

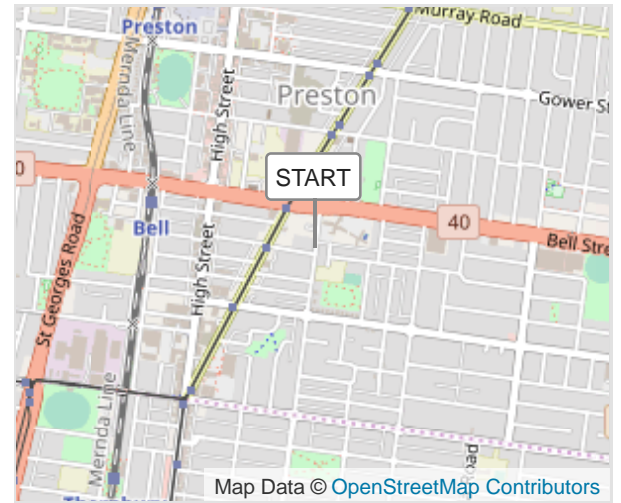


History Ramble 4: Preston South / Gowerville

ROUTE INFORMATION



LENGTH	1.230 miles
ASCENT	42 ft
DESCENT	32 ft
HILLS	↑ 38.1% ↓ 23.8% → 38.1%
TERRAIN	Road A
START	LAT: -37.747303, LNG: 145.007276



NOTES

Approx distance: 2km

Moderate access: Tram, car or bike.

