

**Nos. 18, 20 and 22 Derby Street
Collingwood**

**Including HO 102 which Comprises
Nos. 10, 12, 14 and 16 Derby Street
Collingwood**

Heritage Assessment



Nos. 18, 20 and 22 Derby Street, Collingwood

Prepared for

City of Yarra

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June 2018

Nos. 18, 20 and 22 Derby Street, Collingwood and HO 102 (including Nos. 10, 12, 14 and 16 Derby Street)

1.0 Introduction

1. Nos 18, 20 and 22 Derby Street, Collingwood, adjoining HO 102 on the eastern side of Derby Street have been assessed for their potential for inclusion in a Heritage Overlay Area. In summary, it is recommended that these properties are included in an existing Heritage Overlay i.e. HO 102.



Figure 1 Heritage Overlay Map showing Nos. 18 - 22 Derby Street and nearby Heritage Overlay Areas.

2. These properties are mentioned in the citation for Nos. 10 - 16 Derby Street in the *Collingwood Conservation Study Review May 1995*, prepared by Andrew Ward. Under "Integrity" it states: "Good. Forms a visual unit with adjoining Nos 18-20".
3. In the *Collingwood Conservation Study* prepared by Andrew Ward earlier in 1989, the Collingwood Slope had been identified as a historic precinct and a citation was prepared. In part it states, *Viz.*:

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

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

They are dramatically combined on a sloping site which affords surprising glimpses of nearby prominent structures, such as the brewery towers and which retains

extensive sections of bluestone pinner pavements, back fences and back streets which together form the essence of working class Collingwood.

Significance

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

The Collingwood Slope is important for the way in which its contemporary environment expresses the complex changes wrought within it since the 1850's.¹ [Emphasis added.]

4. While this citation covers the whole of the Collingwood Slope historic precinct identified by Andrew Ward, some aspects are directly applicable to Derby Street.

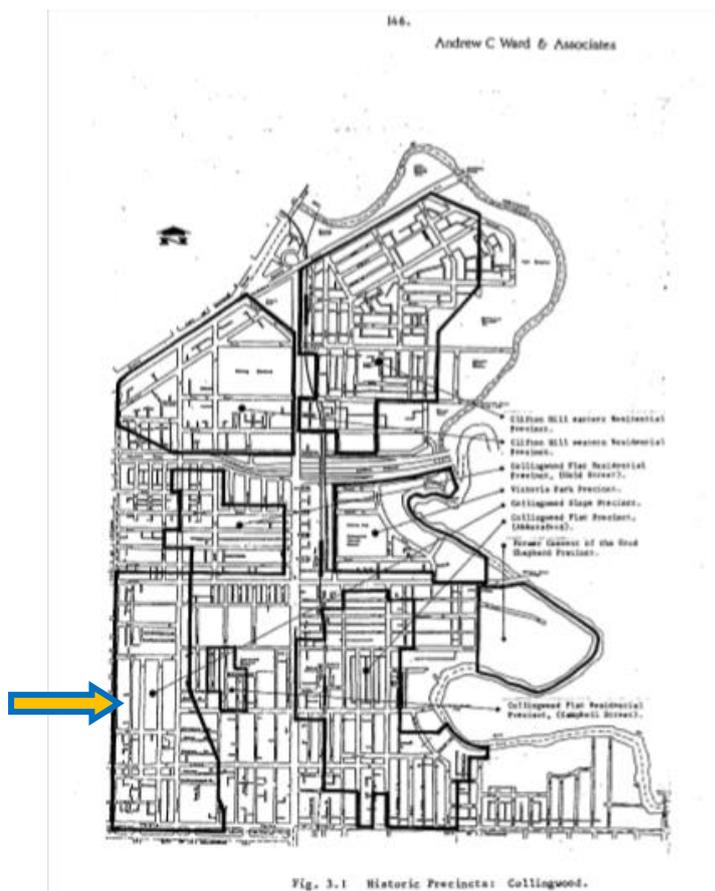


Figure 2 Historic precincts identified in the Collingwood Conservation Study 1989. The Collingwood Slope Historic precinct is arrowed.

¹ Andrew C Ward & Associates. *Collingwood Conservation Study*. 1989. Vol. 1, p. 155.

5. During the fieldwork survey undertaken for *the City of Yarra Heritage Review*, prepared by Allom Lovell & Associates in 1998, Nos. 18, 20 and 22 Derby Street, Collingwood were identified as being of potential heritage significance. However the broader area is shown on the fieldwork map as not being included in a heritage precinct as a result of some direction from the City of Yarra at that time. The underlying brief for that study was to review the then existing heritage citations and to expand and update them and to add additional citations for some significant places within a budget/scope constraint. It is probable that this is why Nos. 18 – 22 Derby Street were not reviewed further at that time.
6. The *City Of Yarra Heritage Gaps: An Over View* prepared by Graeme Butler & Associates in 2004 did not include them either. The nearest property indicated as being assessed was Nos. 41 – 45 Derby Street, Collingwood. In fact these are the only properties in Derby Street which were listed in the Gaps Study. No further information has been found which sheds any light.
7. The *2008 Gaps Study, Stage 1*, prepared by Graeme Butler & Associates, also only addressed Nos. 38 – 45 Derby Street. The *Lovell Chen Gaps Study of 2012* did not address Derby Street nor did the *City of Yarra Heritage Gaps Review One 2013*. However, a recent physical survey of Derby Street highlighted the fact that these buildings are Victorian double-storey dwellings and a former shop which have a similar level of contributory significance as other buildings in Derby Street which are in or proposed to be in Heritage Overlays and hence they have been re-assessed.

