

PART OF FORMER FOY AND GIBSON COMPLEX



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SOHE 2008



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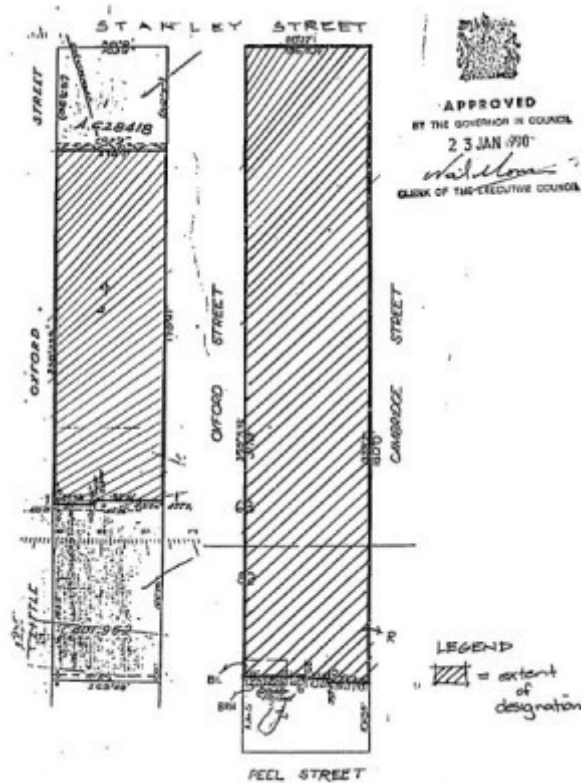
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1 part of foy & gibson
oxford street collingwood side
view dec1997



H0755 plan

Location

68-158 OXFORD STREET AND 103-115 OXFORD STREET AND 107-131 CAMBRIDGE STREET AND 7 STANLEY STREET AND 158-172 OXFORD STREET COLLINGWOOD, YARRA CITY

Municipality

YARRA CITY

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H0755

Heritage Overlay Numbers

HO129

VHR Registration

January 24, 1990

Heritage Listing

Statement of Significance

Last updated on - July 20, 1999

What is significant?

The Former Foy and Gibson complex of warehouses, factories and showrooms was constructed to the design of the notable architect William Pitt over a long period beginning c.1887. The extant buildings in the portion now owned by Roxbury Holdings Pty Ltd, which contains almost two-thirds of the complex, date from 1895 until the second decade of the 20th century. This portion covers almost the whole block bounded by Cambridge, Oxford, Stanley and Peel Streets.

How is it significant?

The Former Foy and Gibson complex is of historical and architectural significance to the State of Victoria.

Why is it Significant?

The Former Foy and Gibson complex is of historical significance as both a magnificent 19th and early 20th century industrial complex and as an example of the development of early department store retailing, demonstrating the articulations between retail and manufacturing functions that typified the organisation of consumption in the 19th and early 20th century city. As such the complex provides extremely important information about the economic, industrial and social organisation of the period. The Foy and Gibson company was a pioneer in the history of retailing in Melbourne. Its department store chain, Melbourne's earliest, was modelled on the trading principles of the "Bon Marche" of Paris and other European and American stores. The Foy and Gibson factories and warehouses, which were responsible for the production and delivery of goods to the department stores, were remarkable for the range of goods that they produced, including soft furnishings, manchester goods, clothing, hats, hardware, leather goods, furniture and a range of foods. Such production, wholesaling and retailing arrangements, which were an indication of the largely local focus of producer, supplier and retailer networks, are rare in contemporary retail establishments which source their products from all over the world.

The Former Foy and Gibson complex is of historical significance as a rare surviving major industrial establishment of the late 19th and early 20th century. As early as 1906 it was described as "undoubtedly the largest factory in the Southern hemisphere". The complex employed 2000 people and was considered technologically advanced, employing steam and

electric power from an early date. Today, however, the equipment and shafting have been removed and the boiler house stacks form the only extant evidence of Foy and Gibson's technological achievements.