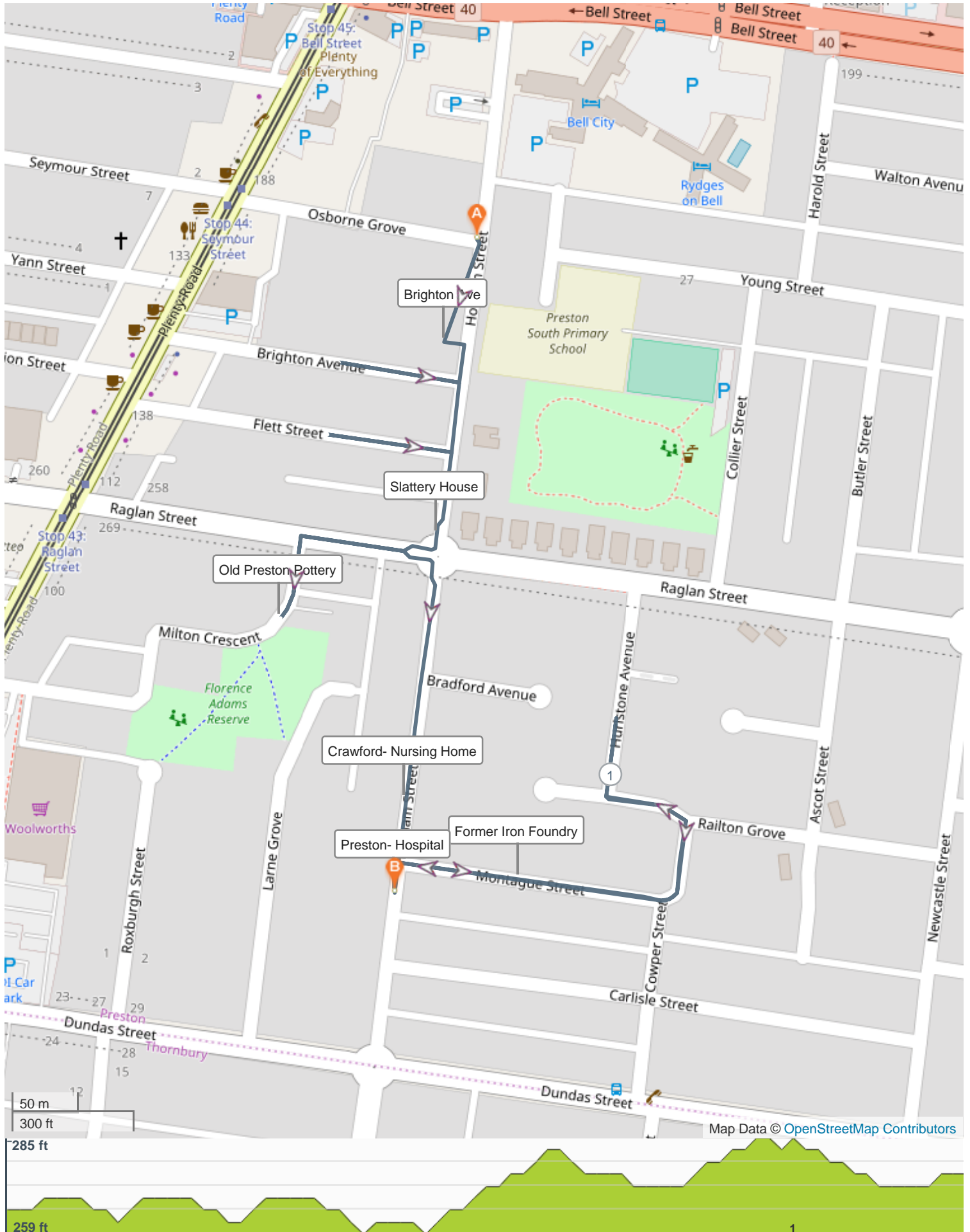
Terrain: Paved footpath. Slightly hilly

This historical walk along Hotham St covers two hospitals, brick holes, a major nursery supplier, tannery connections, grand and not so grand houses.

Able Gower purchased the first land in the area, however it was a farmer, Thomas W Bransgrove, who opened up much of the area. In the 1920s the greater part of Preston was still rural but brickmaking, haymaking, bacon curing and making of leather goods developed attracting 'new wealth' to the area.

'Cosmopolitan' Gowerville soon added nurseries and dairying as industries. Pork and small goods were synonymous with the junction of High and Dundas Sts with Plenty Rd. Nicknamed 'Porkopolis', businesses included Huttons Hams "Is Best", Watson & Patterson smallgoods. There were other industries including Howe Leather together with many brick and tile-works.

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START AT CORNER OF OSBOURNE & HOTHAM STS

Bell City Centre, former PANCH hospital (1960-1994)

A hospital was first considered in 1941 for soldiers. Local communities raised almost a quarter of original planned costs. Unfortunately, it did not open until February 1960 well after it was needed. It became noted for plastic surgery

56 – 86 Hotham St (1880s), Builders Terrace. This was a speculative development by Builders Brickworks, opposite, which owned much of the land. Note the end wall facing Bell St has poorer quality bricks in it.

Gowerville/South Preston Primary School No. 824 (1878). With the growth of population in the area, there was an urgent need for a school. The first was built in 1878, and renamed South Preston State School No. 824 in 1902. The current building is much altered from the original; it was rebuilt after big fire in 1968.

T A Cochrane Reserve, former Brickworks (1870s-1893). Gottlieb and Julius Arndt developed a number of clay holes including their main clay pit, in the area in early 1870s. Old clay holes were a common feature of South Preston, Northcote & Brunswick. The clay was used for the production of bricks. Eventually these would be filled with rubbish and turned into parkland. Frank Arthur Harris bought Arndt's clay hole at a time when it was employing some 100 one hundred people. He sold it again in 1888 to a new company Builders Brick & Tile Co. They did not survive the 1890s Depression. Older locals can remember abandoned kilns that were still standing in 1915. Harris builds 'Barunah', a 'tower house' on corner of Newcastle and Dundas Sts. He was bankrupt 1895. Legend has it that he never got to live in his great mansion.

HEAD SOUTH

73 & 75 Hotham St (1915). These dwellings appear similar but the front roof has been drastically altered. W.H, MacDonald lived here in the 1920s and 30s. It is believed he was a contractor during the 1920s and built St Mary's Church of England. He was a veteran of WW1 but lost his business during the 20s. He went on to become a building inspector for the Council.

10 Brighton Ave (1930s). This is a large weatherboard with extant chimneys. Have a look at the interesting side feature, which may have been an old service entrance. It was the home of a Mrs Slattery whose family ran the local general store and fruiter at 226 Raglan St.