2.0 Methodology

8. This heritage assessment has been prepared having regard to Planning Practice Note 1: Applying the Heritage Overlay (PPN1) and the gradings for heritage places as defined in Council's heritage policy at Clause 22.02 of the Yarra Planning Scheme.
9. Each of the buildings has been visually inspected from the street and historic research has been conducted using Certificates of Title, City of Collingwood Rate Books, historic plans and photographs and secondary sources.
10. A comparative analysis has been made against the Statements of Significance for the abutting precinct, HO 102, and similar places already included in a Heritage Overlay area in the immediate vicinity, i.e. Derby Street and the south part of Cambridge Street, to determine whether these buildings warrant inclusion as part of HO102 or as a separate Heritage Overlay.
11. There is also some common history between Nos. 18, 20 and 22 Derby Street and those abutting in HO 102 (Nos. 10 – 16 Derby Street), but the architectural description is different as is typical in many heritage precincts. Nevertheless they were constructed contemporaneously during the redevelopment of Derby Street from wooden buildings to masonry buildings and it is considered that it is more appropriate to include Nos. 18, 20 and 22 Derby Street in the same Heritage Overlay as Nos. 10, 12, 14 and 16 Derby Street i.e. HO 102.
12. Information contained in the existing citations for Nos. 10, 12, 14 and 16 Derby Street has been incorporated into a revised Statement of Significance included in this assessment.

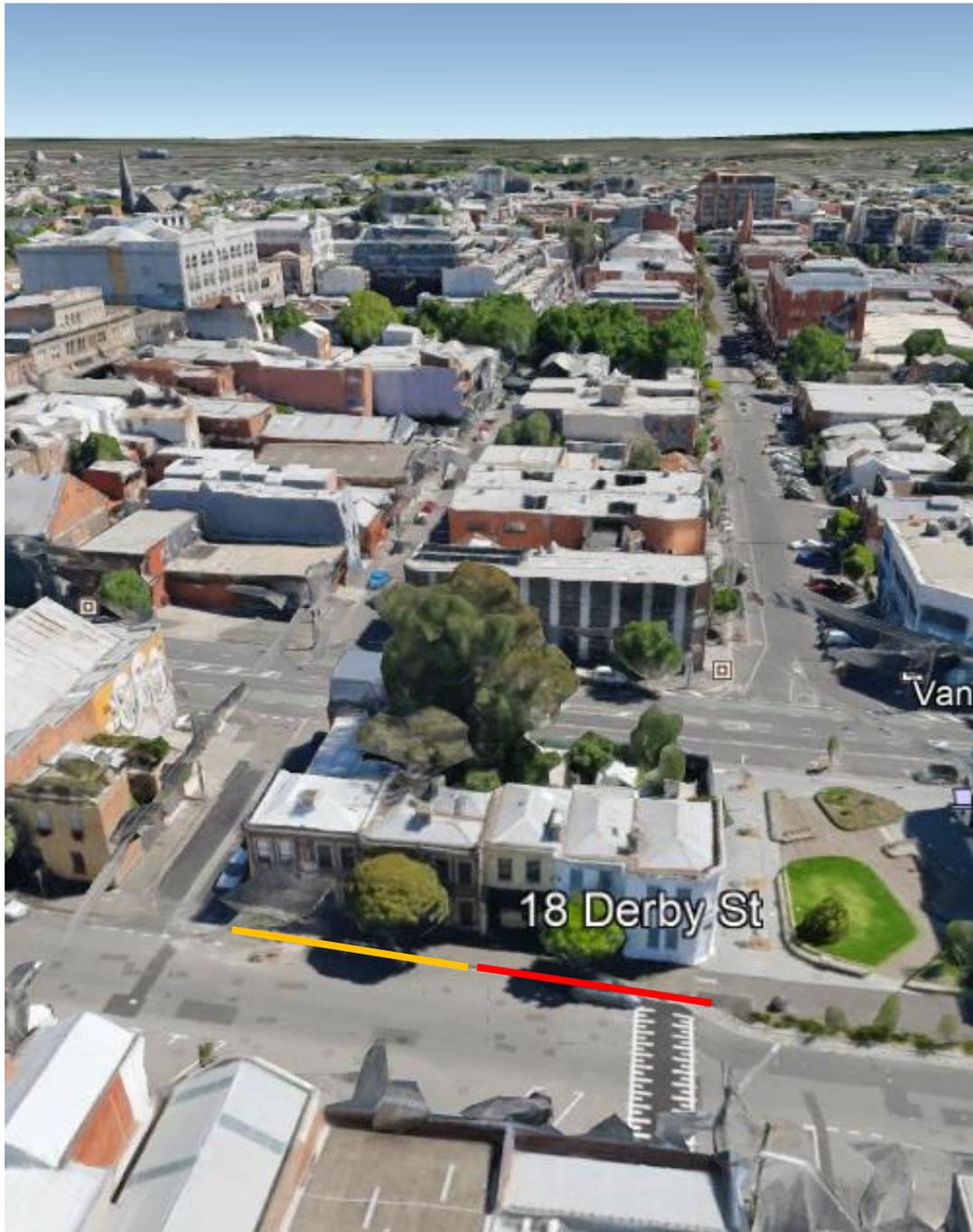


Figure 3 Aerial view of Nos. 18, 20 and 22 Derby Street, Collingwood are indicated by the red line. Nos. 10 – 16 Derby Street are indicated by the orange line.

Source: Google Earth



Figure 4 Nos. 18, 20 and 22 Derby Street, Collingwood. June, 2018.



Figure 5 The view of Nos. 18, 20 and 22 Derby Street, Collingwood from Langridge Street. June, 2018.

