



June 2010

Fitzroyhistorysociety@yahoo.com
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P.O Box 180, Fitzroy 3065

Celebrating 150 years of North Fitzroy 'Fitzroy's Northern Renaissance'



A talk by Miles Lewis

Architectural historian and Professor in the Faculty of Architecture, Building and Planning at University of Melbourne and founding member of the Fitzroy History Society.

**Saturday 31 July
Time 11.00 am**

Victorian Archives Centre North Melbourne

The joint reading room of Public Record Office Victoria and the National Archives of Australia Victorian State Office.

99 Shiel Street, North Melbourne

See map at <http://www.prov.vic.gov.au/contact.asp>

A number documents relating to the annexation of the Quarries District (North Fitzroy) to Fitzroy in 1860 will be on display at the Public Records Office on Saturday 31 July.

Gertrude St History Walk

meet Cnr Smith and Gertrude streets

3.00pm

Sunday 11 July 2010

Join Chris Friday as she conducts a history walking tour along Melbourne's earliest street. Learn the fascinating history behind the building and pubs of "dirty gertie", then linger on at dusk as the Gertrude St Projection Festival screens free outdoor projections the length of the street.

Gold coin donation

www.fitzroyhistorysociety.org.au

Keep up to date through the new Fitzroy History website and access many resources of the history society, the Fitzroy Library and much more. Send us an email at fitzroyhistorysociety@yahoo.com

Annual General Meeting 26 August 7.00pm

The Annual General Meeting will be held prior to the Guest Speaker.

All members are welcome.

Guest Speaker Carole Woods

On

'My Native Place': Alfred Deakin in Fitzroy

26th August, 2010

Reading Room of Fitzroy Library,

Napier Street

7.30pm

On the centenary of a talk that Alfred Deakin gave in August 1910 entitled 'Books and a Boy', Carole will discuss Deakin's reflections on childhood, memory and literature, and his connections with Fitzroy.

Carole is a longtime member of the Fitzroy History Society and a fellow and councillor of the Royal Historical Society of Victoria. She is the author of *Fitzroy: a descriptive bibliography* and *The Fitzroy Public Library 1877-1997*.

Report on the Freeman Street Walk, North Fitzroy in the late 1800s

Gil Langfield led thirty members on a walk along the eastern end of Freeman Street, opposite the Brunswick Street Oval on 30 May.

From his extensive research on each house in the street, Gil was able to give us a fascinating insight into the lives of the residents in the last quarter of the nineteenth century.

Freeman Street was named in 1868. It was in that period that North Fitzroy began to be developed, as it was previously not regarded as a pleasant locality in which to live...too hot in summer and cold in winter.

There are two people after whom the street may have been named. One was Samuel Freeman, who was one of the "London Fifty" police sent out to reform the Victorian police force in the 1850's, a very large proportion of whom were constantly drunk on duty. The other was his son Alfred, a property owner in the area, auctioneer, and officer in the volunteer military forces.

Of all the characters connected with the street, Emma Maria Bagshaw stands out as the most colourful. After having had three husbands and the rather rare Victorian distinction of a divorce, her extensive property holdings were eventually inherited by a son who was born before any of her marriages! Emma was certainly a very enterprising lady.

The financial woes of another resident, William Hyndman are also on record. He was the gardener to the City of Melbourne, and received a silver medal for his efforts. He was almost bankrupted in 1872 as a result of the expenses incurred in building on his land.

Gil's research demonstrated how the cold statistics of the records such as ratebooks, titles and probate documents, reports of court cases and newspaper articles, can, when carefully compared and analysed, shed so much light on people and events in the past. Every building has its story to tell.

Thank's Gil, your research on Freeman Street will hopefully inspire our members to research their own streets and houses.

Tim Gatehouse.

150 Years Ago:

The transformation of the 'Quarries District' into North Fitzroy

'A most undesirable area'

It is hard to equate the Alexandra Parade and present day North Fitzroy with the area north of the 'sickly' Reilly Street drain of early Melbourne, described by 'Garryowen' as a most undesirable place, subject to extreme climatic conditions and not fit for habitation, which was made more desolate by a series of quarries.¹ Within a comparatively short period of time, however, this problematic region was transformed into the attractive suburb of North Fitzroy.