TURN RIGHT INTO FLETT ST – HEAD WEST AND STOP AT NO. 9

7-31 Flett St. This was one of the earliest settled streets; today these small cottages still reflect the early 20th century.

No 7. The Young family lived continuously from 1901 well into the 1960s.

No 13. The Cox family lived here until 1940. Mrs. P M Cox was a music teacher with Mrs. Phoebe Cox. They may have been related to William Cox, who was a local carriage builder.

No 31. Early settler Robert Heslop lived here. It is a solid brick large structure, much altered.

RETURN TO CORNER OF RAGLAN & HOTHAM STS, CROSS OVER HOTHAM ST – HEADING WEST

226 Raglan (c1880s) 'St Aram'. By 1920 this was a general store and was run for decades by the Slattery family. First by William P Slattery from around 1920, and then by Mrs. A E Slattery. There was still a grocer here until the 1940s. The Slattery family have long associations with Gowerville and lived at 10 Brighton St. Jack Slattery, was a dairyman in the 1900s

228 Raglan St (c1880s) 'Fern Villa'. This is a double fronted cottage where the Clotz family of butchers lived for decades. Later on it was owned by another butcher, William White, then Thomas White a saddler.

230 Raglan St (1880s). Two storey brick Victorian terrace. This was purchased in 1889 by George Herring, brick maker and speculator. Lewis Clotz lived here in 1910.

227-245 Raglan St (c1880s) Brick Carters Cottages. Here you can see a set of 1880s Victorian brick cottages. Built by Preston Pottery & Tileworks for their carters. Examples of these can also be seen in Northcote on Separation St and Robbs Pde, where the Northcote Brick Co built houses for their carters.

TURN INTO MILTON COURT THEN RETURN

Adams Reserve. This is the former Preston Pottery & Tileworks site. This is one of a number of clay holes that run in a diagonal line from the Junction in a north/easterly direction. It was established in 1888 as South Preston Patent Brick & Tile Co. and the manager was Henry Walkenden. The Brickworks did not survive the 1929 Great Depression.

240 - 242 Raglan St (c1890s). Early pair weatherboard houses.

240 Raglan St 'Cuzco'. This has a long connection with Mutimer, a farming family. Robert Mutimer was tannery overseer during WWI at Braithwaite's tannery.

246/244 Raglan St (1890s). Brick attached cottages with a decorative motif on the pediment.

248 Raglan St (1930s). This is an interesting house dating from 1930s. Notice its twisted columns and decorative motifs on the facade of the veranda and above the windows. Bill Wonder lived here in the 1940s. He ran a successful whitegoods store at 555 High St.

RETURN TO HOTHAM ST, HEAD SOUTH ON WEST SIDE

51 Hotham St (1930s). This house has been much altered. George H Tyes lived here in 1930s and 1940s. He owned the former Tyes furniture store in High St Northcote near corner of Mitchell St, (now apartments).

WALK UP HOTHAM ST HILL - NOTE THE HILL AND THE OLDER HOUSES

43 Hotham St (1880s), next door to 47. This is an early single fronted weather board house with simple roofing. The chimney has been removed. The Lynch family, early farmers of the district built this house. Note - As we go up the hill the housing stock on the west side is mostly weatherboard, although there many brick quarries around.

39/41 Hotham St (c1915). Paired weatherboards.

No. 39: In 1920 Joseph Bowers lived with his family. His son James Bowers was killed in 1917, serving in the Private Light Horse Regiment.

No. 41: Thomas R Bransgrove was their next door neighbour at the time.

29/31 Hotham St (1880s). A brick Victorian pair with original rear. The Bransgroves owned these in 1920s.

14 Hotham St (1930s). Art deco similar to 232 Raglan St, (same builder).

12 Hotham St (1892), 'Crawford' One of two of the extant grand mansions of South Preston. William Byant Howe, who established Howe Excelsior Leather factory on High St, lived here at one time. Eventually the land was divided in two, William Howe retained the rear while the front lot with house was transferred to Annie Howe. In 1974 it became Mrs. Delaney's 'Carmel Nursing Home'.

