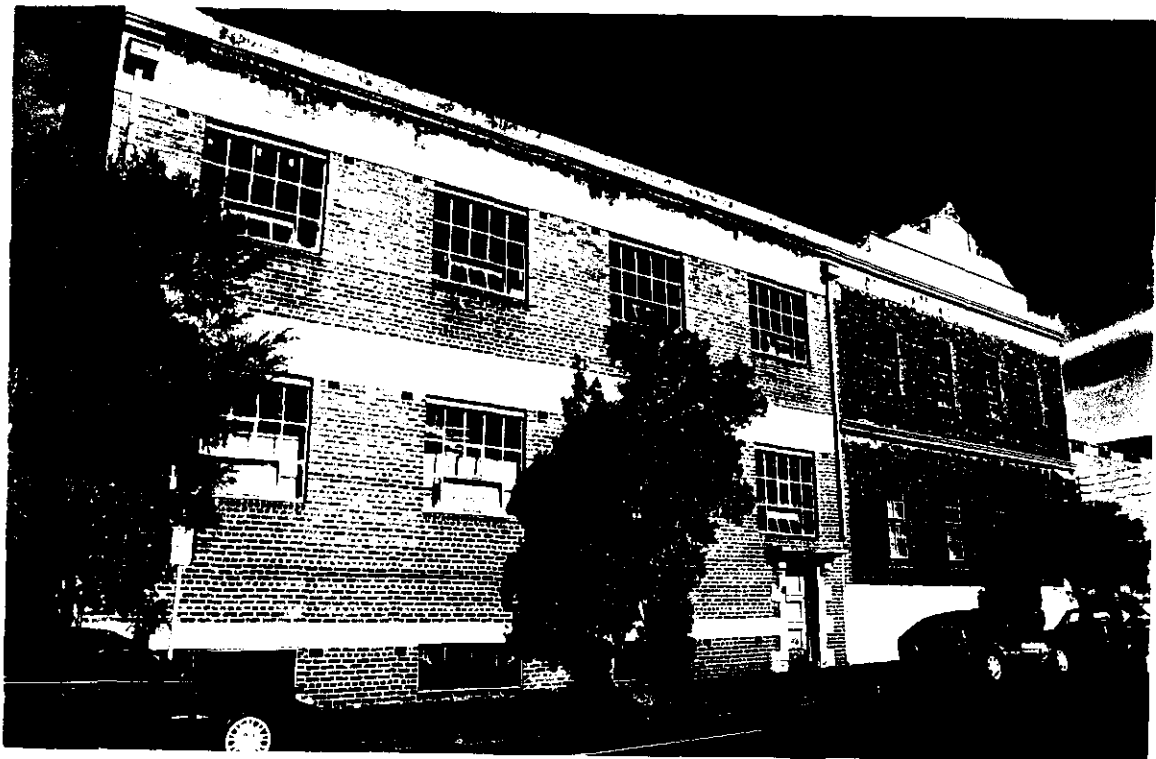


Building:	Former William Peatt Boot Factory	Significance:	B
Address:	55 Langridge Street, Collingwood	Map Ref:	2H C9
Building Type:	Factory	Construction Date:	1906
Architect:	Unknown	Builder:	Unknown



Intactness:		Condition:	
G[] F[x] P[]		G[] F[x] P[]	
Existing Heritage Listings:		Recommended Heritage Listings:	
Victorian Heritage Register	[]	Victorian Heritage Register	[]
Register of the National Estate	[]	Register of the National Estate	[x]
National Trust	[]	Heritage Overlay Controls	[x]

History

The factory at 55 Langridge Street, Collingwood, appears to be part of a complex built for William Peatt, a bootmaker, in 1906. Rate Books for 1905-07 record Peatt as the owner of a brick factory valued at £140, and an adjacent brick house (£30), at Nos. 64 and 68 Wellington Street, at the south-east corner of Langridge Street. The pediment of the present building in Langridge Street bears the date 1906. The previous year, this site is shown as being occupied by three houses, at Nos. 64, 66 and 68. Peatt is also shown as the owner of a 5 room brick house at No. 13 (later No. 51) Langridge Street, adjacent to the extant factory building. Rate Books of 1909-10 show this house, adjacent to land measuring 33' by 39', owned by Hannah Bentick. From 1936-37, the Rate Books also show a brick factory, valued at £128; its address is 55-59 Langridge Street. By 1939-10, this building was valued at £160. This building may correspond with the eastern wing of the present building. This factory is not recorded in the Directories in Langridge Street, suggesting that Peatt's primary street address was originally Wellington Street.¹

Description

The former William Peatt Boot Factory, at 55 Langridge Street, Collingwood, is a two storey red brick factory, built in two stages. The western section has a simple facade comprising four evenly spaced openings at each level. Window openings have shallow segmental-arched brick heads and rendered sills. The windows, which are multi-paned steel-framed with hopper openings, are not original; they may date from the time of construction of the eastern addition. There is an unpainted rendered string course at first floor level, and a prominent unpainted rendered parapet with a shallow cornice and a stepped, segmental pediment flanked by scrolls. The parapet bears the date, 1906, and the words W. M. PEATT BOOT MANUFACTURER AND IMPORTER.

The eastern section is a larger, but similarly composed, with four banks of twelve-pane steel-framed windows at each level, as well as windows at street level, which presumably light a basement. At the western end, the single door opening has rendered quoining, and a bracketed, cantilevered rendered canopy. There is a timber panelled front door. There are wide, rendered lintels across the north elevation, and a rendered parapet with a cornice which matches that of the original building.

Comparative Examples

Former Boot Factory, 15-17 Bedford Street, Collingwood

Former United Tannery and Boot Factory, 112 Rokeby Street, Collingwood

Significance

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.

¹ Collingwood Rate Books, 1905-06, 1906-07, 1910, 1912-13, 1916-17, 1929-30, 1934-35, 1936-37, 1938-39, 1939-40. *Sands and McDougall Directory*, 1905, 1910, 1930, 1936.