Planning to make the northern section of Fitz Roy² into a more 'gracious' suburb had begun in the mid 1850s.³ Captain Andrew Clarke of the Survey Department proposed that this should be known as *Merriville*.⁴ Inspired by James Gleeson's 1820s design for the Moray estate in Edinburgh's New Town, Clarke's ambitious plan incorporated a series of geometric spaces on an axis running at right angles across Queen's Parade, almost on the line of the present Delbridge Street. Unfortunately the Yan Yean pipe track determined the line of St George's road and introduced an incompatible axis that thwarted Clarke's grand scheme. The Darling Gardens to the south and the Edinburgh Gardens are perhaps the remnants of his ambitious plan.⁵

Quarrymen: the first 'settlers' of North Fitz Roy

This open barren land was dissected by the diagonal boundary of Heidelberg Road, a busy thoroughfare that carried all the traffic through this area. The road originated at Bourke Street and became Smith Street, one of the first government roads in the sales of 1839. It seems certain that its first settlers were quarrymen who held allotments contained in a narrow section between Nicholson, Church and Rae Streets and E/W north of Reid Street that were offered for sale in 1851.⁶ There were several privately owned quarries in Clifton Hill close to the Melbourne Corporation quarry. Others, also privately owned, were located at Princes Hill, south of Brunswick Road and west of the Fitz Roy boundary at Nicholson Street, and more quarrymen worked close by in other suburbs. The Wesleyan Church site at the corner of Nicholson and Church Streets suggests that these quarrymen were predominantly Methodist and possibly Welsh. More valuable and prominent sites on Reilly Street (Alexandra Parade) and Heidelberg Road were sought by the Anglicans and Roman Catholics.⁷

Regional changes in the 1850s

In 1852 the village of Northcote (now Westgarth) was subdivided by the government on the NE side of Merri Creek and the land sold between 1853 and

1855. At the same time land was sold across the creek on the Plenty Road (High Street) near the Northcote Bridge and toll station and the junction with Heidelberg Road. In the area bordered by streets now known as Queen's Parade, Rushall Crescent, McKean and Brennand Streets, there were 20 x ¼ acre allotments. Two hotels, the *Scotch Thistle* and the *Northcote Arms*, were built on this section of Queen's Parade.⁸ The Scotch Thistle still exists (as the *Junction Hotel*), and the *Northcote Arms* building is now a shop and residences. A hotel for the quarrymen of Princes Hill, the *British Queen*, was built on Nicholson Street at about the intersection with Reid Street.⁹

The process of annexation of the Quarries district

When Fitz Roy became a separate municipality in September 1858, it comprised only the half square mile (320 acres) area of the current suburb of Fitzroy, that is, the area bounded by Victoria Parade, Nicholson Street, Reilly Street (Alexandra Parade) and Smith Street. The area to the immediate north and north-east (and also the area to the west) of Fitz Roy was part of Smith Ward of the City of Melbourne. North of Reilly Street the area was sparsely populated and 'the only portion at all thickly inhabited lies within 300 yards of Reilly Street, opposite the end of Fitz Roy Street'.¹⁰ With the exceptions of the quarries and the area near Westgarth, noted above, the land north of Fitz Roy to the border with Brunswick belonged to the Crown. It was not until 1865 that the Government sub-divided and began selling allotments in the rest of the Quarries district.

Very soon after Fitz Roy became a municipality there were efforts by Fitz Roy Council and local residents to annex the area to the north and north-east to Fitz Roy. The first such move was an attempt by Fitz Roy Council to include into Fitz Roy the triangle of land bounded by Heidelberg Road, Reilly and Smith Streets. This was under discussion by Fitz Roy Council from the end of October 1858. In February 1859 Melbourne City Council declined Fitz Roy Council's request for annexation of the land. The Council organised a petition in favour of annexation¹¹ and asked the Chief Secretary to receive a deputation. The petition,¹² signed by 299 inhabitants of Fitz Roy, was published in the Government Gazette on 12 April 1859. This proposal never proceeded because, as Council was informed by the Chief Secretary's office on 8 June 1859, the petition did not conform to the provisions of the relevant Act.¹³

In May 1859, when residents in the section of Smith Ward east of Nicholson Street wrote to Fitz Roy