3.0 History

13. The first land sales of "The whole of that portion of land contained within the present Victoria Street, Smith Street, Alexandra Parade and Yarra River limits was alienated on 13 February 1839".²
14. Nos. 10 – 22 Derby Street are part of Crown Portion 52, Parish of Jika Jika County of Bourke. Portion 52 and 53, and 68 abutting to the north, were purchased by S A Donaldson. Sir Stuart Alexander Donaldson "sent James Graham as his agent to Melbourne [in 1839 where he], bought town and suburban land there and became a trustee of the Port Phillip Association".³

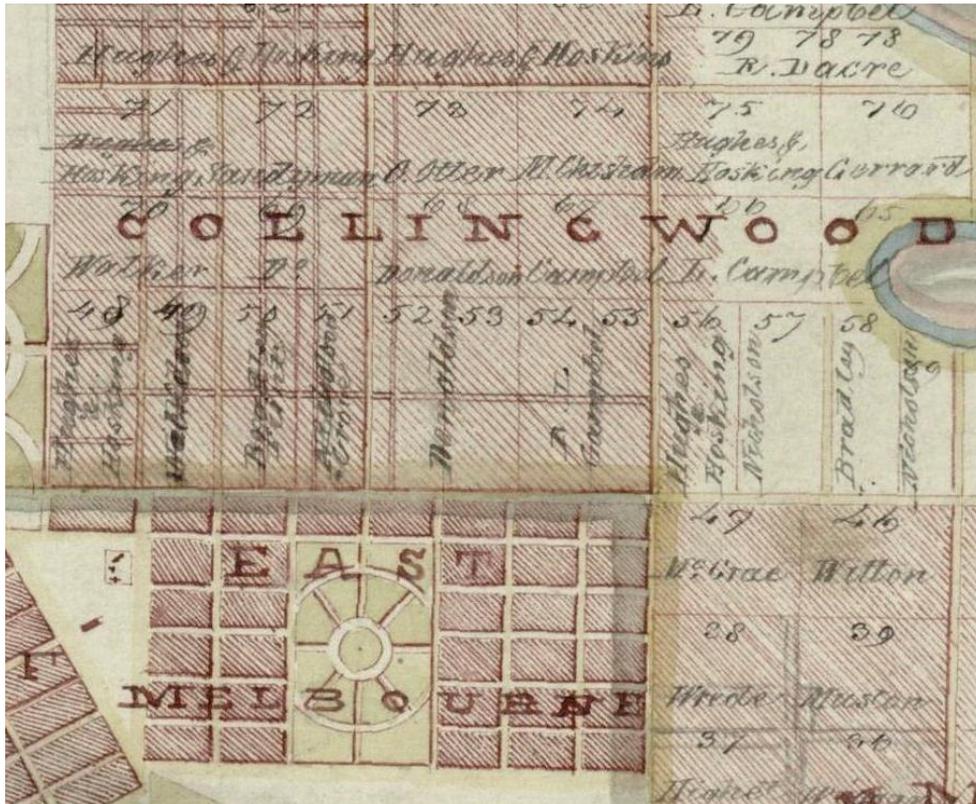


Figure 6 Jika Jika and Melbourne no. 18. [1851-1852]

Source: State Library of Victoria. Vale Collection.

² Andrew C Ward & Associates. *Op. cit.*. Vol. 1, p. 34.

³ Draper, Sandra. "Donaldson, Sir Stuart Alexander (1812 – 1867). *Australian Dictionary of Biography*.

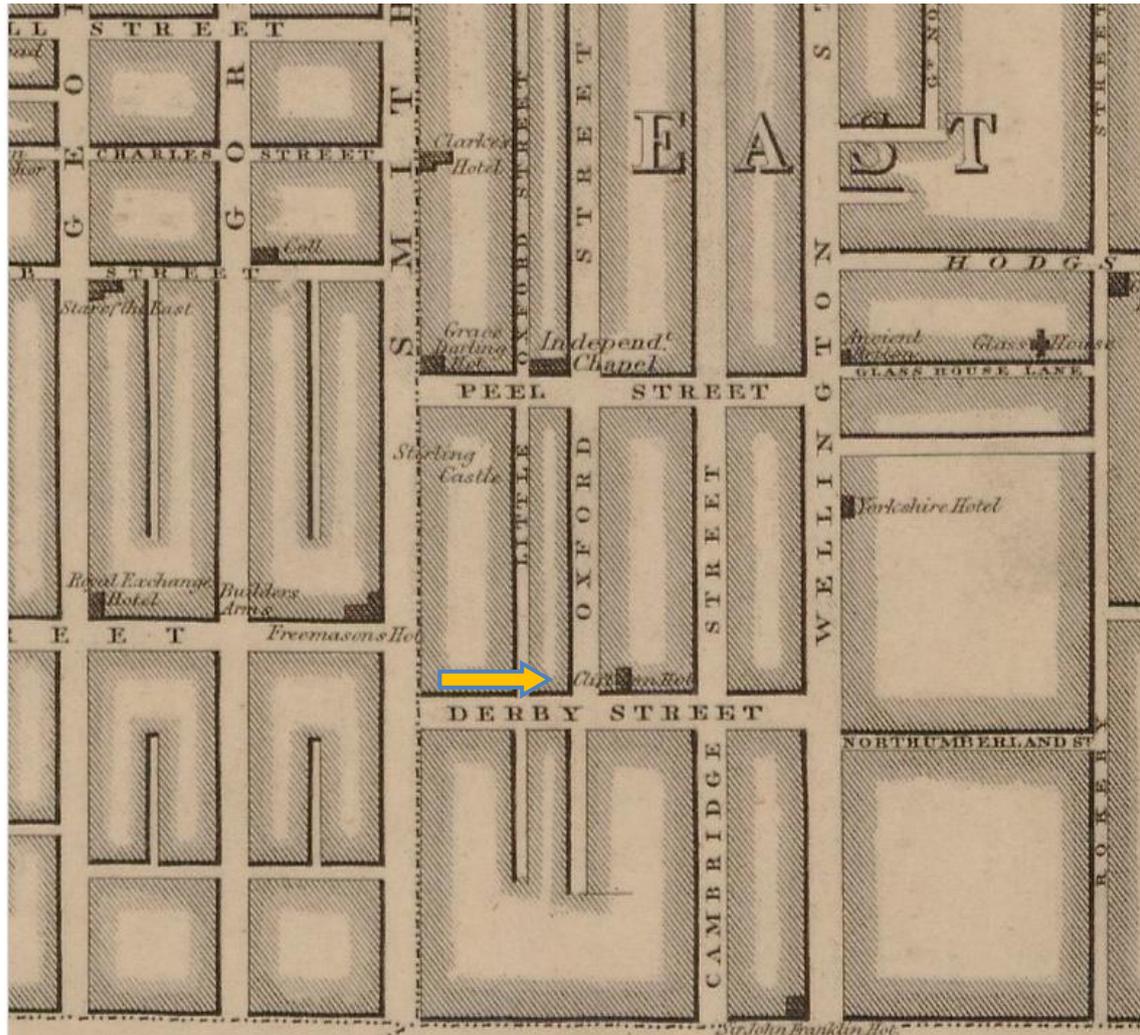


Figure 7 James Kearney. *Melbourne and its Suburbs*. 1855.

