

<b>Building:</b>	House	<b>Significance:</b>	B
<b>Address:</b>	42 Abbotsford Street, Abbotsford	<b>Melway Map Ref:</b>	2D A9
<b>Building Type:</b>	Residence	<b>Construction Date:</b>	1873
<b>Architect:</b>	Thomas Wilson?	<b>Builder:</b>	Thomas Wilson



**Intactness:**  
G[ ] F[x] P[ ]

**Condition:**  
G[x] F[ ] P[ ]

**Existing Heritage Listings:**

Victorian Heritage Register [ ]  
Register of the National Estate [ ]  
National Trust [ ]

**Recommended Heritage Listings:**

Victorian Heritage Register [ ]  
Register of the National Estate [x]  
Heritage Overlay Controls [x]

## History

By 1866 Thomas Wilson, a builder, had purchased land on the north side of Abbotsford Street, midway between Hunter and Paterson Streets.<sup>1</sup> In 1867 he built two weatherboard houses in Abbotsford Street, including a two-roomed house for use as his own residence, which he extended to four rooms two years later (see separate datasheet for 40 Abbotsford Street).<sup>2</sup> Wilson remained owner/occupier of No. 40 in 1873, when he erected this brick house at what is now 42 Abbotsford Street.<sup>3</sup> He appears not to have occupied the house until 1879.<sup>4</sup> In 1884-85 he rented the property to Henry Tolhurst, an architect and a Collingwood surveyor, but by 1888 Wilson once again was residing at the house, where he remained until at least 1901.<sup>5</sup>

Andrew Ward. *Collingwood Conservation Study*. 1995.

## Description

The house at 42 Abbotsford Street, Abbotsford, is a large two-storey rendered brick house. Its composition is asymmetrical, with a projecting bay to the east which partly encloses a verandah to the west. The roof is gabled, and the projecting bay has a gable end facing the street. Window and door openings are stop-chamfered, and the walls have vermiculated quoining. The windows are tripartite timber-framed double-hung sashes. On the protruding bay to the east, the upper level window has a hood with a frieze of cast iron lacework, above a bay window at the corresponding lower level. The verandah and balcony have cast iron lacework friezes, and a balustrade of panels. The verandah retains a black and white tessellated tiled floor.

The design of the house may be derived from a pattern book.

Alterations include the replacement of the original roofing with tiles, modifications to the ground floor verandah column, and the replacement of the original front fence. It most probably had a decorative (scalloped?) bargeboard to the gable which has been removed.

## Significance

The house at 42 Abbotsford Street, Abbotsford, is of local architectural significance and local historical interest. Architecturally, the house is unusually large in an area which was developed primarily with more modest attached dwellings. Of local historical interest is its association with Henry Tolhurst, architect and Collingwood surveyor.

## Original Source

Andrew Ward. *Collingwood Conservation Study*. 1995.

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- 1 Rate Book, 1866
  - 2 Rate Books, 1867, 1868.
  - 3 Rate Book, 1873.
  - 4 Rate Books 1873, 1874, 1879.
  - 5 Rate Books 1884, 1885, 1889, 1901.