

<b>Heritage Place Name</b>	'Jackson Court'
<b>Address</b>	<b>263 Nelson Place, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO229</b>
<b>Heritage Precinct(s)</b>	Nelson Place Heritage Precinct Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Interwar Moderne  
apartments

## Significant Dates

1938

## Designer

Frederick Morsby

## Builder

Unknown



## Statement of Significance

### What is Significant?

'Jackson Court', designed by Frederick Morsby and constructed in 1938, at 263 Nelson Place, Williamstown.

### How is it Significant?

'Jackson Court' at 263 Nelson Place, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it was one of the first apartment blocks to be constructed in Williamstown and demonstrates the historic and continuing desirability of the bayside areas of Williamstown as a location for residential development. (AHC criteria A4 and D2)

Aesthetically, it is a locally rare and notable example of Interwar Moderne architecture by the noted architect, Frederick Morsby. (AHC criteria B2 and E1)

## History

Designed by Frederick Morsby, "Jackson Court" was constructed in 1938 and was one of the first the apartment blocks to be constructed in Williamstown.

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## Description

'Jackson Court' is a complex of two-storey, red brick Interwar Moderne flats with hipped terracotta tiled roofs. The street facing flats are set back from the boundary by a small garden. Other significant original elements include:

- Double-hung sash windows with horizontal glazing bars and concrete hoods
- Curved rendered balconies with steel handrails
- Woven steel front fence and gates
- Red brick chimneys
- 'Jackson Court' signage in decorative wrought iron lettering affixed to the building

### External Integrity and condition

*Integrity* - High. *Condition* - Good

### Context

Although of later date than surrounding buildings, 'Jackson Court' is related by its use to the other residential properties in Ferguson Street, Nelson Place and The Strand.

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## Comparative Analysis

Jackson Court is the largest and most architecturally resolved of only three interwar apartment blocks in the municipality. It compares with the four apartment complex at 104 Esplanade and the duplex at 106 Esplanade.

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## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Frederick Morsby.

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## Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme: Yes

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: No

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

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## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*.

*The Age*. 16 August 1938

<b>Heritage Place Name</b>	St Joseph's Roman Catholic Convent and Presbytery
<b>Address</b>	<b>7-9 Newcastle Street, Newport</b>
<b>Heritage Overlay No.</b>	<b>HO230</b>
<b>Heritage Precinct(s)</b>	Not applicable

## Significance

Local

## Style & Type

Edwardian villas

## Significant Dates

1917 (Presbytery)  
1923 (Convent)

## Designer

Kempson & Connolly  
(Presbytery)

## Builder

G Ireland (Presbytery)



## Statement of Significance

### What is Significant?

St Joseph's Roman Catholic complex, comprising the Presbytery designed by Kempson & Connolly and constructed by G Ireland in 1917 (Presbytery) and the Convent constructed in 1923, at 7-9 Newcastle Street, Newport.

### How is it Significant?

St Joseph's Roman Catholic Convent and Presbytery at 7-9 Newcastle Street, Newport are of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, they are significant as integral elements of the Roman Catholic complex, which demonstrates the important role of the church in the development of the Newport community over a long period. The buildings are associated with the creation of Newport as a separate parish in 1916. (AHC criteria A4 and H1)

Aesthetically, they are significant as large, well preserved custom designed residential buildings prominent within the Newport area and closely related to the St Joseph's complex. The presbytery is an intact example of the work of prominent church architects, Kempson and Connolly. (AHC criteria E1 and F1)

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## History

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The Sisters of St Joseph were to be stationed here in 1900 to start Catholic education within the parish but delays arose from a shortage of sisters to serve the new school. A 'fine hall' was erected by mid 1901 under the watch of Fr. Brazil (Williamstown ) but it was not until 1903 that the Sisters were announced as being in charge of a new school built by D Lanigan.

The Newport parish was created from Williamstown in 1916 with Fr Cusack as the first Parish Priest and the new presbytery soon followed. This presbytery was designed by the prolific architects, Kempson & Connolly, and built in 1917 by G Ireland with Mulhall as the clerk of works. The parish priest, F.r Cusack, had been residing in Williamstown. Bold headlines in *The Advocate* stated 'The Archbishop at Newport. Enthusiastic welcome by 3000 people'.

Archbishop Mannix blessed and opened the new presbytery as well as addressing the crowd on a number of 'current topics'. The reporter noted that this was a democratic suburb in the best sense of the term .. The workers rallied around the Archbishop ... evidently captured the hearts of the toilers (who) recognise in him a staunch friend'.

Then Newport was the 'newest and the smallest parish in the Archdiocese'. It was noted that Newport was populated by artisans and that no large donations were expected but that small donations in large numbers would help. Typically the foundations of the building had been costly as being for a 'permanent' building; the total cost had been £2354. The war had treated the Newport workers poorly and many sought work as the railways workshop was only partly staffed.

The presbytery was described as of brick, roofed with the best Welsh slates, two storied with a balcony and verandah to the side and part of the front and back. Kauri flooring had been used throughout with the verandah floors being of jarrah and the staircase, doors, skirtings and architraves of polished Queensland maple. On the ground floor were the entry hall, reception, a dining room with a large window bay, a study with an open air lounge attached, kitchen, scullery, servants bedroom and a pantry. On the upper level were four bedrooms, bathroom, and an open air room (sleepout) connected with the balcony. Leadlight windows were fitted in the dining, study and entry hall. Electric light was provided and hot water laid on to the bathroom.

It is unclear when the convent was erected and although it is possible that it was built for the Sisters who arrived before 1903 and sometime after 1901, the building appears to be more from the 1920s.

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## Description

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### Convent

The convent is a two storey, red brick and terra-cotta tiled building. Consistent with its ecclesiastical use are the pointed windows, with cement dressings, and the leadlight glazing. The surrounding related landscape includes a modified silky oak and pittosporum.

### Presbytery

This two storey, red brick and slate roof presbytery is located at the corner of Schutt Street, next to the similarly styled convent. The building has cement dressings over windows, shingled gable ends, a two level verandah and notable leadlight glazing. There are also interior elements generally as described after construction (see history). Related landscape includes a lilly pilly, and silky oak.

### External Condition

Good

### External Integrity

High

### Context

Contributory part of Newport Residential Precinct, as keynote buildings and integral components of the Sacred Heart Roman Catholic complex, which includes the school and church on the opposite side of Newcastle Street (q.v.).

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## Comparative Analysis

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This building forms part of the St Joseph's Roman Catholic complex, which compares directly with St Mary's complex in Cecil Street, Williamstown. This complex is more complete as it has a convent whereas the convent at St Mary's is situated on a separate property.

## Thematic Context

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*Principal Australian Historical Theme(s)*

Forming associations, Worshipping

*Associations*

Catholic Church, Sisters of St Joseph, Fr Cusack, Kempson & Connolly

## Recommendations

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*Statutory protection*

Hobsons Bay Planning Scheme: Yes

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2001) *Altona, Laverton and Newport Districts Heritage Study*

'Advocate' held at Catholic Historical Commission see 23 June 1917 p.35, 25 August 1917 p.24, 1 September 1917 p.16

VPRO MMBW Field Books 109, 1473, 58 - 1923, Property Service plans 133830 and 133869

Municipal Rate Books (RB)

Sands & McDougall *Victorian directories* (D)

Victoria Government Gazette 4 August 1914

## Additional Images

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The image on the cover shows the Convent, while the image below shows the Presbytery.