Council asking Council's views regarding their contemplated movement for annexation to Fitz Roy, Council replied that it was in favour of annexation and that it would be prepared to carry out the most necessary works immediately after this had taken place.¹⁴ In June 1859 a petition was submitted to the Governor from 48 citizens of Smith Ward east of Nicholson St and between the boundaries of Brunswick and Fitz Roy, for the alteration of the northern boundary of Fitz Roy (then Reilly Street) to extend from Reilly Street along Nicholson St to the southern boundary of the Borough of Brunswick (Park Street), then east along this boundary to the Merri Creek, southwards along the Merri Creek to Plenty Road (Queens Parade), south westerly along that road to Smith Street and south along that road to Reilly Street. Thus the area included all of the present North Fitzroy as far north as Park Street. This petition was first published, with signatories' names, in the Government Gazette of 24 June 1859.¹⁵

A counter petition was gazetted on 29 July 1859, from 1231 'freeholders, householders and residents' of Fitz Roy opposed to the annexation of a portion of Smith Ward to their district, with the claim that 'only about 50 persons would be benefited by the annexation whereas upwards of 1000 would be greatly injured thereby'.¹⁶

Simultaneously, in Smith Ward, there were petitions and counter petitions for other separations from Melbourne City Council. On 24 June 1859 the Government Gazette published a petition from 1003 householders in Smith Ward for the erection of the ward as a separate municipal district with the suggested name of 'Barkly'.¹⁷ The municipal boundaries were to be Victoria Street in the south, Nicholson Street, Reilly Street, Smith Street and Heidelberg Road (Queens Parade) and the Merri Creek in the east, Park Street in the north and Sydney Road and Elizabeth Street in the west, that is, all of present day Carlton and North Carlton as well as North Fitzroy up to Park Street. A counter petition from 1330 residents of Smith Ward was published in the Government Gazette on 29 July 1859. The Governor-in-Council decided on the 25 July that for the present no further steps were to be taken towards the proclamation of the proposed new municipality of Barkly.¹⁸

This was followed by another petition, dated 11 November, and gazetted on 22 November 1859 from 456 residents of Smith Ward, north of Grattan Street, requesting that a separate municipality of Carlton be formed from the area north of Grattan and Carlton Streets and including all of present North Fitzroy up to the boundary with Brunswick. The western boundary was to be Lygon Street, Cemetery Road East and Madeline Street (Swanson Street).¹⁹ On 19 December 1859 a counter petition opposing the

proposed municipality of Carlton was published in the Government Gazette. An annotation with the counter petition document noted that it was signed by a larger number of persons than the original.

In December 1859 there was another petition that did not appear in the Government Gazette until 31 January 1860, from 64 residents (claimed to be a majority of the residents in the area) of Smith Ward east of Nicholson Street, requesting that their area not form part of the proposed Carlton municipality but be included in Fitz Roy municipality.²⁰ The area referred to was the same as that described in the petition gazetted on 24 June. By 9 January 1860, however, the Governor-in-Council had decided that 'no further steps are to be taken towards creating a separate Municipal District of Carlton'.²¹ Elisha Pearce, the first signatory on the petition gazetted on 31 January, after learning that the proposed Carlton municipality was not to be created, wrote (from his address 'Quarries, Nicholson Street') to the Chief Secretary on 17 January 1860, reminding him of the second part of their petition, which requested that their area be included with Fitz Roy. He also wrote that, following advice from the Chief Secretary, consent of the Fitz Roy Council, under its seal, was received, as required, for their area to be included in Fitz Roy on 17 December.²² Council minutes of 17 December 1859 confirm this.²³

The Melbourne City Council opposed the proposals for separation or annexation of districts under its control. At the time there was a Bill before the Legislative Assembly for setting the boundaries of the City that would have included the area of interest to Fitz Roy's north. The Fitz Roy Council wrote a lengthy letter to the Chief Secretary on 23 January 1860 setting out arguments in favour of the annexation of this land to Fitz Roy, which included that Fitz Roy, with its population of about 13,000, had within its boundaries no Crown land for bath houses, wash houses or places of recreation. Also mentioned was that the Fitz Roy Council had, in the previous year, obtained nearly 3000 loads of gravel (for road-surfacing) from within the area proposed to be annexed.²⁴ The Melbourne City Council wrote to the Chief Secretary on 27 February 1860 setting out its objections to the annexation to Fitz Roy proposed by the petition. These included that five-sixths of the land was unoccupied Crown land and technical objections related to the eligibility of the petitioners under the relevant Act.²⁵