The site of Nos. 18, 20 and 22 is arrowed.

Source: State Library of Victoria. Map Collection.

15. The Clifton Hotel, a stone building now demolished, is shown just east of Oxford Street. In the 1860s and part of the 1870s a Common school was located west of the hotel on the corner of Oxford Street.

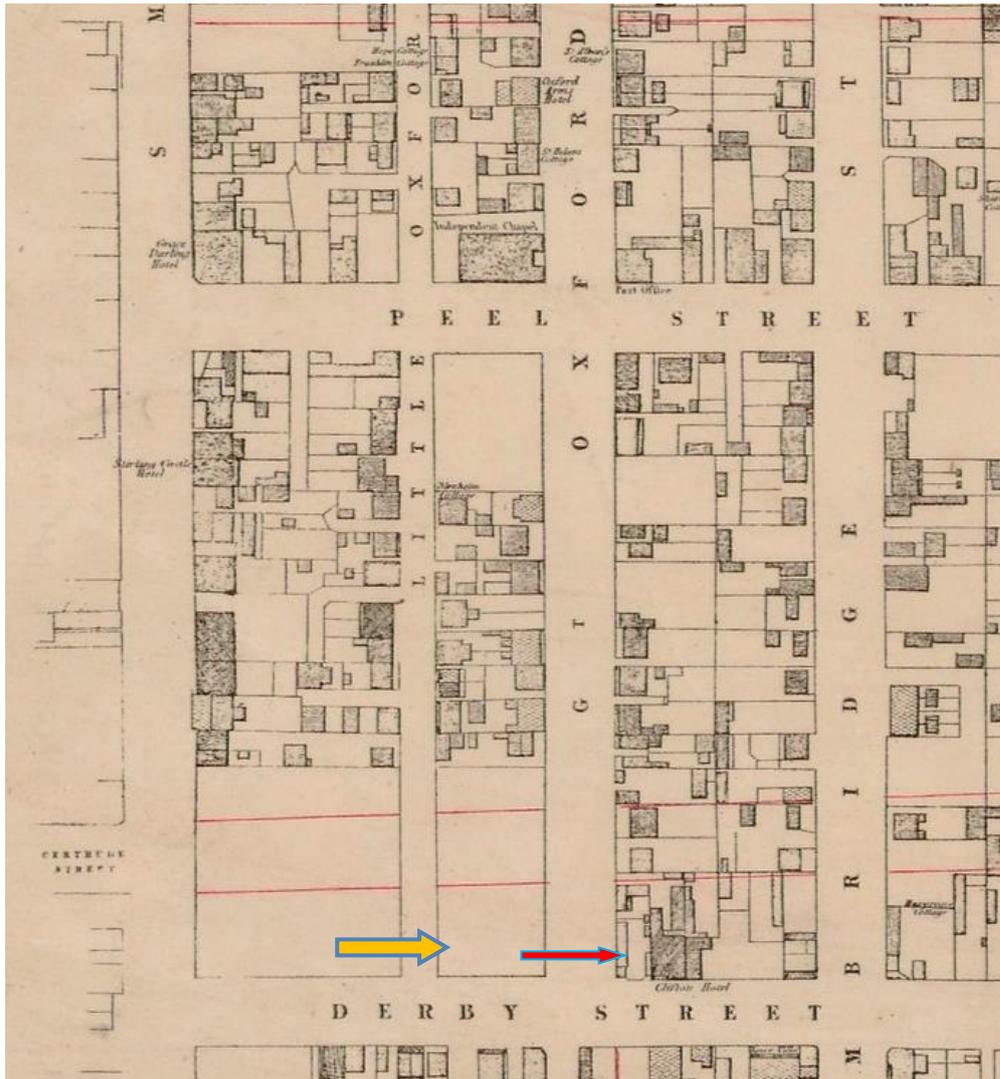


Figure 8 Clement Hodgkinson. Plan shewing the streets and buildings in existence in East Collingwood on January 1st 1858. (Scale 1 : 4000).

Source: State Library of Victoria. Map Collection.

16. The site of Nos. 10 – 22 Derby Street remain vacant (yellow arrow). Langridge Street had not yet been formed and the future alignment is indicated by parallel red lines. Note the Clifton Hotel and the form of the Common School building. (red arrow)
17. Kearney's and Hodgkinson's plans show that the land abutted by Smith, Derby, Little Oxford and Oxford Streets, generally south of the alignment of Gertrude Street, remained in largely undeveloped lots compared with land to the east and north and that the existing street alignment and names had been largely determined other than for Langridge Street. Gertrude Street came to a dead end at Smith Street, due to haphazard private development in Fitzroy, but the future location of Langridge Street is shown aligned just north of the Derby Street blocks. The dwellings are located on the infamous Collingwood Slope which amongst other things caused drainage and sewerage problems on the Collingwood Flat to the east.
18. The Collingwood *Rate Book* for 1864 shows that Derby Street was first developed with mostly wooden houses and shops, a stone hotel (the Derby, later the Clifton Hotel), a stone shop, a workshop and two or three plaster (stucco or render) houses.