<b>Heritage Place Name</b>	Sacred Heart Roman Catholic Church Complex
<b>Address</b>	<b>20 Newcastle Street, Newport</b>
<b>Heritage Overlay No.</b>	<b>HO231</b>
<b>Heritage Precinct(s)</b>	Not applicable

## Significance

Local

## Style & Type

Interwar Modern Gothic  
Church & School

## Significant Dates

1930  
1942

## Designer

PJ O'Connor (Church)

## Builder

Bart Moriarty (School)



## Statement of Significance

### What is Significant?

The Sacred Heart Roman Catholic complex, comprising the School constructed by Bart Moriarty in 1930 and the Church designed by PJ O'Connor and constructed in 1942, at 20 Newcastle Street, Newport.

### How is it Significant?

The Sacred Heart Roman Catholic Church complex is of local historic, social and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically and socially, the complex is significant for the strong associations for many Newport and district Catholics. It demonstrates the development of Newport during the first half of the twentieth century. (AHC criteria A4 and G1)

Aesthetically, the church is significant as a superior example of a large interwar church by noted church architect, PJ O'Connor, which is notable for the unusual detail to the tower. A local landmark in Newport, it is an integral part of the Sacred Heart complex and is complemented by the contributory (although less intact) 1930 brick school. (AHC criteria E1 and F1)

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## History

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### Historical background

The Sisters of St Joseph were to be stationed here in 1900 to start Catholic education within the parish but delays arose from a shortage of sisters to serve the new school. A 'fine hall' was erected by mid 1901 under the watch of Fr Brazil (Williamstown ) but it was not until 1903 that the Sisters were announced as being in charge of a new school built by D Lanigan. The Newport parish was created from Williamstown in 1916 with Fr Cusack as the first Parish Priest and the new presbytery followed. Altona and Laverton were incorporated into the Newport parish in 1937.

### Specific history

A new brick school building was opened in 1930 by Archbishop Mannix under the supervision of Parish Priest, Fr Cusack. The mayor and mayoress of Williamstown attended along with the Williamstown town clerk, several councillors and the Minister for Education, Mr J Lemmon.

The school replaced the c.1903 timber building which was remodelled as a parish hall. It had six classrooms 30 feet x 25 feet each (3 to a floor) and had been designed to be 'better than and not quite like' any other school of the time. It was pronounced a fine addition to a progressive Parish. The design had a Dutch hipped roof, was two storeys and had an arcaded loggia on the ground level. A gablet was placed centrally in the roof and the upper level had a 'large sun balcony'. The builder (and designer?) was Bart Moriarty and the cost including remodelling and moving the old school was £5178. Total spending in the parish was then over £10,000. The School was refurbished and altered in 1996 under the direction of architects, Norris Partners Pty Ltd.

The foundation stone for additions to this church designed by prolific church architect, PJ O'Connor, was laid by the Archbishop of Melbourne, the Most Reverend Daniel Mannix, on 17 May 1942 in the presence of the parish priest, Rev J Gorry. The work consisted of a new front, choir gallery and 70 feet high tower, and near doubling of the seated capacity at a cost of £8000. This work took place during World War 2 when protests were being made against occupation of Catholic schools by the armed forces in the state of emergency.

PJ O'Connor designed many buildings for the Catholic Church during the interwar and postwar period. Other commissions included a church at Korumburra in 1940, as well as the Our Lady Star of the Sea Memorial Chapel at Flinders Naval Depot (HMAS Ceberus), which is on the Victorian Heritage Register.

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## Description

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This is a red brick Modern Gothic church typical of many erected for the Catholic Church in the first half of the twentieth century. The elevation is in two gabled bays with an unusual castellated bell tower over the western bay, presumably being the 1942 addition. Tiles have been used on the roof, with glazed tiling on the western wing being later than those of the eastern section. A number of minor additions in a matching style are evident. Cemented dressings are used at openings particularly the tracery and foliation in the main windows and entry gables.

The 1930 school to the east of the Church is a red brick building of two storeys. Although the basic form is intact, it has been altered in detail with new multi-paned windows on both levels and a new entrance porch.

More recent school wings adjoin on the east and rear.

### External Condition

Church and School - Good

### External Integrity

Church – High. School – Moderate to Low

### Context

Contributory part of Newport Residential Precinct, as keynote buildings.



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## Comparative Analysis

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These buildings form part of the St Joseph's Roman Catholic complex, which compares directly with St Mary's complex in Cecil Street, Williamstown. This complex is more complete as it has a convent whereas the convent at St Mary's is situated on a separate property.

The church is larger and architecturally superior to the other interwar churches in the municipality, which include the Newport Baptist Church at 24-26 Mason Street (q.v.) and the Newport Anglican Christ Church at 59-61 Mason Street. It compares also with other churches by PJ O'Connor including the similarly styled Catholic Church at Korumburra, and the Chapel at HMAS Cerberus near Hastings.

The School compares directly with the St Mary's Convent School (q.v.) in Williamstown, which was constructed by the same builder at around the same time.

## Thematic Context

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*Principal Australian Historical Theme(s)*

Forming associations, Making places for worship

*Associations*

Catholic Church, Fr Cusack, PJ O'Connor, Bart Moriarty

## Recommendations

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*Statutory protection*

Hobsons Bay Planning Scheme: Yes – Church only.

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2001) *Altona, Laverton and Newport Districts Heritage Study*

'Advocate' (held at Catholic Historical Commission) 8 May 1930 p.11 and 21 May 42 pp.4-5

Foundation Stone laid 17 May 1942

Municipal Rate Books (RB)

Sands & McDougall *Victorian directories* (D)

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<b>Heritage Place Name</b>	Newport Coffee Palace (Former)
<b>Address</b>	<b>24 Newcastle Street, Newport</b>
<b>Heritage Overlay No.</b>	<b>HO232</b>
<b>Heritage Precinct(s)</b>	Not applicable

## Significance

Local

## Style & Type

Victorian Coffee Palace

## Significant Dates

1891

## Designer

Unknown

## Builder

Unknown



## Statement of Significance

### What is Significant?

The Newport Coffee Palace (former), constructed in 1891, at 24 Newcastle Street, Newport.

### How is it Significant?

The Newport Coffee Palace (former) is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant as the only known surviving purpose built coffee palace in the region and as one of the relatively small number in the State. It demonstrates the early development of Newport and also has strong historical associations with the temperance movement, a powerful religious, political and social force in Victorian society. (AHC criteria A4, B2 and H1)

Aesthetically, it is significant for its distinctive architectural treatment, being contributory to an otherwise ecclesiastic group within the Newport Residential Precinct. (AHC criteria E1 and F1)

## History

This 20 room brick Coffee Palace was erected in 1891 for Frederick Harris. A Frederick Harris was listed as residing in Yarra Street, Newport in the 1890s (D1892). Peter Morrison, a grocer, was the first occupier of a shop in the building while the Bank of NSW appears to have foreclosed on Harris in the 1890s and taken ownership. Residents at the Coffee Palace included Elizabeth Blackwood and Winifred Rowe in 1915, who were presumably boarding house keepers. G Farrar was one of the boarding house proprietors in the 1920s when it was the Newport Residential Palace with what was still a one room retail tenancy taken up by a boot repairer. Other occupiers of this shop included Miss E Fitzgerald, grocer, Alex Hughes, confectioner, and Arthur Harvey, a green grocer.

