

4 October 2019

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Dear Peter

**Amendment C245 heritage advice – 14 Glasgow Street, Collingwood**

As requested, this letter provides heritage advice in relation to the change proposed by Amendment C245 to remove HO109 from 14 Glasgow Street, Collingwood. I understand this advice will form the basis of the Council response to submissions to be considered at a meeting scheduled for November 2019.

Specifically, it provides a brief summary of submissions regarding the proposed changes to the HO and my opinions in relation to:

- ▶ What (if any) is the heritage significance of 14 Glasgow Street.
- ▶ Whether there is a reasonable case for Council to proceed with the proposed removal of HO109 from 14 Glasgow Street.
- ▶ Whether the proposed removal of HO109 from 14 Glasgow Street should be included in Amendment C245 – Part 2 and referred to an independent Planning Panel (with or without changes) or alternately removed from the Amendment.
- ▶ Recommendations for any further work which may be required, such as updated or additional statements of significance for HO109.

This advice comprises:

- ▶ An explanation of my methodology (section 1)
- ▶ A summary of the existing heritage controls and heritage citations (section 2)
- ▶ A summary of the changes proposed by Amendment C245 and of the submission received (section 3)
- ▶ A review of heritage significance (section 4)
- ▶ My conclusions and recommendations in relation to the four key issues set out above (section 5)

Please contact me if you have any questions or require further information.

Kind regards



**David Helms**

## AMENDMENT C245 HERITAGE REVIEW – 14 GLASGOW STREET, COLLINGWOOD

### 1. Methodology

In undertaking this heritage review I have:

- ▶ Reviewed the Amendment C245 submission made in relation to 14 Glasgow Street.
- ▶ Reviewed the relevant heritage citations or assessments for 14 Glasgow Street and the adjoining sites within HO109 and HO420 in previous heritage studies.
- ▶ Undertaken limited ‘desktop’ research using available on-line sources such as title records, newspaper articles and heritage studies to understand the historical development and significance of 14 Glasgow Street.
- ▶ Inspected the site.
- ▶ Considered Planning Practice Note 1: *Applying the heritage overlay (PPN1)*.

### 2. Heritage significance and existing controls

As shown in Figure 1, part of 14 Glasgow Street is included within HO109, which is one of two individual heritage overlays that apply to the former William Peatt Boot Factory complex, constructed in stages from 1895 to c.1937.



Figure 1: Shows the existing HO boundaries in relation to 14 Glasgow Street, which is indicated by the dotted blue line (Source: Vicplan). The red arrow indicates the section of the c.1937 William Peatt building that appears to be within 14 Glasgow Street.

- ▶ HO109 applies to the sections of the factory constructed in 1906 and c.1937. While these buildings face Langridge Street, they form part of the property known as 64

Wellington Street, and appear also to be partly included within 14 Glasgow Street. However, the HO schedule, the Hermes record and the incorporated document *Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018*<sup>1</sup> all list 55 Langridge Street as the address. The statement of significance for HO109 is:

*The former William Peatt Boot Factory, 55 Langridge Street, Collingwood, is of local architectural significance. It is a substantially intact example of an early 20th century industrial building, and one of a large number of boot factories which typified manufacturing in Collingwood in the Victorian and Edwardian periods. The building is a simple classically derived design, retaining intact its original signage on the parapet.*

- ▶ HO420 applies to the 1895 section of the factory facing Wellington Street, also part of 64 Wellington Street. The HO schedule, Hermes record and the Appendix 8 incorporated document have the correct address for this place. The statement of significance for HO420 is:

*What is significant?*

*The 1895 building at 64 Wellington Street, Collingwood, is a large two storey factory/warehouse building with a long single hipped roof, gabled at the west end, and clad in corrugated galvanised steel. The facade to Wellington Street is in red brick with two flat-faced stringcourses at ground and first floor levels separated by a moulded cornice. The facade is capped by a rendered stepped and corniced parapet with a central female-head moulding and flanking consoles; the windows and door to the principal facade have overpainted round arches in brick, intersecting with the top stringcourse. Both side elevations have windows at ground and first floor levels. The building has a single-course base in bluestone, rough-fronted at the sides, planed and overpainted at the front.*

*How is it significant?*

*The building at 64 Wellington Street, Collingwood, is of local historical and aesthetic/architectural significance.*

*Why is it significant?*

*The large two storey red brick former boot factory at 64 Wellington Street, which dates from 1895, is of local historical significance. It was established by William Peatt, a successful local boot maker, who commenced operations in the 1860s, had a smaller boot factory in Collingwood by the 1870s, and constructed the subject building to meet the growth of his business in the 1890s. It was also one of a number of shoe and boot factories in Collingwood and Abbotsford, an area which attracted leather-based manufacturing due to the proximity of tanneries on the banks of the Yarra River. The growth of Peatt's business is further demonstrated in the later extensions of the factory to the north and east to Langridge Street.*

*The 1895 building is also of local aesthetic/architectural significance. It is a comparatively largely externally intact example of a late nineteenth and early twentieth century former factory/warehouse building, where the red brick facade to Wellington*

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<sup>1</sup> As part of Amendment C245, proposed to be renamed as 'City of Yarra. Database of Heritage Significant Areas, September 2019'.

