 1892 associated with the eventual formation of the Collingwood Football Club. **HO 135.**

Collingwood History Walk 8 November 2014

Appendix 1: Extra notes on significance of the heritage precincts

The Collingwood Slope Heritage Overlay Area is significant:

- As a remnant area of substantially 19th mixed commercial, residential and industrial development that once typified the area and is distinguished by its high integrity with many surviving original shopfronts;
- For the contribution provided by well preserved Edwardian-era and inter-war factory buildings;
- For the area's historic context created by the massive and substantially intact former Foy and Gibson factory/ warehouse complex, a red brick and rendered complex dating predominantly from the late nineteenth and early twentieth century. The complex is characterised by a strong sense of mass and a consistency of materials (predominantly red brick with rendered dressings). The former Foy and Gibson complex is of particular significance: this retail and manufacturing empire, established in 1883, was an early example of a new type of retail venture which was based on the earliest department stores in Europe and the United States. The complex was also considered to be technologically advanced for its large-scale use of steam and electric power;
- As a destination for many Melbournians who were employed here (particularly, the former Foy and Gibson complex), and to members of the community who travelled both from within the local area, and from further afield, to shop there and at the Foy and Gibson stores;
- For the early street layouts, together with most original bluestone kerbs and guttering survive. These elements provide an appropriate setting for this collection of buildings and the mature *Platanus* sp. street trees further enhance the period expression of the Heritage Overlay Area;
- For key buildings of individual historical and architectural significance.

Graeme Butler http://vhd.heritage.vic.gov.au/#detail_places;73434

Appendix 2: Sources and Further Reading

The text includes links to many useful sites. Some other material of interest includes:

The Argus.

Births, Deaths and Marriages indexes.

City of Collingwood rate books.

City of Yarra Heritage Database.

Dunstan, Keith *The amber nectar: a celebration of beer and brewing in Australia*. 1987.

Mission work in Collingwood: life of the late Rev Chas M Yelland and the history of St Saviour's Church, Collingwood. Melbourne, 1891.

Peterson, Richard, *From brimstone to Bunyip: churches of Collingwood, Clifton Hill and Abbotsford, 1852-1999*. Collingwood Historical Society, Abbotsford, 1999.

Sands and McDougall Directories

Royal Commission on Fruit, Vegetables and Jam. Victoria. 1915.

Vines, Gary & Matthew Churchward, *Northern suburbs factory study*. Historic Buildings Council 1992.

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