After the bank ownership, WA Fowler, agent of Collins Street, was the listed owner but he was replaced by Thomas H Firth in the 1920s. His estate owned it still in the 1940s until O'Connor & Smith took over what was still described as a guest house, in the mid 1940s and the Newport Coffee Palace in the 1950s. More recently it has been converted into apartments, leaving the interior generally changed from its original form.

A related contemporary event at Altona has been described in the Environmental History:

*With a minute population and little through traffic, there was probably little justification in establishing a hotel in Altona in the nineteenth century, especially with so many hotels located nearby in Williamstown. Moreover, at least one member of the syndicate that developed Altona's first planned subdivision was a teetotaler.*

*During the marketing of the Altona Bay Estate in the 1880s, there were plans to use the Laverton Homestead as a guest house or coffee palace, rather than a hotel. Many of the land boomers who promoted estates such as Altona in the 1880s were abstainers and included coffee palaces, instead of hotels, in their estate plans. At Altona, however, even the plans to use the homestead as a coffee palace did not seem to materialise. Some sources have attributed the lack of hotels in Altona to a predominantly teetotal population.*

This account highlights the theories behind the creation of coffee palaces, in the Newport case atypically sited away from the railway station and very close to a Catholic Church.

## Description

This prominent but austere 2 storey corner building has a parapeted form and Italian Renaissance character, with sparsely applied cement detailing. The bricks have been painted, and the building has been recently converted to apartments. Apart from the rectangular windows generally used on the elevation, there is a small arcaded balcony with basket arches between Romanesque inspired columns. An unusual roof form at the corner appears to be the result of an alteration.

### External Condition

Good

### External Integrity

Moderate

### Context

Contributory part of Newport Residential Precinct, as a keynote building.

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## Comparative Analysis

The only known coffee palace in the municipality and the Western Region, in this case sited atypically some distance from the railway station.

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## Thematic Context

### *Principal Australian Historical Theme(s)*

Lodging people

### *Associations*

Frederick Harris, Thomas H Firth

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## Recommendations

### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*


Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

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## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003  
Graeme Butler & Associates (2001) *Altona, Laverton and Newport Districts Heritage Study*  
Municipal Rate Books (RB)  
Sands & McDougall *Victorian directories* (D)

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<b>Heritage Place Name</b>	Terrace
<b>Address</b>	<b>64-70 North Road, Newport</b>
<b>Heritage Overlay No.</b>	<b>HO234</b>
<b>Heritage Precinct(s)</b>	Gindlay's Estate Heritage Precinct
<b>Significance</b>	
Local	
<b>Style &amp; Type</b>	
Edwardian terrace	
<b>Significant Dates</b>	
c.1915	
<b>Designer</b>	
Unknown	
<b>Builder</b>	
Unknown	
<b>Statement of Significance</b>	
<b>What is Significant?</b>	The terrace, constructed c.1915, at 64-70 North Road, Newport.
<b>How is it Significant?</b>	The terrace at 64-70 North Road, Newport is of local historic and aesthetic significance to the City of Hobsons Bay.
<b>Why is it Significant?</b>	<p>Historically, it demonstrates the significant residential growth that occurred in the Newport area during the Federation and Edwardian eras as a consequence of the expansion of local industry. (AHC criteria A4 and D2)</p> <p>Aesthetically, it is significant as a representative example of a well-detailed Edwardian terrace. Terrace housing forms are rare in the municipality and this is the only example from the Edwardian period. It contributes to the historic character of the Grindlay's Estate precinct. (AHC criteria B2 and E1)</p>
<b>History</b>	The terrace at 64-70 North Road, Newport was constructed c.1915.
<b>Description</b>	The terrace at 64-70 North Road, Newport comprises four single-storey, symmetrical double-fronted attached Edwardian houses with transverse gabled Marseilles patterned terracotta tiled roofs. They are set back from North Road by a garden, except for no. 64 which has had its garden replaced with a car parking space. Significant elements include:



- The unusual double fronted terrace form
- The casement windows flanking the central entrance doorway at No.70
- Verandahs with later corrugated galvanised steel roofs supported by timber posts with simple carved brackets
- Brick wing walls with rendered cappings
- Red brick chimneys with rendered cap and terracotta pots
- Decorative half timbered gable on all houses

No. 70 is the most intact. Others have suffered varying degrees of modification. The carspace at No. 64 is particularly intrusive.

### External Integrity and condition

*Integrity* – Moderate. *Condition* – Good.

### Context

An uncommon form (terrace), but related in terms of its era to surrounding Federation and Interwar residential development.

### Comparative Analysis

Terrace style housing is rare in the municipality and this is the only known example that dates from the Edwardian era. Comparable Victorian examples include 10-16 Davies Street (1890), 95-99 Douglas Parade, 9-19 Haslam Street, Williamstown (1890), and 19-27 Thompson Street, Williamstown (c.1890).

### Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Unknown.

### Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to:

- Restore missing elements to Nos 64-68 using No 70 as a guide.
- Prevent further car parking within the front setback areas.

### References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Williamstown Rate Books 1910-1920

<b>Heritage Place Name</b>	House
<b>Address</b>	88 North Road, Newport
<b>Heritage Overlay No.</b>	HO235
<b>Heritage Precinct(s)</b>	Grindlay's Estate Heritage Precinct
<b>Significance</b>	
Local	
<b>Style &amp; Type</b>	
Interwar moderne house	
<b>Significant Dates</b>	
c.1940	
<b>Designer</b>	
Unknown	Unknown
<b>Builder</b>	
Unknown	
<b>Statement of Significance</b>	
<b>What is Significant?</b>	The house, constructed c.1940, at 88 North Road, Newport.
<b>How is it Significant?</b>	The house at 88 North Road, Newport is of local aesthetic significance to the City of Hobsons Bay.
<b>Why is it Significant?</b>	Aesthetically, it is significant as a locally rare example of a house in the Moderne style, which is demonstrated by detailing including the projecting bay with curved walls and corner windows, the curved pediment above the porch, waterfall chimney and the roof concealed behind a parapet. It is complemented by a low brick fence. (AHC criteria B2 and E1)
<b>History</b>	
	The house at 88 North Road, Newport was constructed c.1940.
<b>Description</b>	
	A single-storey, asymmetrical detached cream brick house in the Moderne style with a hipped tiled roof that is set back from the street boundary by a garden. There is an attached single car garage at one side. Significant elements include:

- Curved brick parapets
- Corner steel frame windows
- Waterfall style brick chimney
- Brick planter boxes beneath windows
- Steel street number signage
- Low cream brick fence and steel gate (probably contemporary with the house)
- Curved porch with steel posts

### External Integrity and condition

*Integrity* - High. *Condition* - Good.

### Context

Although stylistically unrelated to surrounding houses, it contributes to a precinct of predominantly Federation and Interwar housing.

### Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Unknown

### Recommendations

*Statutory protection*


Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

### References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003  
Sands & McDougall Melbourne Directories 1930-50

<b>Heritage Place Name</b>	House
<b>Address</b>	115 North Road, Newport
<b>Heritage Overlay No.</b>	HO236
<b>Heritage Precinct(s)</b>	Private Survey Heritage Precinct
<b>Significance</b>	
Local	
<b>Style &amp; Type</b>	
Victorian cottage	
<b>Significant Dates</b>	
c.1870-80	
<b>Designer</b>	
Unknown	
<b>Builder</b>	Unknown
Unknown	
<b>Statement of Significance</b>	
<b>What is Significant?</b>	
The house, constructed c.1870-80, at 115 North Road, Newport.	
<b>How is it Significant?</b>	
The house at 115 North Road, Newport is of local historic and aesthetic significance to the City of Hobsons Bay.	
<b>Why is it Significant?</b>	
Historically, it is significant as one of the earliest houses in this area it is significant for its associations with the first phase of development in Newport associated with early speculative subdivision. It is also significant as part of a group of Victorian era buildings at the western end of North Road that demonstrates how early development occurred in proximity to the Newport Railway Station and for its associations with the early quarrying industry in this area. (AHC criteria A4 and D2)	
Aesthetically, it is significant as an intact example of an early Victorian basalt cottage. The basalt construction material illustrates the early quarrying industries in this area. (AHC criteria B2, E1 and F1)	

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## History

The exact date of the house at 115 North Road, Newport is a little unclear, although it was possibly constructed as early as c.1875. By 1885, it is described as a four roomed stone house owned by J Gill and occupied by a Wm (William?) Willis. By 1890 the ownership had changed to James Blethyn and Mrs Mary Williams was in residence. The ownership changed again by 1896, however the description of the cottage remained generally the same throughout. The cottage was one of up to three stone houses at the west end of North Road listed in the rate books at this time, the others apparently included the dwelling still extant (although very altered) at No. 131.

## Description

The house at 115 North Road, Newport is a single-storey, single-fronted cottage built of coursed rubble bluestone with a parapeted hipped slate roof. A corrugated galvanised steel verandah, supported on timber posts, extends across the façade. A brick addition at the rear of the house is partially visible from the street. The house is set back from the street boundary by a garden and is partially obscured by a hedge. Significant elements include:

- The distinctive early cottage form
- Rendered parapet with moulded cornice
- Rendered quoining around door and window openings
- Two-pane double-hung sash window
- Remnants of the original verandah such as the timber valance
- Moulded rendered chimney

## External Integrity and condition

*Integrity – High. Condition – Fair.*

## Context

This cottage is one of a small group of surviving mid-to-late nineteenth century buildings at the western end of North Road that also includes the former shops and residences (possibly originally constructed of stone) at Nos. 123-125, the two storey brick residence at 127, the single storey shop and residence at 129, and the stone house with later brick shop addition at 131.

## Comparative Analysis

Most surviving early basalt cottages are found in Williamstown and this is one of the few surviving examples in Newport, which generally developed later. Comparable examples within the surrounding area include the much altered shop and dwelling at 131 North Road, and the more substantial Victorian villa at 481 Melbourne Road (q.v.).

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

J Gill, James Blethyn

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

Williamstown Rate Books 1885-86 (**3483**, 3479 and 3480), 1890-91 (**4033**), 1892-93 (**4061** and 4063), 1896 (**4061** and 4063) [In bold refers specifically to 115 North Road]

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**Heritage Place Name**

House

**Address**

**127 North Road, Newport**

**Heritage Overlay No.**

**HO237**

**Heritage Precinct(s)**

Private Survey Heritage Study

**Significance**

Local

**Style & Type**

Victorian terrace

**Significant Dates**

1891

**Designer**

Unknown

**Builder**

Unknown

**Statement of Significance**

**What is Significant?**

The house, constructed in 1891, at 127 North Road, Newport.

**How is it Significant?**

The house at 127 North Road, Newport is of local historic and aesthetic significance to the City of Hobsons Bay.

**Why is it Significant?**

Historically, it is significant as an illustration of the speculative development that occurred in Newport during the latter part of the nineteenth century, just prior to the 1890s depression. It is part of a surviving group of nineteenth century era buildings in North Road that illustrate how early development occurred in proximity to the Newport railway station. (AHC criteria A4 and D2)

Aesthetically, it is significant as a locally rare example of a two storey Italianate residence with notable detailing including the arcaded loggia, which contributes to the historic character of a group of nineteenth century buildings at the western end of North Road. (AHC criteria B2 and E1)

**History**

The house at 127 North Road, Newport was constructed in 1891 for Henry Walter Davidson and Hugh Morgan. The City of Williamstown rate books show that Margaret Davidson was the owner of this property in 1890-91, when it was described as "land 30ft". By the following year it is described as containing a house of 4 rooms, which was owned by Messrs. Davidson and Morgan, while Mr Davidson is given as the sole owner in following years. The rate books describe Mr Davidson as a "painter".

Like other property speculators of the time, Mr Davidson may have got into financial difficulty in the depression that hit Melbourne during the 1890s; by 1896 the Commercial Bank is listed as the owner



of the property. By 1904, the property is described as a 'shop' with James Hooper, baker, in occupation.

## Description

The house at 127 North Road, Newport is a two-storey, detached symmetrical rendered brick Victorian villa with a terrace form and arcaded loggia at ground floor (altered). Its side elevation is face brick. The house is built to the street boundary. Significant or original elements include:

- The distinctive terrace form
- Classically derived rendered pilasters, string courses and cornice
- Three double-hung sash windows at first floor level
- Remnants of painted signage on east elevation

## External Integrity and condition

*Integrity* - Moderate. The loggia appears to have been altered and its fence and gate appear to be recent.

*Condition* - Good.

## Context

One of a group of Victorian-era buildings in this part of North Road, which includes the altered shops and residences at Nos. 123, 125, 129 and 131 that are situated within an area that is otherwise characterised by later development.

## Comparative Analysis

Two storey Victorian era buildings are rare within Newport. Comparable examples are usually found within shopping centres and include 15-17 Mason Street.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Henry Walter Davidson, Margaret Davidson and Hugh Morgan.

## Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

*Management objectives*


Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler and Associates (2002) *City of Williamstown Conservation Study Review Part 1*

Williamstown Rate Books 1890-91 (4038 and 4039), 1891-92 (4133), 1892-93 (4077), 1896 (4065), 1904 (3734)

<b>Heritage Place Name</b>	Williamstown Botanic Gardens
<b>Address</b>	<b>Osborne Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO238</b>
<b>Heritage Precinct(s)</b>	Government Survey Heritage Precinct
<b>Significance</b>	
Local & State (VHR H1803)	
<b>Style &amp; Type</b>	
Cultural landscape	
<b>Significant Dates</b>	
1856-1920	
<b>Designer</b>	
Edward La Trobe Bateman (1856) S Thake (1899-1912)	
<b>Builder</b>	Unknown
Unknown	
<b>Statement of Significance</b>	
<p><b>What is Significant?</b></p> <p>The Williamstown Botanic Gardens, originally laid out between 1856-60 by William Bull to a design by Edward La Trobe Bateman with later amendments by S Thake, at Osborne Street, Williamstown.</p> <p><b>How is it Significant?</b></p> <p>The Williamstown Botanic Gardens are of local historic, aesthetic, scientific (horticultural) and social significance to the City of Hobsons Bay and the State of Victoria.</p> <p><b>Why is it Significant?</b></p> <p>The significance of the Williamstown Botanic Gardens is described by Heritage Victoria as follows:</p> <p><i>The Williamstown Botanic Gardens are historically important as one of Victoria's earliest and most intact botanic gardens and along with St Kilda, one of only two suburban botanic gardens established in the 19th century in Victoria. They are one of seven botanic gardens established in Victoria between 1846 and 1856. They are significant for the retention of the geometric layout typical of Victoria's earliest botanic gardens. The gardens have considerable significance for their strong association with eminent 19th century landscape designer Edward La Trobe Bateman and for their early connections with Ferdinand von Mueller and Daniel Bunce. (AHC criteria A4 and D2)</i></p>	

