

CONSTRUCTION DATE OF COTTAGES. 1870 Onwards



"Clarke Cottages" constructed 1880
22a Coppin Avenue

"Felton Cottages" constructed 1891, 41-47 Coppin
Avenue. Architect: Joseph Crook.

ARCHITECTS: Various including: G.R. Johnson, Joseph Crook, J. Cameron,
James A. Wood, C.A. Cowper, P.A. Oakley, Oakley & Parkes,
Gawler & Drummond, Verner Fick etc.

BUILDERS: Various including: Clements Langford, David Mitchell, Crane
and Barker, R. Coney, A. Rolfe, W.H. Broderick, P.A. Dixon
& Sons.

CONSERVATION AREA: A6

RECOMMENDATIONS:

It is recommended that a detailed study of this complex be undertaken. As a result of a preliminary assessment of the complex, it is recommended that all pre second world war buildings be added to the Historic Buildings Register and be specified under Clause 8 of the Town & Country Planning Act (3rd Schedule). It is also recommended that this complex be added as an area to the Register of the National Estate.

BACKGROUND HISTORY:

In 1869 George Coppin founded the Old Colonists Association of Victoria for the old settlers of Victoria. In 1870 a grant was made to the Association of four and a half acres on the banks of the Merri Creek. Next to this land, four and half acres were granted to the Australian Musical and Dramatic Association, which had also been founded by George Coppin. In 1907, these two Associations merged and the complex of nine acres became one institution. This settlement had no master plan but evolved in an extraordinarily orderly and functional manner.

The complex consists of several brick and stone cottages erected from 1870 until recent times. Each cottage has been privately donated, and is marked by a memorial stone. Coppin donated the earliest stone cottages and these were designed by G. Johnson.

Rushall park is a unique complex of national significance and is of great architectural importance. The complex is unified by its superb gardens and picturesque architecture all on a domestic scale. Recently some of the old cottages were demolished to be replaced by an inappropriate modern structure. Any future additions or any alterations to buildings should be carefully considered.

EXTENT OF INVESTIGATION:

It was considered beyond the scope of the brief to undertake a full historical and architectural analysis of this complex. A survey was undertaken and all the buildings were photographed and recorded.

A transcription of all the building stones is attached to each building sheet. A bibliography for the complex has been compiled. It is recommended by the Consultants that a thorough architectural and historical analysis be undertaken of this complex. The data collection undertaken here would provide the basis for such a study.

The bibliography is attached below. The photographs of the complex are held by the Fitzroy Council.

BIBLIOGRAPHY:

1. General Contemporary Sources:

J. Smith (ed) *Cyclopedia of Victoria*
3 Volumes Melbourne 1903-04-05
(Volume 1 Page 337 entry on Old Colonists Association).

2. Newspapers and Periodicals:

Australian Builders and Contractors News
19.4.1890 Page 956. Contract open for erection of Lodge and Hall for Old Colonists Association (Victoria) Joseph Crook Architect.
19.7.1890 Foundation Stone "Summer Lodge" laid, Joseph Crook, Architect.

Argus

29.6.1870 Page 3. Tenders wanted, erection of dwelling houses at Merri Creek for Old Colonists Association. George Raymond Johnson Architect.
26.2.1873 Page 3. Tenders wanted for completion of cottage at Merri Creek for the Dramatic and Musical Association. George Raymond Johnson Architect.

Building

March 1926 Page 125-127
August 1927 Page 133
Semi detached cottages Gawler and Drummond Architects

Building and Engineering Mining Journal

15.10.1892 Supplement Page 3. Tenders wanted for erection of four brick houses. Joseph Crook Architect.

Illustrated Australian News

10.10.1870 Page 12. Design of Almshouses of the Old Colonists Society, Merri Creek (Perspective Sketches and Description).

Weekly Times

6.5.1905 Page 18. Laying foundation stone for "Edwin M. James" and "Charles Young" cottages; (four photographs).

3. Unpublished Thesis:

Andrews, Gilligan and McMahon "Rushall Homes, Old Colonists Association" History Essay B. Arch. University of Melbourne 1961. (Thesis analyses development of complex includes a map of the complex and some individual plans.)

4. Architectural Drawings:

Vernon Collection, Ballarat

- (i) James A. Wood. 1911 "Keep Cottage" for the Old Colonists Association of Victoria. 1 water colour working drawing; 1 copy of specification.
- (ii) Hugh L. Peck and Arthur Peck. Two Cottages at North Fitzroy for the Old Colonists Association.

Fitzroy Town Hall

- (i) Proposed Alterations and Additions to Summer Cottage, Old Colonists Association. Verner Fick A.I.A.A. 1 drawing and specification.

Rushall Park, Old Colonists Homes, Rushall Crescent (Continued)

Melbourne University Archives

20 drawings of the Old Colonists Association by Joseph
Crook Architect.



Dean, Bower, Wills and Carnival Cottage 14-20 Coppin Avenue. Architect: Joseph Crook, Constructed 1898.



Secretary's Office, formerly Association or Founders
Cottage, 12 Coppin Avenue, Constructed 1870,
Architect: George Johnson