The Former Foy and Gibson complex is of architectural significance as an imposing and substantially intact example of late 19th century industrial architecture and for its associations with the eminent Melbourne architect, William Pitt (1855-1918), who retained Foy and Gibson as a client for most of his professional life. Visually, the complex is remarkably cohesive, the formula for the design, once established, being repeated with little change in the selection of materials and decorative motifs. Although a few of the buildings have been gutted, the exterior fabric remains substantially intact. The principal facade elements consist of rusticated pilasters between windows above a lower cornice line and capped by a similar cornice and parapet. The street level and first floor facades have chamfered pilasters whilst the cornices and lintels (in later work) are stuccoed. The street environments are rare in Melbourne for their uniformity and are complemented by the bluestone pitched drains and crossings and the remarkable weighbridge in Oxford Street.

William Pitt was a respected architect, with a great talent for distinctive industrial buildings. As well as the vast Collingwood factory complex, Pitt was responsible for the retail store design for the 1911 Smith Street Diamond Cut Lingerie building in Fitzroy. The factory complex can be compared with Pitt's early sections of the Victoria Brewery complex, the facade of which formed the prototype for many later additions, and with his Bryant and May complex in Church Street, Richmond.

Permit Exemptions

General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Specific Exemptions:

Pursuant to Section 66(1) of the Heritage Act (1995) and in respect to the above-registered place / object, the Executive Director hereby DECLARES EXEMPT THE OWNERS NEED TO OBTAIN A PERMIT TO CARRY OUT ANY OF THE FOLLOWING CLASSES OF WORKS OR ACTIVITIES, SUBJECT TO ANY CONDITIONS PRESCRIBED HEREUNDER:

- a) The installation of gas and water meters, in the existing brick alcove on the North end of Oxford Street facade of 126 Oxford Street in the position shown on the approved drawings by Peter Rickards and Associates Pty Ltd, drawing numbers 97-104 s1a, 2a.
- b) The reduction of the slope of the northern most skillion roof above units 4 and 5 only (location 12604 and 12605) as shown on the approved drawings by Peter Rickards and Associates Pty Ltd, drawing numbers 97-104 s1a, 1b, 1c, 2b, 2c, 3 as approved to satisfy Condition.1 of the previous permit, 3409.

CONDITIONS:

1. The approved exempt works, including the type of construction materials must not be altered or modified. The exempt works are permitted to commence, providing that the following points are adhered to and will form part of this exemption .

- The doors of the gas and water meters are to have plain surfaces of sheet metal painted to match the red brick of the surrounding building.
- The clerestory roof is to be constructed of corrugated iron ,at a pitch of more than 6 degrees, not to strike from above the existing flashing at the northern end and with a stepped flashing to the side masonry wall. The existing box gutter is to remain in place.

2. Exempt classes of works or activities are to be planned and carried out in a manner which prevents damage to the registered place / object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items,

and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

3. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with that Policy and Plan.

4. Nothing in this Declaration prevents the Executive Director from amending or rescinding all or any of the permit exempt alterations provided work has not commenced on the alteration.

107 Cambridge Street Collingwood

Alterations to interior fit-outs and decorative schemes which do not affect any of the following:
structural elements of the building
the exterior of the building.

CONDITIONS

1. Exempt classes of works or activities are to be planned and carried out in a manner which prevents damage to the registered place / object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

2. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with that Policy and Plan.

3. Nothing in this Declaration prevents the Executive Director from amending or rescinding all or any of the permit exempt alterations provided work has not commenced on the alteration.

Construction dates	1887,
Architect/Designer	Pitt, William,
Heritage Act Categories	Registered place,
Hermes Number	313
Property Number	

History

Associated People:

Plaque Citation

Designed by William Pitt, this magnificent 19th and early 20th century complex of factories, warehouses and showrooms saw the production of a remarkable range of goods for Foy & Gibson, Melbourne's earliest department store chain.

Extent of Registration

AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 755.

Part of the former Foy and Gibson Complex, 150 Oxford Street, Collingwood.

(The buildings and the whole of the land in Certificates of Title Volume 8189, Folio 369 and Volume 8174, Folio 892. See Appendices B and C).

[*Victoria Government Gazette* No. G4 24 January 1990 p.221]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>