*The Gardens are aesthetically significant for their excellent design and for the remarkably elegant execution of that design within a small, flat site. Important facets of the layout are the major north-south and east-west axes, the vista to Hobsons Bay, the impressive central palm avenue, the major focal point around the AT Clarke statue and the deliberately enclosed nature of the site which enhances the wide variety of internal views and spatial experiences within the framework of the formal layout. The striking palms (*Washingtonia Robusta*, *Phoenix canariensis* and *Butia capitata*) with their different forms and colour, provide a dramatic and contrasting landscape character against the evergreen and deciduous background. The strikingly intact Victorian layout, early tree plantings, the palms, the pinetum and the pond, structures and herbaceous and woody plantings from the Edwardian period all contribute to the picturesque landscape. (AHC criteria B2, E1 and F1)*

*The Gardens have scientific (horticultural) significance for their collection of plants, particularly the dominating palm and conifer themes and the large quantity of plants remaining from the Edwardian and Victorian periods. The *Crinum asiaticum* is rare in cultivation. The 19th century pinetum, densely planted with a collection of conifers displaying interesting forms and foliage, is significant as an enclosed dark, evergreen space forming an effective windbreak for the Gardens in their coastal setting. It features a central avenue and two outside rows of *Cupressus macrocarpa*, a row along the south boundary and a *Pinus halepensis* row along the east and west boundaries. (AHC criterion B2)*

*The Gardens are socially important for their long and continuous relationship with the citizens of Williamstown, who were largely responsible for their creation and early development and who continue to use them as a place of recreation. (AHC criterion G1)*

*Note: Included on the Victorian Heritage Register as VHR H1803.*

## History<sup>1</sup>

### 1856-1900 Establishment

The first land sales in Williamstown took place in 1837. By late 1855, agitation began within the local community for a botanic garden site to be set aside and following a petition to the government from the residents, a ten acre site on the southern foreshore was marked out by March 1856.

A recently discovered report in the 1857 issue of London journal *The Athenaeum* and a reprint of the same article in the Melbourne newspaper *The Argus* on 16 March 1857, confirms that Edward La Trobe Bateman prepared the design for the gardens sometime in 1856.

During the period 1856-60, the main activity in the gardens centred on the development of garden beds and construction of the path system. Considerable tree planting was undertaken to establish windbreaks. By April 1859, the design had been laid out by municipal surveyor William Bull and a gardener appointed to carry out planting. Paths were laid down with shell grit, there were six seats each ten feet long<sup>2</sup> a privy,<sup>3</sup> and the Gardens were fenced. The fence was constructed around red gum posts, six inches by four inches, eight foot long, two feet six inches in the ground and set eight feet six inches apart from centre to centre.<sup>4</sup> It was probably a close boarded fence with a picket top, for one of the main difficulties that the plants and the gardeners had to contend with is illustrated by the fact that by 1864 sand was over the top of the fence.<sup>5</sup>

<sup>1</sup> The information in this section is drawn from a history prepared by Heritage Victoria (File No: 601011) and from the *City of Williamstown Conservation Study*. pp. 241-245

<sup>2</sup> *Ibid.*, 21 January 1860; 7 April 1860.

<sup>3</sup> *Ibid.*, 9 April 1859.

<sup>4</sup> Wong, Tai, Wong, "Municipal Buildings and Public Facilities of Williamstown", History Thesis School of Architecture, Melbourne University, 1964, p.50

<sup>5</sup> Personal communication Ada Ackerly. Various pictures e.g. photograph in the *Leader*, 25 January 1908 of high split palings on the Esplanade (southern) side of the Botanic Gardens around about the turn of the century.

Plants, cuttings and seeds were donated by the local community as well as Ferdinand von Mueller, recently appointed Director of the Royal Botanic Gardens and Daniel Bunce, Curator of the Geelong Botanic Gardens. Local residents who contributed included the Rev Messrs. Wilkinson and Clarke; Captains Ferguson, Burrell, Dore, Dalgarno, and Freyer; and Messrs. Stewart, Mason, Jones, Clarke, Lewis, Litchfield, Bull, Bayes, Weldon, Seddon, Douglas, Hannan, Hall, Birnie, Suffren, Baldwin, Walker, Lindsay, Pain, Innes, Munro and Aitken.<sup>6</sup>

On 2 January 1860 the gardens were opened to the public with apparently little ceremony and by 1865, appeared to be too small to accommodate the influx of local and other visitors coming for day excursions to the seaside suburb. Following petitions from the Williamstown Council, the government reserved additional land for the gardens in 1865 and 1878 so that by 1878, the original ten acre reserve (comprising the gardens and pinetum) had doubled to include what is now known as the Fearon Reserve, named after a local sea pilot and sporting identity Captain James Fearon. Between 1867-70, the southern section of the gardens (now the LA Parker reserve) was densely planted with conifers, particularly pines and cypresses to form the pinetum, the plantings of which remain relatively intact today. Recent attempts have been made to continue the tradition of conifer planting in this area. Page 802 of 1082

On 18 July 1891, a statue of local MLA Alfred Thomas Clarke was erected in a circular plot at the intersection of the major axial paths. AT Clark was ‘..the most important local politician of his day’<sup>7</sup> He was Williamstown’s representative in the Legislative Assembly from 1871 to 1887, and a Commissioner of Trade & Customs in the third Berry Ministry. He did his utmost to defend Williamstown against the Melbourne Harbour Trust and was also the founder of the *Advertiser*.<sup>8</sup> The statue was sculpted by Enrico Luchinelli in Cararra marble. The likeness was taken from a photograph.<sup>9</sup>

During the last decade of the nineteenth century, a fernery and aviary were erected. A rotunda was to be re-erected in the pinetum in 1901, to allow football to be played in the adjacent Fearon Reserve. The new site was possibly the volcanic rock mound and steps still located in the pinetum.

Until the MMBW mapped the gardens in 1894, little evidence regarding the appearance or layout of the gardens is available. The 1894 plan shows the La Trobe Bateman design of two major axial paths crossing at the Clarke statue, a perimeter path and minor pathways encircling lawns and garden beds, several buildings, including the 1892 triangular aviary, a shade house and a small cottage. The distinct demarcation between the ten acres set aside in 1856 (gardens proper and pinetum) and the 9 acres 2 roods and 19 perches reserved in 1865 and 1878 (Fearon Reserve) is clearly shown.

### 1900-1920 Rejuvenation

A major turning point in the development of the gardens occurred in May 1899 with the appointment of S. Thake as curator. Little is known of Thake’s background, though during his period with the council, he was an active committee member of the Williamstown and District Horticultural Society. W Crowe was appointed as his assistant in 1900.