19. The *Collingwood Conservation Study* notes *Viz.:*

... by 1853 the whole of the precinct was occupied with small cottages and shops spilling outside of the Melbourne Corporation area as a result of the building restrictions imposed by the Melbourne Building of 1849.⁴

20. Collingwood was experiencing a population boom and the *Study* goes on, *Viz.:*

In 1849, the NSW legislature passed the Melbourne Building Act. It prohibited the construction of timber dwellings within the Melbourne City boundaries and by so doing served to encourage building activity in areas further afield. East Collingwood was one of these. "We cannot build fast enough with brick or stone," observed the *Argus*. "The only alternative appears to be the immediate erection of wooden buildings ... just outside the boundaries indicated by the Building Act."⁵

21. Nos. 10 – 22 Derby Street are the first and only buildings to have been constructed on their lots.

22. In 1868, the land comprising the eastern portion of the block between Little Oxford and Oxford Streets (Nos. 10 – 22 Derby Street) was owned by William Joseph Dale, and the western portion by John Stott. The *Rate Book* for 1868 indicates that Stott was the owner of two 4-room brick houses under construction.

23. By 1869, Dale had built two 4-roomed houses on the western part of his land while the eastern portion was still vacant. Stott retained ownership of Nos. 10-12 Derby Street until they were acquired by George Rushall in 1877. The ownership of Nos. 14-16 passed to Richard Aysh in 1874. Aysh, a mason, lived in No. 14 until 1892; the other three houses were occupied by tenants.

24. The *Rate Book* for 1870 shows that Dale still retained two lots of vacant land with a Nett Annual Value (NAV) of £10. In 1871 the vacant land closest to Oxford Street had been acquired by James Alfred Bower. At least one of Dale's houses appears to have been acquired by Charles Dimment. James Bower was a grocer who occupied a wooden (recorded once as stone) shop in Derby Street, east of Oxford Street and near, or next to, the Derby, later the Clifton, Hotel as early as 1863. By 1872 Bower is recorded as being the owner and occupier of a brick shop [on the corner of Oxford Street], with a NAV of £32. He also owned and occupied the brick house next door, now No. 20 Derby Street, which had a NAV of £22 and owned, but rented out, the next house (now No. 18 Derby Street) to Thomas Prebble, a secretary and also an accountant.

25. Certificate of Title Vol. 349, Fol. 69773 shows that the land was still held in a single parcel by Bower in 1870. It had a combined frontage of 50 feet (15.8 metres) i.e. the equivalent of the three existing blocks. It also records a transfer but Certificate of Title Vol. 7240, Fol. 1447904 shows that the land now comprising Nos. 18, 20 and 22 Derby Street was still held in one parcel in 1948 by Adelaide Rita Dorothy Laurie, of 452 Glenferrie Road, Kooyong, married woman. Subsequently an application(s) was made to convert the old titles to Torrens titles and the existing three parcels of land were purchased by the occupants. The *Rate Book* for 1900 shows three brick houses owned by the Trustees Executors Agency Co. indicating that James Bower had died. Mrs Bower still lived at No. 22 Derby Street, then numbered No. 18.

26. The land, now No. 18 Derby Street, was transferred on 8 October, 1962 with the proprietor becoming Alexander Ferdinand Jarv, a brick burner, then residing at No. 18 Derby Street. (Certificate of Title, Vol. 8408, Fol. 842)

⁴ Andrew C Ward & Associates. Op. cit. Vol. 1, p. 145.

⁵ Ibid. Vol. 1, p. 43.

27. The land, now No. 20 Derby Street, was transferred on 3 May, 1991 with the proprietor becoming Loukas Diakouloukas on 1 September, 1989. He was also then residing at No. 20 Derby Street. (Certificate of Title, Vol. 10019, Fol. 926).
28. The land, now No. 22 Derby Street, was transferred on 26 February, 1960 with the proprietor becoming Angelo Apollonio, a mechanic, then residing at No. 22 Derby Street. (Certificate of Title, Vol. 8259, Fol. 165)
29. The lots did not extend to Langridge Street as they do presently – they were separated from lots at the rear by a fence. Originally they all had rear verandahs, pitched yards containing closets and bathrooms. They now all have various rear additions and vehicle access from Langridge Street. No. 22 Derby Street is shown as having a cellar.