Another minor delay in the progress to annexation occurred after the involvement of the Department of Lands and Survey. Asked for a description of the land's boundaries, it suggested that the finger of land bounded by the Merri Creek, Heidelberg Road and Plenty Road should be included in the annexed area. Fitz Roy accepted the change, but

East Collingwood Council objected and proposed a division of the area between the two Councils. The City Council objected 'as before'. On 10 March 1860, Fitz Roy Council wrote to the Chief Secretary indicating they had no objections to the suggested change, but in view of the East Collingwood Council's desire for the area, would prefer to leave the boundaries as originally set out.²⁶ This was to be the final outcome, and the finger of land under discussion went to East Collingwood.

A more major hurdle was caused by a Bill before the Legislative Assembly in March 1860, to amend sections of the Municipalities Act, which if passed would repeal the authority the Act gave the Executive to proclaim or annex to existing municipalities, districts within the corporate limits of the City of Melbourne. The passing of the amendment bill would therefore prevent the annexation of the Quarries district to Fitz Roy. The amendments were supported by Melbourne City Council. During April and May 1860 Fitz Roy Council organized public meetings, the local members of Parliament were activated and a petition by 532 Fitz Roy residents was presented to the Legislative Assembly. In early May the amendment bill was prevented (by 3 votes) from a second reading and lapsed. On the 7 May Fitz Roy Council decided to ask the Chief Secretary when the Executive Council was to give consideration to the petition for annexation. A deputation to the Chief Secretary on 27 June was informed that the Government had suspended consideration of the annexation until the Legislature had decided on the amendment bill. This having been rejected, the petition would be submitted to the Executive Council after determining if the City Council still objected to the annexation and allowing Fitz Roy to respond to any such objection.²⁷

The first indication in the Council minutes that annexation was to proceed was the tabling on 25 July of a letter from the Chief Secretary's office stating that, as the Government had decided to annex the Quarries district to Fitz Roy, the settlement of accounts with the City Corporation relative to the annexation should 'be entered upon at once'.²⁸ On 30 July 1860 the proclamation, signed by the Governor, Sir Henry Barkly and the Chief Secretary, William Nicholson, resulted in the annexation of 480 acres (194 hectares), which would become North Fitzroy.²⁹ The proclamation was printed in the Government Gazette on 3 August 1860.³⁰

The northern boundary of Fitz Roy then became, as stated in the proclamation, 'the southern boundary of the municipal district of Brunswick'. Maps of the time show that this was Park Street, and it was not until January 1881 (after petitioning by local residents) that the area north of Park Street became part of the Fitz Roy municipality.

Establishing a suburb of wide streets and large housing blocks

The successor to Andrew Clarke was Clement Hodgkinson and, as Victorian Assistant Commissioner of Crown Lands and Survey, he was responsible for the government subdivision of North Fitz Roy and Clifton Hill in 1865 to 1869.³¹ The width of the North Fitz Roy streets was 30 metres (1½ chains), with the exception of Brooks Crescent and other streets in the privately owned quarry areas. Allotments were ¼ to ¾ of an acre with depths of up to 100 metres on Nicholson Street and few less than 50 metres deep on other streets. Thus in the area north of Alexandra Parade the allotments were larger and faced wider streets than in Fitz Roy, Collingwood, and Richmond.³² In 1861 the opening of the Collingwood Gasworks, between Queen's Parade and Reilly Street (Alexandra Parade) enabled local amenities to be improved with street lighting.

Sale of allotments

In 1865 allotments along Queen's Parade were sold beginning at Rushall Crescent next to the 1855 subdivision. By 1869 this had extended down to Alexander Parade and Nicholson Street. Between 1867 and 1870 the area between Brunswick and Nicholson Streets from Alexander Parade, north to the quarries, was offered for sale.³³ The majority of the remaining allotments were sold from 1869 to 1875 (with the exception of a section between Park Street and Brunswick Road, part of North Fitzroy from 1881, which was sold in 1877 and 1883).