Major changes during Thake’s curatorship included:

- The construction of a small ornamental lake or large pond (completed by 1904)
- The construction of a new caretakers cottage designed by the Town Surveyor, HV Champion, in 1907 in the north-west corner (replaced by present dwelling in the 1980s)
- The re-organisation of the north-east corner with the demolition of the old curator’s cottage and erection of new gates (1907). These gates had originally been located at the corner of Acland and Anderson Streets, South Yarra at ‘Fairlie’.
- The construction of a granite drinking fountain in 1906 to celebrate the jubilee of the municipality; In July of that year it was announced that G. Dawe of Lygon Street, Carlton, a monumental mason, had designed the desired fountain.<sup>10</sup> Local craftsmen, enraged by the failure to call for

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Wilson Evans says that the original fence was close boarded and picket topped and that it was rebuilt to the same pattern in the 1930s. (Personal communication).

<sup>6</sup> Ibid., 4 August 1860

<sup>7</sup> Dunstan in *Melbourne on Foot*, pp. 182-83.

<sup>8</sup> Ibid..

<sup>9</sup> Williamstown Advertiser, 26 July 1891

<sup>10</sup> Williamstown Advertiser, 21 July 1906

tenders, raised objections.<sup>11</sup> Tenders were called and the contract was awarded to E Bliss and Co. in May 1906.

- The placement of four cannons (1906, removed late 1960s)

These changes are shown in the Detail Plan of the area prepared by the MMBW c.1910.

Thake's employment in the Williamstown Botanic Gardens ended in September 1912 when he resigned to take up a similar position with the Albert park Trust. W Crowe took over as curator following Thake's resignation. At this date, the gardens had achieved the layout, which exists today. Around c.1915 the central palm avenue was planted. It was replanted with the same palm genus (*Washingtonia*) in 1987.

The employment of Edwardian municipal gardening techniques continued for lengthy periods in an unbroken tradition under each successive curatorship from Crowe who served under Thake to the present. It is this phenomenon and the lack of any significant changes to the layout of the gardens from 1907, which accounts for their remarkable Edwardian authenticity today.

## Description

Williamstown Botanic Gardens now occupy the 10 acres originally reserved in 1856 and comprise two distinct sections; the northern area containing what is known as the 'gardens proper', and the southern portion containing the 'pinetum', which is also known as the Parker Reserve.

The following detailed description of the Williamstown Botanic Gardens is provided by Heritage Victoria:

*Williamstown Botanic Gardens display a very strong design organised around a major north-south axis and a minor east-west axis. The two axes form a central cross around the 1891 AT Clarke statue which is the centrepiece and the main focal point within the gardens. A perimeter path and curving internal secondary and tertiary paths, (typical design features of other Edward Latrobe Bateman designed landscapes) surround the central axes, creating a variety of internal views and spatial experiences in contrast to the major north south view. The overall design, despite the internal informality, remains highly formal because of the two axes and the mirror-like symmetry of the north gardens proper and the southern pinetum of the Parker Reserve.*

*The northern section to the Clarke statue (gardens proper), exhibit a very strong sense of enclosure, bounded on the northern and eastern sides by an evergreen hedged chain wire fence with overstorey palms and on the western and southern boundaries with mature Aleppo Pines (*Pinus halepensis*) and a circular ring of Moreton Bay Figs (*Ficus macrophylla*) around the Clarke statue. An avenue of mature elms (*Ulmus* spp.) runs along the central east-west axis. With the exception of the major north-south axial view to Hobsons Bay from the pinetum, all other views are internal.*

*Paths throughout the gardens are surfaced with gravel and edged with either concrete or timber plinthing to grassed areas and with basalt rocks to garden beds.*

*Plantings and planting themes within the gardens almost wholly date from the late Victorian and Edwardian periods with palms and pines dominating the overstorey. Many herbaceous plants, shrubs and trees still growing in the gardens date from the period 1900-20. Due to the unbroken tradition of Victorian and Edwardian horticultural techniques employed in the maintenance of the gardens until very recent times, the site is a highly authentic and almost completely intact example of a late Victorian and Edwardian municipal garden. Plants of interest including a very large specimen of Poison Bulb, *Crinum asiaticum*.*

*In the north east quarter of the gardens proper, the major point of entry into the site is gained through a reconstructed (1987) set of magnificent cast iron and lacework double gates on the Osborne and Giffard Streets corner. The two pedestrian gates which form part of this structure are still original. The current layout of this area still reflects the change of design, which followed the 1907 removal of the first gardener's residence and the subsequent re-organisation of this quarter of the gardens. From this point, a broad path curves to the central north-south axis. Rock-edged garden beds from the period of re-organisation of this part of the gardens line this path, displaying remnant ribbon planting and each featuring a row of mature Canary Island Palms (c.1940-45) which link visually and*

<sup>11</sup> Ibid., various references down to 28 July 1908 when a design was accepted.

structurally to the same palm species along the Giffard Street boundary. Adjacent to the path on its southern side, a lawn with a central 1960s specimen tree (*Ulmus procera* 'Louis van Houtte') is enclosed by Edwardian shrubberies. Throughout these shrubberies are a number of ivy-clad stumps of Washington Palms from Edwardian times removed in the 1960s.

The north-west quarter is dominated by the c.1904 Thake pond with its surrounding Guilfoyle influenced rockery, still planted with original succulents and palms. Security of the pond is provided by a 1987 timber post and iron rail fence with stanchions of the original Thake fence remaining. Immediately south of the pond is a 1906 dressed granite drinking fountain. A 1980s timber picket fence encloses the entire western boundary which is planted from Osborne Street to the Esplanade with mature Aleppo Pines (*Pinus halepensis*), possibly dating from the gardens' earliest days. Viewed from the Fearon Reserve, these pines provide a dominant spectacle in this part of Williamstown. Around the base of the pines are garden beds edged with volcanic rock. These date from the 1980s. The picket fence returns along the central partition between the gardens and the Parker Reserve pinetum. A flagpole of unknown date, the garden works area and the 1980s brick gardeners residence built on the site of the 1907 residence enclose the north west corner.

The central north-south axial path distinctly separates these two quarters. It is edged with a typical Victorian/Edwardian mown grass strip which in turn borders formal shrub beds with herbaceous plantings. An avenue of Mexican Fan Palms (*Washingtonia robusta*) planted in 1987 to replace the same species, dominate the axis to the Clarke statue. The statue is framed by a ring of mature Moreton Bay Figs (*Ficus macrophylla*) and Peppercorns (*Schinus areira*).

The south west quarter of the gardens proper is bounded by the Fearon Reserve on the western side and on the southern side by the pinetum. It contains largely open lawn areas with a row of mature elms along the east-west axial path.

Planting themes and layout in the south-east quarter are very similar to the south west with a greater area (in contrast to the original Bateman design), devoted to lawns and less shrubbery.

Many original trees in the gardens and pinetum are of unusually small stature, reflecting the impact of year round southerly gales and the exposed coastal conditions of the site.

The pinetum retains its north-south axial path with a direct view across the Esplanade to Hobsons Bay. Lacking a built edge, however, this path is less formally rigid than the same axis through the gardens proper. Virtually no visual evidence remains of the once intricate path layout of 1858-59, though subtle changes in the ground levels of this area indicate the location of earlier paths. The major pine species are *Pinus halepensis*, *P. Canariensis* and *P. Radiata* with many original trees still standing.

An open air bandstand (c.1930-45) constructed of volcanic rock is situated on the north west quarter of the pinetum.