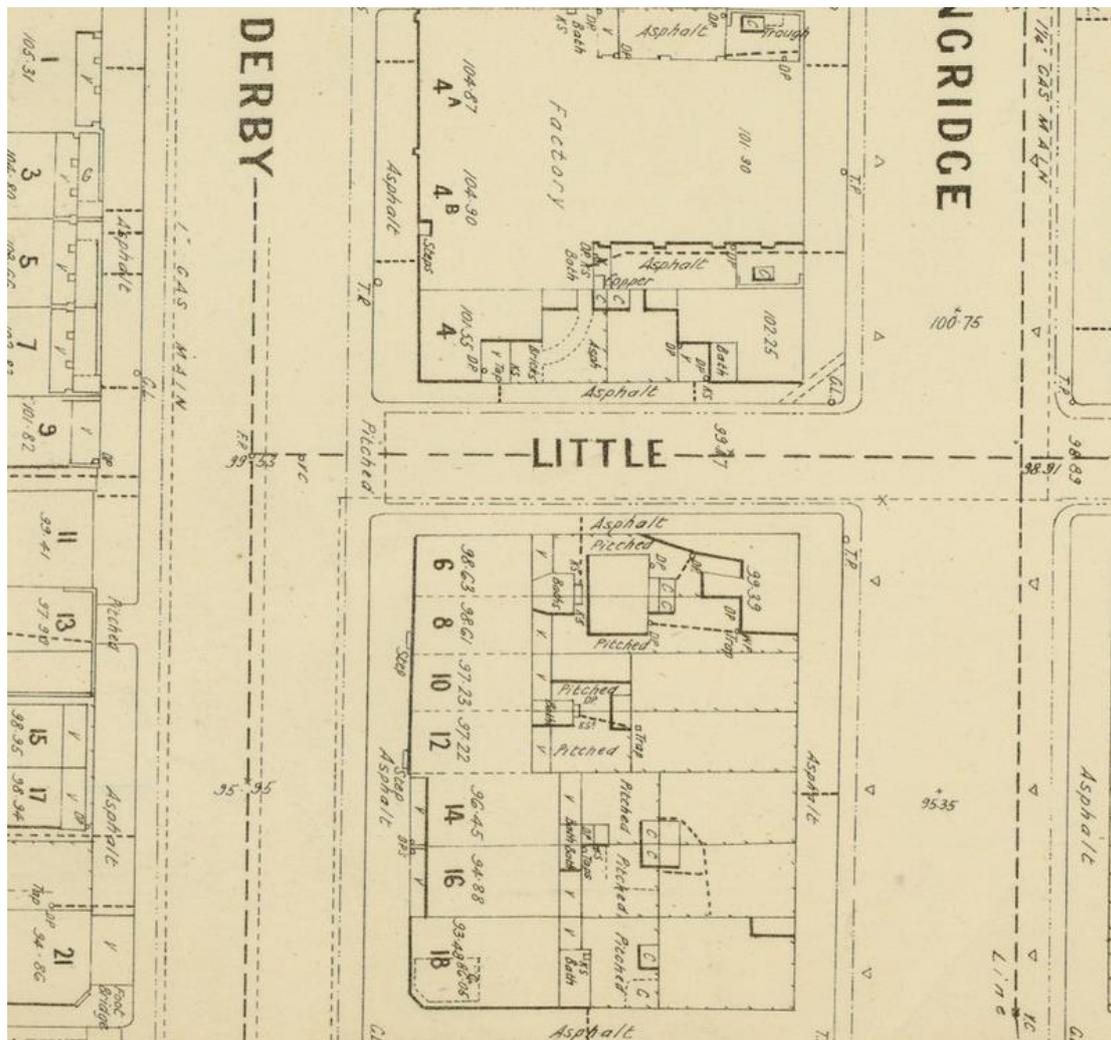


Figure 9 Melbourne and Metropolitan Board of Works. City of Collingwood. Detail Plan No. 1208. 1899. Scale: 40' : 1" (1 : 480). Nos. 18, 20 and 22 Derby Street are numbered 14, 16, 18 on this plan. Nos. 10, 12, 14 and 16 are numbered 6, 8, 10 and 12.

Source: State Library of Victoria. Map Collection.



Figure 10 The Collingwood Slope c.1886.

Source: Yarra Libraries.

30. The caption in *Remembering Melbourne 1850 - 1960* published by the Royal Historical Society of Victoria states that the photograph was taken from Johnston Street. St Joseph's Church is in the background to the right. This photograph gives an idea of what Derby Street would have been like in James Bower's time – timber cottages, single and double-storey masonry dwellings and local shops all existing cheek-by-jowl.

4.0 Nos. 10, 12, 14 and 16 Derby Street



Figure 11 Nos. 10 – 16 Derby Street, Collingwood.

31. This information is contained in the existing citation and has been augmented as necessary.

Description

32. The terrace at 10-16 Derby Street, Collingwood, comprises four two storey attached bi-chromatic brick dwellings arranged as mirror-image pairs. The walls are of face brown brick, with cream brick dressings. Cream brick quoining at the buildings' corners, and between each dwelling combines with similar quoined window dressings to accentuate the unusual proportions, particularly of the ground floor facades, which are dominated by the large, off-centre openings. At ground floor level, each dwelling has a four-panel timber door with a multi-light highlight above and a single window opening to one side, whilst at first floor level there are two window openings. They originally contained typical timber-framed double-hung sash windows which have been removed at Nos. 14 and 16 Derby Street, evidently since the citation was updated in 2008. The sills are bluestone. The group did not have verandahs or balconies originally. The corrugated steel roof is concealed behind an unpainted rendered parapet which has a simple cornice and is decorated with urns, only one of which remains. The roof is penetrated by bi-chromatic brick chimneys with unpainted rendered caps.

Integrity

33. There is a high degree of intactness with no obvious alterations being apparent other than for the loss of the window joinery to Nos. 14 and 16 Derby Street and which could be reinstated easily.

5.0 18 Derby Street, Collingwood



Figure 12 No. 18 Derby Street, Collingwood. June, 2018.

Description

34. No. 18 Derby Street forms a pair with No. 20 as indicated by the curved and continuously moulded parapet. It is a double-storey rendered dwelling, with ruled ashlar, on a bluestone plinth, with a symmetrically-placed, pair of timber-framed, double-hung sash windows, surrounded by moulded rendered architraves, at the upper level. At the ground level is a centrally-located single typical Victorian window, with staff bead mouldings, a bluestone sill, and a four-panel timber door, with a highlight, to the west side. The staff bead is indicative of a date of 1860-70s. The verandah comprises a timber-framed corrugated steel roof and a cast iron valence set between end wing walls and supported on moulded consoles and with a pool fence balustrade and concrete tile paving. It appears to be a replacement for what was probably a timber-framed verandah. The main hipped roof is clad in corrugated steel and is penetrated by a rendered chimney with a moulded cap on the east side. From Langridge Street the rear upper level is visible and contains a single typical Victorian sash window opening.

Integrity

35. There is a high degree of intactness with no obvious alterations being apparent other than for the non-original verandah and balustrade and original door highlight which could be reconstructed easily.

6.0 20 Derby Street, Collingwood



Figure 13 No. 20 Derby Street, Collingwood. June, 2018.

Description

36. No. 20 Derby Street forms a pair with No. 18 as indicated by the curved and continuously moulded parapet. It is a double-storey rendered dwelling, with ruled ashlar, on a bluestone plinth. At the upper level is a symmetrically-placed, pair of typical vertically-oriented Victorian windows, surrounded by moulded rendered architraves and supported on small consoles on the east side only. The timber-framed sashes are lacking. At the ground level is a centrally-located typical Victorian window opening, with staff bead mouldings and a bluestone sill, and a non-original timber door to the east side. The staff bead is indicative of a date of 1860-70s. The verandah is lacking but the rendered string course indicates the location of its roof. It appears that the original verandah was timber-framed. A pair of terracotta waffle vent covers has been inserted into the façade. The main hipped roof is clad in corrugated steel and is penetrated by a rendered chimney with a moulded cap on the east side. From Langridge Street the rear upper level is visible and contains a single typical Victorian sash window opening.