The main purchaser and investor was Mark Moss, the financier, who had acquired the entire block bounded by Rushall Crescent by 1875.³⁴ In addition he owned Falconer, Michael and Rowe Streets and almost all of the two blocks either side of Kneen Street. Between 1870 and 1875 Moss added nearly all of the three blocks bounded by Reid, Rae, Scotchmer and Fergie Streets and Alfred Crescent. Barnett Isaacs, John Falconer, William Ievers, father and son and Henry Fergie, were lesser developers at the same period. An advertisement, probably about 1875, for the sale of some of these allotments after further subdivision by private owners, is shown as an accompanying illustration. Henry Fergie, who was a notary as well as a landowner, is named as the repository of the certificates of title. Many early land owners were also Councillors. One of these was Councillor Albert Tucker, who arranged the first municipal loan of 25 thousand pounds, mostly for improvements to North Fitz Roy. He stood to gain from this as he owned property in North Fitz Roy,³⁵ although his holdings, at least after the initial sales, were confined to two allotments on either side of St George's Road on the corner of Freeman Street.

Building construction

Although building in North Fitzroy took place relatively slowly, it was completed by the depression of the 1890s. Most of the area had passed into the hands of a relatively few private speculators in the period from 1865 to 1875.³⁶ Buildings followed a recognisable pattern and were generally built to a higher standard than in South Fitzroy where it appears that there had been considerable shoddy building work before the Melbourne Building Act of 1850 had become effective.³⁷ There are more two-storey terrace houses that differ from the usual style with attached verandas and balcony roofs, and have instead a main roof extending out over the balcony and have the parapet brought forward to the front line. In this area there are also excellent examples of polychrome brick houses, especially in Rowe Street.

References

- ¹ 'Garryowen': E.Finn The Chronicles of Early Melbourne 1835-52.
- ² Fitz Roy was named after Sir Charles Fitz Roy, Governor of New South Wales, 1846-1855. By 1881 the suburb was known as Fitzroy.
- ³ Miles Lewis Fitzroy, Melbourne's First Suburb 1989 pp.23-24.
- ⁴ This grand plan may also have been inspired by areas of London and Bath.
- ⁵ See map: 'Melbourne and Suburbs 1855' compiled by James Kearney – draughtsman for Captain Andrew Clark, Surveyor General in Jacob Lewis Vines Architects & the Fitzroy Urban Planning Office North Fitzroy Conservation Study 1978; Miles Lewis Fitzroy, Melbourne's First Suburb 1989 p.25.
- ⁶ North Fitzroy Conservation Study Map 3.
- ⁷ Ibid: 1.4, p.10.
- ⁸ The Scotch Thistle, now the Terminus Hotel, displays a plaque giving a construction date of 1854.
- ⁹ North Fitzroy Conservation Study p.13.
- ¹⁰ Fitz Roy Town Clerk's letter to Chief Secretary, 17 Jan 1860 - VPRS 1189/P0000/609, 60/O 760: Public Record Office Victoria.
- ¹¹ Fitz Roy Council Minutes, 1858-60, p. 142. VPRS 11086/P0001/1: PROV.
- ¹² VPRS 1189/P0000/604, J 2488: PROV.
- ¹³ Fitz Roy Council Minutes, 1858-60, p. 210. VPRS 11086/P0001/1: PROV.
- ¹⁴ Fitz Roy Council Minutes, 1858-60, p. 198. VPRS 11086/P0001/1: PROV.
- ¹⁵ VPRS 1189/P0000/605, 59/ M 5932: PROV.
- ¹⁶ VPRS 1189/P0000/605, 59/M 7373: PROV.
- ¹⁷ Henry Barkly was the current Governor of Victoria.
- ¹⁸ VPRS 1189/P0000/605, 59/M 7373: PROV.
- ¹⁹ VPRS 1189/P0000/608, 59/L 11441: PROV.
- ²⁰ VPRS 1189/P0000/609, 59/M 12404: PROV.
- ²¹ VPRS 1189/P0000/608, 59/L 11441: PROV.
- ²² VPRS 1189/P0000/609, 60/N557: PROV.
- ²³ Fitz Roy Council Minutes, 1858-60, p. 315. VPRS 11086/P0001/1: PROV.
- ²⁴ VPRS 1189/P0000/609, 60/O 760: PROV. Perhaps this gravel was broken up rock, also known as road metal.
- ²⁵ VPRS 1189/P0000/609, 60/N1859: PROV.
- ²⁶ VPRS 1189/P0000/609, 60/O 2278: PROV.
- ²⁷ Fitz Roy Council Minutes, 1858-60, pp. 357, 359, 362, 373-4, 387, 410-11. VPRS 11086/P0001/1: PROV
- ²⁸ Fitz Roy Council Minutes, 1858-60, p. 423. VPRS 11086/P0001/1: PROV
- ²⁹ Rosemary Kiss 'The Business of Politics' in Fitzroy, Melbourne's First Suburb 1989 p.38.
- ³⁰ The hand-written Departmental description of the 'portion of Smith Ward proposed to be annexed to the municipal district of Fitz Roy' that was used in the proclamation with a map: VPRS 1189/P0000/609, 60/O 986: PROV.
- ³¹ Graeme Butler & Assoc. City of Yarra Data Base 2007.