This information drew largely on Richard Aitkens *Williamstown Botanic Gardens. Conservation Analysis and Policies* for the Western Region Commission 1986, an interview with Shelley Wood, Gardener at the Williamstown Botanic Gardens (1979-92) and an interview with Anne Neale, architectural and garden historian.

### **Integrity and condition**

*Integrity* – Moderate. *Condition* - Good.

### **Context**

The Williamstown Botanic Gardens is an integral part of the Government Survey precinct, and is related to the (somewhat diminished) cultural landscapes of the Fearon Reserve and Esplanade foreshore reserve, as well as contributing to the historic nineteenth century character of the adjoining streets.

### **Comparative Analysis**

Williamstown Botanic Gardens is one of Victoria's earliest botanic gardens with its path system and symmetrical layout dating from 1856-59. Other botanic gardens developed before 1860, such as the St Kilda, Geelong and Ballarat Botanic Gardens also exhibit a similar geometric layout.



With its impressively intact landscape features and remaining plantings from c.1900-1920 (and earlier) Williamstown Botanic Gardens is also one of the most representative Edwardian public gardens in Victoria. The 1904 Thake pond and surrounding plantings are especially significant in this respect. Other comparable public gardens include Central Park, Malvern; Spring Road Gardens, Malvern; sections of the Royal Botanic Gardens (especially northwest of the Temple of the Winds); Colac Botanic Gardens; Queen Victoria and Alexandra Gardens in the Domain; Alexandra Gardens, Ararat, and; Footscray Park. The pinetum which forms the southern section of the gardens was a popular landscape feature of other large public and private gardens of this period.

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## Thematic Context

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### *Principal Australian Historical Theme(s)*

Making Suburbs, Developing Cultural Institutions and Ways of Life.

### *Associations*

Edward La Trobe Bateman, S Thake, William Bull, Williamstown City Council

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	Yes – VHR H1803
Register of the National Estate:	No
National Trust Register:	Yes

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the Burra Character. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

A Conservation Management Plan has been prepared for this place. All future use and development should also be in accordance with this Plan.

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## References

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- Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003
- Kinhill Stearns, Butler et al (1993) *City of Williamstown Conservation Study*
- Heritage Victoria File No: 601011
- Aitken, R (1986) *Williamstown Botanic Gardens. Conservation Analysis and Policies*

<b>Heritage Place Name</b>	House
<b>Address</b>	<b>21 Osborne Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO239</b>
<b>Heritage Precinct(s)</b>	Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian house

## Significant Dates

c.1870

## Designer

Unknown

## Builder

William Stone

## Statement of Significance

### What is Significant?

The house, constructed c.1870, at 21 Osborne Street, Williamstown.

### How is it Significant?

The house at 21 Osborne Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant as one of the oldest houses in Osborne Street and demonstrates the early phase of residential development within the Government Survey precinct to the south of the railway line. (AHC criteria A4 and D2)

Aesthetically, it is significant as an intact and highly unusual example of an early Victorian two storey timber house of uncommon design, most notably the unusual triple gabled form, which is unique within Williamstown. It contributes to the historic nineteenth century character of Osborne Street. (AHC criteria B2, E1 and F1)

## History

The exact date of this house is not known, although it is probable that it was constructed prior to 1870 by William Stone (who is described in the Williamstown rate books as a builder) as his own residence. The City of Williamstown rate books for 1860-61 describe a dwelling of 2 rooms on part of Lot 2 Section 19, which was owned and occupied by Mr Stone and had a Net Annual Value of £30. In 1866-67, there is a reference to a 7 roomed wooden house owned by Mr Stone with a NAV of £40, and by 1868-69, Mr Stone is listed as owning two houses; one of 8 rooms (which is listed as No. 11 Osborne) and one of 7 rooms (which is No. 13 Osborne) both with a NAV of £40. It is probable that the latter house is the one now extant.

Rate books for the following years indicate that Mr Stone continued to own the house until at least

1902. He lived in the house for most of this time, except for between 1887-91 when it was let to a William Barham who was a 'carrier'. By 1902, it was tenanted again, this time to Archibald Yeoman.

## Description

A two-storey, detached symmetrical weatherboard house with a hipped and gabled corrugated galvanised steel roof. Each of three gables facing the street has a multi-paned attic window. The house is set back from the street by a garden. Significant elements include:

- The unusual triple gabled form, which is unique within Williamstown.
- Timber-fretted verandah with convex profile corrugated galvanised steel roof
- Original two-pane double-hung sash windows flanking a four-panelled entrance door

The present verandah is not original and may have replaced an earlier one. There is evidence of a curved profile on weatherboards.

## External Integrity and condition

*Integrity* – Moderate. *Condition* - Good

## Context

Contributes to the nineteenth century character of Osborne Street.

## Comparative Analysis

This house is unique within Hobsons Bay for its form and detailing. There are no other comparable two storey timber houses with this type of roof form. Other two storey timber houses include 2 Ferguson Street, 48 Kanowna Street, 62 The Strand and 63 The Strand.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

William Stone.

## Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme: Yes

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: No

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

Williamstown Rate Books 1860-61 (780), 1863-64 (845), 1866-67 (575), 1867-68 (573), 1868-69 (579-580), 1870-71 (589-90), 1873-74 (616-618), 1885-86 (1420), 1887-88 (1383), 1888-89 (1475), 1890-91 (574), 1895-96 (1536), 1901-02 (1457)

MMBW c.1905 Detail Plan No. 22

<b>Heritage Place Name</b>	House and Pepper Trees
<b>Address</b>	<b>54 Osborne Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO240</b>
<b>Heritage Precinct(s)</b>	Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian villa

## Significant Dates

1859-60

## Designer

Unknown

## Builder

John Lamont



## Statement of Significance

### What is Significant?

The house, constructed in 1859-60 by John Lamont and the Pepper trees at 54 Osborne Street, Williamstown.

### How is it Significant?

The house and Pepper trees at 54 Osborne Street, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant as one of the oldest houses in Williamstown and one of only a small number of pre-1860 dwellings that illustrate the earliest phase of development of the Government Survey precinct. It is closely linked with the historic maritime pursuits that distinguish Williamstown in the metropolitan area. It is also of interest for its use as a school for a long period earlier this century. (AHC criteria A4 and D2)

Aesthetically, it is significant as a skilful near original house design using a readily distinguishable early form but with unusual verandah details, mixing masonry with timber and built of a material uncommon for houses in Melbourne (stone). The mature Pepper trees provide a related landscape, which enhances the setting. (AHC criteria B2, E1 and F1)

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## History

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In 1859-60 James Best the Crown Grantee and a pilot, had this house built: it was described as of stone and 8 rooms and was reputedly built by John Lamont. He lived there until 1880 when it passed to Mrs. Best who retained ownership until at least 1896. During that time the house was leased to two sea captains, John Ogilvie and David Jones (1).

Wilson Evans in *Through the Rip*, lists J.P. Best among the members of the first Pilot Board of Victoria, constituted in 1854 (2). This century Ada Stebbings established a girls high school there followed by Miss Cathcart's girls' Grammar school in the 1920s (3).