*Street is handsomely proportioned and well detailed; and the rendered stepped and corniced parapet with a central female-head moulding and flanking consoles is a prominent element. The survival of the building as largely free-standing, save for the later extension to the east and rear is also of note. The building additionally demonstrates some of the principal characteristics of late nineteenth and early twentieth century former factory/warehouse buildings. It combines the typical arrangement of front office accommodation, as evidenced by the more formal presentation and entry to Wellington Street, with more utilitarian factory spaces to the rear. The regular windows to the long side elevations are also typical, introduced to facilitate an even light to the interior working areas.*

#### *Discussion*

It appears the two sections were assessed independently. The *City of Yarra Heritage Review 1998* prepared by Allom Lovell & Associates assessed the section included within HO109, while the HO420 section was assessed in 2012 as part of the *City of Yarra Heritage Gaps Study*, prepared by Lovell Chen.

However, given the buildings are parts of the same complex and are situated on the same property it seems odd that they weren't assessed as one place by the 2012 study and given a single citation and HO number. This would be the preferred approach consistent with PPN1. This is an anomaly that should be corrected.

### **3. Amendment C245 and submissions**

Amendment C245 affects land in Abbotsford, Alphington, Collingwood, Cremorne, Fitzroy, Fitzroy North and Richmond and proposes to amend various provisions of the Yarra Planning Scheme to correct zone and mapping anomalies, delete redundant controls, and replace interim heritage overlays with permanent heritage overlay controls.

Specifically, it applies to 72 areas of which 57 include errors or anomalies with HOs and 15 are recommendations from recent heritage studies conducted by Context Pty Ltd and GJM Heritage. Two of the 'errors or anomalies' included in the amendment are:

- ▶ To remove HO109 from 14 Glasgow Street, Collingwood, and
- ▶ Change the address of HO109 in the HO schedule and the Appendix 8 incorporated document from 55 to 61-75 Langridge Street, Collingwood.

An associated change is to change the name of the incorporated document listing the heritage status of properties from *Appendix 8 - City of Yarra review of Heritage Overlay Areas, Graeme Butler and Associates (2007), revised February 2018* to *City of Yarra Database of Heritage Significant Areas, September 2018*.

#### *Submission 5 – 14 Glasgow Street, Collingwood*

Submission 5 provides specific responses to 22 of the anomalies and errors included in the Amendment. In relation to the proposed changes to HO109 the submission:

- ▶ Supports the proposed change of address (from 55 to 61-75 Langridge Street)

- ▶ Does not support the removal of 14 Glasgow Street until its heritage significance has been addressed.

#### 4. Review of significance

Examination of title records show the Peatt family acquired the land for the Boot Factory complex in stages from the early 1900s to the 1920s. Figure 2 provides a map showing the various titles that were assembled. Subsequent re-subdivision has reduced the land to that contained within 64 Wellington Street today.