³² Lewis Fitzroy, Melbourne's First Suburb p.24; L. Hall, Map of North Fitzroy, Second Issue, 1877.

³³ Lewis Fitzroy, Melbourne's First Suburb p.27.

³⁴ In most cases when the name Moss appears on the maps of the original subdivision the reference is to Mark Moss. There is, however, a suggestion that this may have been Carlton investor Moton Moss: North Fitzroy Conservation Study p.15.

³⁵ Rosemary Kiss 'The Business of Politics' in Fitzroy, Melbourne's First Suburb 1989 p.41. J.M.Tait Our Local Men of the Times Fitzroy 1889.

³⁶ Lewis Fitzroy, Melbourne's First Suburb p.27.

³⁷ North Fitzroy Conservation Study p.10.

1860 Proclamation

ADDITIONAL AREA ANNEXED TO THE MUNICIPAL DISTRICT OF FITZ ROY.

PROCLAMATION

By His Excellency SIR HENRY BARKLY, Knight Commander of the Most Honorable Order of the Bath, Captain-General and Governor-in-Chief of the Colony of Victoria, and Vice-Admiral of the same, &c., &c., &c.

WHEREAS by an Act of the Lieutenant Governor and Legislative Council of Victoria, passed in the eighteenth year of Her present Majesty, intituled, *An Act for the establishment of Municipal Institutions in Victoria*, it was amongst other things enacted, that it should be lawful for the Lieutenant Governor, with the advice of the Executive Council, if he should think fit, on the receipt of a petition signed by the householders purporting to be the majority resident within an area adjoining to any proclaimed municipal district containing an average of thirty-six resident householders for each square mile thereof, praying that such locality by a general description might be united with and form part of such previously proclaimed municipal district, to declare by Proclamation, with the consent of the council of such proclaimed district, such locality to be united with and form part of such previously proclaimed municipal district, and also by the same or any other Proclamation, to define the limits and boundaries of such locality, and upon the publication of any such Proclamation in the *Government Gazette*, such locality so defined should be and be deemed to be united with and should form part of such previously proclaimed municipal district; provided that no such Proclamation be issued as above until the substance and prayer of such petition should have been published for at least one month previously in the *Government Gazette*; and it was also enacted, that it should be lawful for the Lieutenant Governor, with the advice aforesaid, notwithstanding any Act, law, or statute to the contrary, to declare as a municipal district as thereinbefore mentioned, or to include within the limits and boundaries of any municipal district to be declared as therein mentioned, any locality now included within the corporate limits of the corporation of the city of Melbourne, and upon the publication of any Proclamation defining the limits of any such municipal district, the locality included within such limits should cease to be a portion of, or to be or be deemed to be within the corporate limits of the said corporation, or to be in any manner subject thereto, and should belong solely to the municipal district described in such Proclamation, provided that no liability existing at the time of any such Proclamation for any rate, or the means of enforcing the same, should be affected by the said Act or such Proclamation: And whereas the inhabitants residing in the portion of Smith Ward, in the city of Melbourne, east of Nicholson street, known by the name of the Quarries District, have presented a petition to the Governor praying for the annexation of the locality therein mentioned, to the municipal district of Fitz Roy: And whereas the substance and prayer of such petition have been duly published, and the council of the said municipal district have consented to such annexation: And whereas the council of the said city of Melbourne have undertaken to indemnify the said municipal district against any liability on account of any loan contracted by such council in respect to the portion of the said city hereby severed therefrom and annexed to such municipal district: Now therefore I, Sir Henry Barkly, the Governor of Victoria, by and with the advice of the Executive Council, and also with the consent of the municipal council of Fitz Roy, do by this my Proclamation declare that the portion of Smith Ward, in the said city of Melbourne, hereinafter described, shall be united with and form part of the municipal district of Fitz Roy, that is to say:—

