

Building: "Winniefred Terrace"
Address: 18-32 Lulie Street



Allotment Reference: Lot 88

National Estate Register: Recommended

Historic Buildings Council Register: Recommended

National Trust Register: -

Location within Precinct: Victoria Park Precinct

Photo Date: July, 1988

Grantee: J. Dight, 13.2.1839

Original Owner: Theodore Fink

Present Owner: 20 C.J. Smith
83-85 Budd Street, Collingwood
22-30 Henley Hall P/L &
M.B. Mulligan
48 Kensington Road, Sth Yarra.

Original Use: Two corner shops and six residences

Present Use: Seven residences

Construction Date: 1888

Architect: -

Builder: -

Description: A formerly symmetrical two storey terraced residential development of 6 dwellings and remaining of 2 corner former shops with dwellings over. The general form and detail is similar to Nos. 36-46 Lulie St. and 8 Maugie St (q.v.).

Condition: Good

Integrity: Fair. Shop front windows intact, WCT motif intact, angle to centre pediment intact, brickwork defaced, north shop/residence demolished.

History: The pattern of land ownership prior to 1888 is similar to Nos. 36-46 Lulie Street (q.v.). In 1888, Theodore Fink, close associate of the Collins House group, director of the "Herald" newspaper, solicitor and property speculator prior to the bank crash of 1891, built "Winniefred Terrace", the northern shop being occupied by a bootmaker and the southern shop by a grocer. The initials "WTC" on this building indicate an association with Chidzey of 36-46 Lulie Street.

Significance: "Winniefred Terrace" is important as the southern half of the largest residential terrace with corner shops in the municipality. It is also important as an example of one of the investment projects of Theodore Fink, its scale being appropriate to the reputation of its owner. The name "Winniefred", may be a reference to Fink's daughter of that name.

Recommendations: Recommended for inclusion on the Historic Buildings Register, the National Estate Register and for Planning Scheme protection. Bluestone crossings to Maugie Street and r.o.w. to be protected.

References:

- Rate Books
- Cannon, M., The Land Boomers, Lloyd O'Neil (1972) pp. 274-280 for an account of Theodore Fink.

Issue No. 1: July, 1988

Issue No. 2: May, 1995