Integrity

37. The building has a high degree of intactness with no obvious alterations being apparent. The timber-framed window sashes, presumed original timber four-panel door, and verandah are lacking but this does not diminish the heritage value of this building. These elements are those which typically have been altered and they could be reinstated easily.

7.0 22 Derby Street, Collingwood



Figure 14 No. 22 Derby Street, Collingwood. June, 2018.

Description

38. No. 22 Derby Street appears to form a group with Nos. 18 and 20 as indicated by the continuously moulded parapet. It is a double-storey rendered building, with ruled ashlar, on a bluestone plinth, with a splayed corner. It was a grocer's shop with a separate integral residence. A cellar is indicated on the MMBW plan in the south-east corner.
39. At the upper level are symmetrically-placed, typical vertically-oriented Victorian windows, surrounded by moulded rendered architraves and supported on small consoles. There are two on the Derby Street (south) elevation and three on the Oxford Street (east) elevation) on the east side only. At the ground level there is a pair of windows on the Derby Street elevation which appear to be an alteration which infilled the original larger shop window as indicated by the sill. On the Oxford Street elevation there is evidence of a similar infilling of a larger shop window and which is clearly indicated by the deliberately exposed timber lintol. On this elevation also is a single recessed door, slightly narrowed but with evidence of a staff bead moulding, and a single window which presumably were for the residential area. The staff bead is indicative of a date of 1860-70s. The door recess has a wrought iron security gate which incorporates "Circa 1872, Derby House". All the timber-framed sashes have been replaced with plain glass sashes as has occurred at Nos. 14 and 16 Derby Street. In the splayed corner is an infilled window opening at the upper level which probably was originally a blind window, possibly for advertising, and a door opening below. The fixed flush panel door and the multi-light highlight window above are not original. Vent covers have been inserted in the door panel at the bottom possibly to vent the cellar. The corner is surmounted by a small triangular pediment supported by moulded consoles on each side. No street verandah is indicated on the MMBW plan and there is no physical evidence of one. The main hipped roof is clad in corrugated steel and there is a chimney at the rear visible from Langridge Street. From Langridge Street the rear upper level is visible and contains a pair of single typical Victorian sash window openings, one being slightly altered. The single storey section at the rear is an addition.

Integrity

40. The building has a high degree of intactness despite alterations to convert it from a shop to a residence. Even so this it is still readily recognizable as having been a shop. The exposed timber lintol is of interest. The timber-framed window sashes, presumed original timber four-panel and/or part-glazed door are lacking but none of these changes diminish the heritage value of this building. There is clear evidence of the dimensions of the shop windows, if not the fenestration details, and the timber-framed sashes are elements which typically have been altered. All of these could be reversed easily.

6.0 Comparison with other buildings in Heritage Overlays in Derby Street and Cambridge Street

41. Derby Street contains individual and groups of Victorian dwellings and shops interspersed by twentieth century buildings which are mostly factories and warehouses which replaced some of the distinctive buildings such as the Common School. Despite this its Victorian origins are evident. A study of the architectural detailing together with the pattern of development revealed by the *Rate Books*, indicates that many of the masonry buildings had been developed by the late 1860s and during the 1870s. The buildings of this era are all comparable to each other. Some have had alterations which minor and/or are reversible.
42. Collingwood, as compared with Fitzroy was not subject to the *Melbourne Building Act* and consequently wooden buildings proliferated compared with masonry in Fitzroy from the outset. There were numerous wooden houses and at least one wooden shop in the 1860s in Derby Street but only one original timber dwelling remains (No. 2 Derby Street). There are face brick and rendered shops and dwellings, some with balustraded parapets, some with mouldings. Some dwellings have arcaded verandahs and corner commercial, buildings have splayed corners and modest pediments – that at No. 45 Derby Street (south-west corner of Cambridge Street)

has a small half-round pediment bearing the date A.D. 1889. On the opposite (south-east) corner No. 62A Cambridge Street has a similarly-shaped brick pediment. Nos. 18, 20 and 22 Derby Street fit in to the precinct comfortably in terms of the pattern and era of development, architectural characteristics and general history of dwellings and local shops. There is also a degree of continuity of this type of development from the south end of Cambridge Street and then continuing west up Derby Street to Smith Street. In relation to Nos. 10 – 22 Derby Street, the comment in the *Collingwood Conservation Study Review May 1995* that Nos. 10 – 16 Derby Street “Forms a visual unit with adjoining Nos 18-20” is well-founded and illustrated below.



Figure 15 Nos. 10 - 16 Derby Street, Collingwood and Nos. 18 - 22 Derby Street to the right in the background. HO 102. June, 2018.



Figure 16 The terrace, Nos. 3 -7 and No. 1 (Derby House) Derby Street, Collingwood, diagonally opposite Nos. 18 - 22 Derby Street. HO 100 and HO 198. June, 2018.

43. The existing citations in the *Victorian Heritage Database* for Nos. 1- 7 Derby Street indicate that "In 1874, Henry Adamson, plasterer, owned land here and occupied a brick house listed in the Rate Books as 'off Derby Street. No. 1, and the adjoining terrace at Nos. 3-7, were under construction in 1876". This is contemporaneous with, but slightly later than, James Bower's buildings. The Statement of Significance for No. 1 Derby Street, and similarly Nos. 3 – 7 Derby Street, state, *Viz.*:

The house at 1 Derby Street is of local architectural significance. It is an unusual example of a double-fronted, arcaded terrace-style house, which forms a visual unit with the similarly-styled terrace at Nos. 3-7. As a group these buildings are an important heritage element in an area of Collingwood which has been substantially eroded by later development.

44. One reason for the substantial erosion was the lack of Urban Conservation Controls early on in Collingwood as compared with Fitzroy. The groupings and individual surviving buildings are a significant characteristic of Derby Street today. They demonstrate what Derby Street was like in the 1860s and 1870s when there was a period of change from wooden to masonry construction.



Figure 17 No. 33 Derby Street, Collingwood opposite Nos. 18 – 22 Derby Street. No. 33 Derby Street, is proposed to be included in HO 336, the Victoria Parade Precinct. June, 2018.