Commencing at that point intersected by lines passing through the centre of Nicholson street and the centre of Reilly street; thence north by a line passing through the centre of Nicholson street to the southern boundary of the municipal district of Brunswick; thence east by the said southern boundary of the said municipal district to the Merric Creek; thence south-easterly by the Merric Creek to a bridge south of High street, in the town of Northcote; thence south-westerly by a line passing through the centre of a Government road to the centre of the Heidelberg road; thence south-westerly by a line passing through the centre of the Heidelberg road to a point due north of the centre of Smith street; thence south by a line passing through the centre of Smith street to the centre of Reilly street; and thence west by a line passing through the centre of Reilly street to the commencing point aforesaid.

Given under my Hand and the Seal of the Colony, at Melbourne, this thirtieth day of July, in the year of Our Lord One thousand eight hundred and sixty, and in the twenty-fourth year of Her Majesty's Reign.

By His Excellency's Command,

William Nicholson

CROWN



TITLE.

GREAT SALE OF FREEHOLD LAND

In and Surrounding the probable Route of the contemplated Outer Circle Railway, and almost adjoining the New State Schools.

SPECIALLY ADAPTED FOR

COTTAGES, HOUSES, SHOPS, MANUFACTORIES, BUSINESS PREMISES, &c., &c.,

SITUATED IN THE UNDERMENTIONED STREETS IN

NORTH FITZROY,

Recommended by Medical men as an extremely healthy and invigorating locality :-

Nicholson Street
Rae Street
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Best Street
Seacombe Street
Barney Street
Harker Street

Scotchmere Street
Parkside Street
Fergie Street
Liverpool Street
Egremont Street
Moss Street, and
Mark Sreet

The Proprietor having purchased on advantageous terms several original Government allotments, which, together with those he already held, has, with the view of meeting the daily increasing requirements of the Working Classes and others, subdivided same in allotments of various sizes and good depths, together with rights-of-way at the rear, suitable either for small Cottages or Houses, or for Buildings of larger dimensions, and is enabled to submit the same to the public for sale at very low prices, and on terms which will enable them by a small monthly outlay to become landed proprietors, free from landlords, and of making provision for themselves and families.

The terms are a cash deposit of from one Shilling in the Pound on the amount of the purchase money, and the balance in such monthly proportions as will pay the whole thereof in two years and a half, during which time it is confidently submitted the land purchased will, from the improvements that already have been and hereafter will be made in this highly flourishing and healthy locality, enhance the value thereof to at least three times the amount of interest that could be procured from any Bank or Building Society in the Colony on deposits equal in amount to that paid by the purchaser to the proprietor for his land.

Purchasers will be entitled to possession of the land immediately on paying the deposit and signing the contract.

The attention of purchasers is respectfully drawn to the fact, there is no Building Act in force, as in North Carlton, and consequently they can erect any class of building he or she chooses, whether it be of weatherboard or any other material, which is of great advantage to the industrious and frugal man desirous of making a home for himself and family. In addition to these advantages there is almost a certainty of the Outer Circle Railway running through or in immediate proximity to the land now offered for sale which, it is almost needless to observe, would greatly enhance its value and ensure to those who may at once become purchasers a very large profit on the amount of their purchase.

The Melbourne Omnibus Company run their conveyances to within a few minutes' walk of the land, and cabs are constantly plying in the immediate locality at the small charge of Threepence.

The several allotments for sale will be pointed out, plans of the land produced and further particulars given to intending purchasers by Mr. FREDERICK H. WARMING, Park View Hotel, corner of Scotchmere and Taplin Streets, North Fitzroy; and the Crown Certificates of Title can be inspected at the office of MR. HENRY P. FERGIE, Notary Public, 84 Chancery Lane, Melbourne.

CHARLES TROEDEL, General Printer, 43 Collins Street East, Melbourne.

National Library of Australia

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Bluestone residence, Reid Street, North Fitzroy in 1880 and today. Built by James Goodenough, immigrant 1854, quarry-owner in North Fitzroy. Reputed to be the first house built in the North Fitzroy Area. 1880 Image held by Fitzroy Library. 2010 Photograph by G. Pritchard FHS.

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