Behind these two grand structures was an iron foundry and a poultry farm. On the left (north) the iron foundry was replaced by 1950s Housing Commission buildings, often built in pairs.

TURN LEFT INTO HURSLTONE ST

4 Hurlstone Ave (former Blundy Ave) (1890s)

This two-acre site was owned by Moses John Blundy; it was purchased in 1889. The frontage would have been to Raglan St. The Blundys were early settlers from 1860s; Robert Blundy, a butcher and Stephen and Moses were farmers. Originally a polychromatic brick farm house, it was altered and given a street facing gable in about 1910. The canary palm you can see dates from the 1920s.

The former 'James Railton Nursery' was behind this house. This was a major seed supply company from 1910 to the 1950s. Railton's Nursery stretched from Dundas St to Raglan St. The house was eventually re-named 'Rainhamville'. By the mid-1950s the substantial estate was subdivided, including a large allocation for housing commission 'double-homes' which can be seen continuing down Railton St.

RETRACE YOUR STEPS TO HOTHAM ST.

10 Hotham St (c1880s), 'Prestonia'. By 1922 this had become a private maternity hospital run by Mrs. FA Harris, who was 'ladies nurse'. In 1974 it was listed as 'Prestonia Private Hospital' and severely altered to suit its use as a nursing home.

Note an original unpaved right of way. These existed at the rear of residences and businesses all over Melbourne when 'dunnies' were located against the back fence and were serviced by night soil men.

P. Michell, 2019

ROUTE DIRECTIONS

No	Miles	Turn	Directions
1	0.000		Start at cnr Osbourne & Hotham Sts Bell City Centre - former PANCH / 56 – 86 Hotham St - Builders Terrace
2	0.000		73 & 75 Hotham St
3	0.002	↖	Turn right into Brighton AVE Brighton Ave
4	0.078	➔	10 Brighton Ave - Slattery house
5	0.191	➔	Turn right onto Hotham St
6	0.224	➔	Turn right onto Flett St
7	0.224	⬇	7 – 31 Flett St. No.7 - Young house / No.13 - Cox house / No. 31 - Heslop house.
8	0.340	➔	Turn right onto Hotham St
9	0.375	↗	Cnr Raglan & Hotham Sts - former Arndt brick pit 226 Raglan St 'Aram' - Slattery house Slattery House
10	0.385	➔	At the roundabout, take the 1st exit onto Raglan St
11	0.397	↗	228 Raglan St - 'Fern Villa' - Clotz house & #230
12	0.411		227-245 Raglan St- Brick Carters Cottages
13	0.449	↖	Turn left onto Milton Cres
14	0.487	⬇	Adams Reserve - Former Preston Pottery & Tileworks site. Old Preston Pottery
15	0.501	➔	240 / 242 Raglan St - #240 'Cuzco' Mutimer house / #242 - 'Don Cottage' 246/244 Raglan St 248 Raglan St - Wonder house.
16	0.576	↗	Slight right to stay on Raglan St
17	0.590	➔	At the roundabout, take the 1st exit onto Hotham St
18	0.603		51 Hotham St - Tyes house
19	0.647		43 Hotham St - Lynch family. 39/41 Hotham St – #No.9 Bowers house / No.41 Bransgrove house.
20	0.651		29/31 Hotham St - Bransgroves
21	0.695		14 Hotham St 12 Hotham St – 'Crawford' - Howe house / nursing home. Crawford- Nursing Home
22	0.733	↖	Turn left onto Montague St
23	0.733		Former iron foundry and a poultry farm. Former Iron Foundry
24	0.855	↖	Slight left onto Cowper St
25	0.938	⬇	4 Hurlstone Ave - Blundy / Adams house /Railton - Rainhamville
26	1.012	↖	Turn left onto Railton Grove
27	1.094		Slight right onto Montague St

No	Miles	Turn	Directions
28	1.216		10 Hotham St – 'Prestonia' - Harris / Hospital Unpaved right of way. END Preston- Hospital