Figure 18 Nos. 45 - 39 Derby Street, Collingwood, east of Nos. 18 - 22 Derby Street. Nos. 45 - 39 Derby Street, are proposed to be included in HO 336, the Victoria Parade Precinct. June, 2018.

45. Historically, architecturally and physically these buildings provide a link between Cambridge and Derby Streets. They demonstrate the pattern of development of Derby Street as containing dwellings and some shops.



Figure 19 The Derby Street end of Cambridge Street, Collingwood, which are included in HO 336, the Victoria Parade Precinct. June, 2018.

46. In general form these buildings are similar to those in Derby Street. Historically and architecturally they link the buildings in both Cambridge and Derby Streets.



Figure 20 No. 2 Derby Street, Collingwood. HO 99. June, 2018.

47. This timber cottage is the last remaining wood building in Derby Street. It was in poor condition but has been refurbished recently. It appears to have been constructed c.1868, about the same time as Nos. 10 – 22 Derby Street and was occupied for decades by Peter Cooper, a carpenter and later retired as a gentleman. Collectively these buildings demonstrate an important part of the history and appearance of Derby Street at its formative time.



Figure 21 No. 8 Derby Street, Collingwood. HO 101. VHD citation.

48. According to the existing citation in the *Victorian Heritage Database* for the Johnston house at No. 8 Derby Street "John Johnston owned vacant land on this site by 1870 and the following year built this brick house. At least until 1892, he remained owner with tenants occupying the house." The Statement of Significance reads *Viz.*:

The house at 8 Derby Street, Collingwood, is of local architectural significance. It is a remarkably unadorned and, for a two-storey dwelling, unusually proportioned, Victorian house. Its form is clearly visible from Little Oxford Street, to its immediate east. The house contrasts with the far more substantial houses at 1-7 Derby Street, opposite.

8.0 Recommendation

49. The buildings at Nos. 18, 20 and 22 Derby Street are substantially intact to their mid-Victorian period of construction and compare directly with similar 'contributory' buildings contained within the Schedule to the Heritage Overlay insofar as it relates to Derby Street:

HO 98, 1 Derby Street Collingwood. Adamson house, later Derby House 100805 Individually significant 1876 Derby House

HO 99, 2 Derby Street Collingwood. House 100925 Individually significant 1875

HO 100, 3-7 Derby Street Collingwood. Terrace

HO 101, 10-16 Derby Street Collingwood. Terrace

HO 102, 8 Derby Street Collingwood. House

50. Given the common and linked history of Nos. 10 – 16 Derby Street and Nos. 18 – 22 Derby Street, the recognition of the Collingwood Slope as a historic precinct in 1989 and the subsequent recognition in 1995 that Nos. 10 – 16 Derby Street form "a visual unit with adjoining Nos 18-20" it is appropriate to include them in the same precinct i.e. Heritage Overlay Precinct HO 102, the 'Nos. 10-22 Derby Street Collingwood' precinct. External paint controls exist presently for HO 102 and they should be extended to all of the properties.

51. Appendix 8 should be updated as follows under HO102 Nos. 10 – 22 Derby Street, Collingwood:

HO102 Derby Street 10-12 Collingwood Terrace, part 100910 Individually significant 1868-1869

HO102 Derby Street 14-16 Collingwood Terrace, part 100905 Individually significant 1868-1869

HO102 Derby Street 18 Collingwood Terrace, part 100900 Contributory 1872

HO102 Derby Street 20 Collingwood Terrace, part 100895 Contributory 1872

HO102 Derby Street 22 Collingwood former shop 100890 Contributory 1872

9.0 Statement of Significance (Revised)

52. This Statement of Significance contains information in the existing citation for No. 10 – 16 Derby Street and has been augmented as necessary.

What is significant?

The two pairs of double-storey attached bi-chromatic brick dwellings at Nos. 10 – 12 and 14 - 16 Derby Street, Collingwood, the two double-storey rendered brick dwellings at Nos. 18 – 20 Derby Street and the double-storey rendered brick former grocer's corner shop at No. 22 Derby Street.

The terrace comprising Nos. 10-16 Derby Street, Collingwood is a bichromatic residential terrace, with cream brick quoining at the corners and around window and door openings forming a contrasting pattern with the dark brown face brick of the wall. They retain their bi-chromatic brick chimneys with unpainted rendered caps.

No. 18 Derby Street forms a pair with No. 20 as indicated by the curved and continuously moulded parapet. They are double-storey rendered dwellings, with ruled ashlar, on a bluestone plinth, with symmetrically-placed window and door openings with staff bead mouldings and bluestone sills.

How is it significant?

Nos. 10 – 12, 14 – 16, 18 – 20 and 22 Derby Street, Collingwood are of architectural and historical; significance to the City of Yarra.

Why is it significant?

The dwellings comprising Nos. 10-16 Derby Street, Collingwood, are of individual local architectural significance as an unusual, austere bichromatic face brick residential terrace notable for its simple but uncommon and distinctive brickwork patterning.

The dwellings comprising Nos. 18 - 20 Derby Street, Collingwood and the former shop at No. 22 Derby Street, together with Nos. 10-16 Derby Street, Collingwood are of local architectural significance as being demonstrative evidence of how the second wave of development changed and improved Derby Street from a street comprised predominantly of wooden shops and dwellings to one where masonry predominated, despite not being subject to the *Melbourne Building Act* of 1849.

Collectively, they are of local historical significance as dating from 1868 - 69 (Nos. 10 – 16 Derby Street) and 1872 (Nos. 18 – 20 Derby Street). They demonstrate the pattern of development as the larger Crown Portions originally purchased by speculators progressively became subdivided and purchased by local people to construct buildings, in this case dwellings and a shop, for daily use and which typified the development of the suburbs and Derby Street. All of these buildings are the first buildings to have been constructed on these sites. As such they are valuable historical evidence of the aspirations of Collingwood's early citizens and the pattern of development which ensued.

Individually and as a group all the buildings have a high level of integrity and intactness and where missing, elements can be appropriately and straightforwardly reinstated. This does not diminish the heritage value of these buildings.