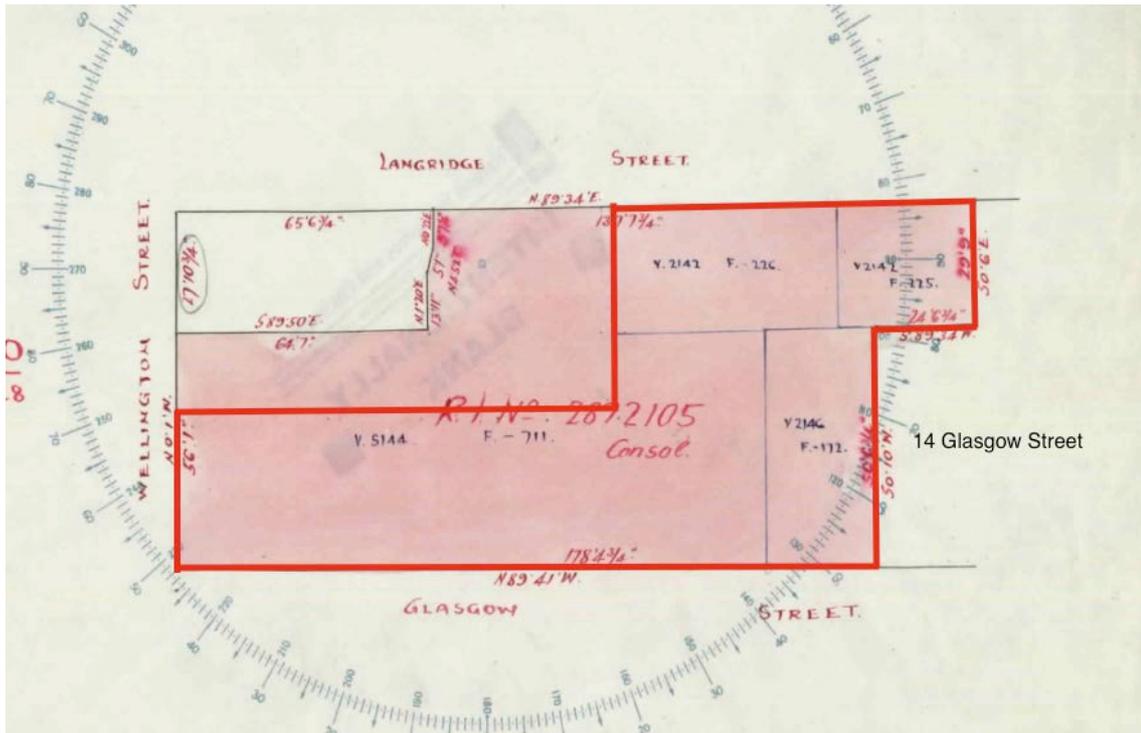


Figure 2: Location of historic land titles associated with the William Peatt complex in relation to 14 Glasgow Street (Source: Certificate of Title Vol. 5144 Fol. 711). The red line indicates the approximate boundary of 64 Wellington Street, as it exists today.

The land acquired by the Peatt family never included what is now 14 Glasgow Street. As shown on Figure 2, this was always a separate allotment on a different title and, until 1981, was in separate ownership. However, since 1981 64 Wellington Street and 14 Glasgow Street (while remaining on separate titles) have been in the same ownership (Certificates of Title Vol. 5492 Fol. 313 and Vol. 9022 Fol. 638).

Today, the section of 14 Glasgow Street within HO109 is used for a car park that appears to be associated with the former William Peatt buildings, as shown in Figure 3.

Figure 4 shows the 1920s/30s building on the other part of 14 Glasgow Street, which is not included within HO109. Examination of Sands & McDougall Directories did not identify the use of this (or any other) building in Glasgow Street by the Peatt Boot Factory.

Also, the site inspection has confirmed that the 61-75 Langridge Street does not contain any of the buildings associated with the former William Peatt Boot factory included within

HO109. 61-75 Langridge Street is the site immediately to the east that is partially vacant or contains modern warehouse buildings.



*Figure 3: The section of the car park to the right of this photo forms part of 14 Glasgow Street that is within HO109*



*Figure 3: The 1920/30s building on the part of 14 Glasgow Street that is outside of HO109. The HO109 boundary appears to coincide with the boundary between the car park and the building.*

## 5. Conclusions and recommendations

The conclusions of this assessment in relation to the key issues identified by Council are:

- ▶ The part of 14 Glasgow Street proposed for removal from HO109 contains a car park that has no heritage value. However, it also appears to include a small part of the significant c.1937 William Peatt building – this finding is based on the aerial image overlaid with the HO109 boundary shown in Figure 1, which is derived from Vicplan.
- ▶ The proposed new address for HO109 in the HO schedule and incorporated document is incorrect.
- ▶ In accordance with PPN1, there should be a single citation and HO number for the former William Peatt Boot Factory complex.
- ▶ On this basis, I believe the proposed changes to HO109 should be removed from Amendment C245 pending a further review, which should include:
  - A desktop review of the two separate citations to make a single citation for the William Peatt Boot Factory.
  - A more detailed investigation of the title boundary to determine whether or not the c.1937 William Peatt building is partially within 14 Glasgow Street as indicated by the Vicplan aerial plan shown in Figure 1.
- ▶ Following on from the above, prepare an amendment to the Yarra Planning Scheme that would:
  - Apply a single HO to the former William Peatt Boot Factory complex.
  - Update the address to 64 Wellington Street in the HO schedule, Hermes record and incorporated documents, and
  - Depending on the outcome of the title boundary review, realign the boundary of the new individual HO, if required.

### *Other findings*

The research also identified that the gabled brick building on the south side of Glasgow Street (known as 2-16 Northumberland Street) at the corner of Wellington Street was constructed in 1921 as a telephone exchange. This would make it one of the oldest telephone exchanges in Melbourne. While the rear part of the site is being redeveloped, the building is still used for this purpose today and remains relatively intact. It is of potential historic and representative significance and should be assessed in future.