## Description

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A two storey stuccoed stone house with a slated hipped roof which has a two level verandah supported on masonry side walls and superposed, square-section column pairs, forming a porch like portal at the centre. A segment arched pediment is placed above this 'porch' whilst bellied cast-iron panels are used for the balustrade and carved brackets rise from the capitals of the Tuscan and stylised Ionic order columns to support the verandah bressumers (cf. bracket shape on 231 Nelson Place). A four panel door top and side lights comprise the entrance whilst multi-paned upper windows may be original. It is possible that the facade was stuccoed and the verandah added in the early 1880s. Of note are the mature pepper trees, which provide a related landscape setting.

Externally, the house generally appears original except for possible alterations to downstairs openings. (further inspection required). The front fence has been removed.

### External Integrity and condition

*Integrity* - High. *Condition* - Good.

### Context

One of a number of nineteenth century detached villas which are generally of a lesser scale and differing materials and siting (see 56 and 50)

## Comparative Analysis

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The design of the house may be compared with 125 Hotham Street, East Melbourne constructed in 1866.

## Thematic Context

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*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

James Best

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*.

Ensure that new development does not result in adverse impacts upon the existing or potential future form, condition or health of the trees.

Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

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## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*


1 Williamstown Rate Books 1860-61, 680; Blunden; Williamstown Rate Books 1880, 1147), 1883-84 (1202), 1890 (1355), 1892-93 (1426), 1896 (1400)

2 Evans, Wilson P (1969).` *Through the Rip*', (Melb. 1978) p30

3 Sands and Kenny (later McDougall) *Melbourne Directory* 1900-1930

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Heritage Place Name	Cotton Palm, English Oak and Lilly Pilly Trees
Address	197 Osborne Street, Williamstown
Heritage Overlay No.	HO241
Heritage Precinct(s)	Williamstown Beach Heritage Precinct
Significance	
Local	
Style & Type	
Significant Trees	
Significant Dates	
c.1900	
Designer	
Not applicable	
Builder	Not applicable
Not applicable	
Statement of Significance	
What is Significant?	
The trees, comprising a Cotton Palm (Washington Robusta), English Oak (Quercus Robur) and two Lilly Pillys, established c.1900-1930 at 197 Osborne Street, Williamstown.	
How is it Significant?	
The trees at 197 Osborne Street, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.	
Why is it Significant?	
Historically, they are important for their ability to illustrate garden fashions in Williamstown during the Victorian and Edwardian eras. (AHC criteria A4 and G1)	
Aesthetically, the oak and palm are significant as locally rare mature examples of these species, within a suburban garden context. They enhance the setting of the house and make an important contribution to the historic landscape character of Osborne Street. (AHC criteria B2 and E1)	

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## History

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The exact date of the trees at 197 Osborne Street, Williamstown is not known, however, the size of the Palm and Oak suggest that they were planted at around the time of construction of the house. The lilly pillys are later plantings, possibly dating from the interwar period.

## Description

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There is a mature *Washingtonia robusta* at the rear of a much extended Victorian era weatherboard house, with a large English Oak in front, plus two lilly pillys. The oak and the palm are typical of planting in the Victorian-era and Edwardian-era with the lilly pilly being more of an Edwardian-era or inter-war choice.

Botanica (1997) provides the following descriptions:

*Washingtonia robusta* (Cotton Palm)

*This species, taller and more slender than Washingtonia filifera and with a more tapering trunk, occurs naturally in north-western Mexico. It grows to 80 ft (24 m) and its crown is 10 ft (3 m) across. The shiny, bright green leaves, almost circular, are less deeply segmented than those of 'W. filifera'. The fruit are tiny dark brown berries'.*

*Quercus robur* (English Oak)

*Arguably the most famous of all the oaks and with a life span of 600 to 700 years, this species has spreading, heavily leafed branches providing good shade. Its 4 in (10 cm) long leaves are deciduous and remain dark green through fall (autumn). It eventually reaches a height of 120 ft (36 m) and trunks with a circumference of more than 70 ft (21 m) have been recorded. It is one of Europe's most valuable timber trees. 'Fastigiata' is grown for its narrow, upright habit, while 'Concordia' is a rounded tree to 30 ft (9 m)'.*

*Syzygium* sp. (lilly pilly)

*These 400 to 500 species of evergreen trees and shrubs, at one time included in the genus Eugenia, originated in tropical and subtropical rainforests of Southeast Asia, Australia and Africa. They are grown for their attractive foliage, flowers and berries. The edible berries—white, pink, magenta or purple—ripen in late summer to fall (autumn). The plants have a lush dense canopy of shiny green leaves; new growth in spring is often a contrasting red, pink or copper. The spring and summer flowers are mostly small with protruding white to mauve or crimson stamens giving a fluffy appearance.*

## Condition

Good.

## Context

Contributory to the Victorian-era house and the greater streetscape. Adjoining houses also have mature gardens.

## Comparative Analysis

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The Cotton Palm compares with mature examples in other private gardens at 16 Union Street, Williamstown, and at 8 Florence Street, Williamstown North.

## Thematic Context

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*Principal Australian Historical Theme(s)*

Creating private landscapes

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### Associations

Unknown

### Recommendations

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#### *Statutory protection*

Hobsons Bay Planning Scheme: Yes with tree controls added

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: Recommended

#### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

### References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

Botanica on CD-ROM (1997) Beaver Multimedia Pty Ltd (Random House Australia)

### Additional images

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The image on the front page of this citation shows the English Oak, while the image below shows the Cotton Palm.



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<b>Heritage Place Name</b>	Williamstown Post and Telegraph Office (Former)
<b>Address</b>	<b>1 Parker Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO242</b>
<b>Heritage Precinct(s)</b>	Nelson Place Heritage Place Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Picturesque Tudor Style  
Post Office

## Significant Dates

1860, 1895

## Designer

William Wardell  
CG Ross

## Builder

Daniel Sexton



## Statement of Significance

### What is Significant?

The former Williamstown Post & Telegraph office, designed by William Wardell and CG Ross and constructed by Daniel Sexton in 1860 with later additions, at 1 Parker Street, Williamstown.

### How is it Significant?

The former Williamstown Post & Telegraph office is of local historic, social and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant as one of the oldest public buildings in Williamstown and illustrates the formative years in the development of the city during the mid nineteenth century. Part of the building is believed to be the oldest surviving Victorian Colonial Post Office. (AHC criteria A4 and G1)

Aesthetically, it is significant as a rare example of a public building in a quasi-domestic style seldom seen in contemporary public buildings. It provides a visual link between two important nineteenth century commercial streetscapes and successfully addresses its unusual island site by the multi-bayed style chosen. (AHC criteria E1 and F1)

Socially, it is significant for its strong associations with the Williamstown community as an important public building and meeting place for over 100 years until its closure in 1979. (AHC criterion G1)

## History

Left as a void on the first surveyed government subdivision of Williamstown in 1837 this site lay between the third and fourth section, taking advantage of the angle formed by surveyed blocks seeking a bay frontage. Windsor's plan dated July 1858 (1), shows the Post Office reserve at the apex of a polygon containing a proposed park, Codrington Place, the Roman Catholic reserve (surveyed 1849) and a Market Place reserve, later annexed in 1874 for school purpose (2). (The market place officially became a public park and recreation reserve in 1935 (3).)

First JT Flinn (1850-) then Thomas Mason (1852-) kept the Williamstown Post Office as part of their respective general stores. Because the temporary offices, created in 1854 for Post Master, Richard Piper, were near derelict and too small, £2,000 was voted for the erection of permanent stone offices in 1855 on a site yet to be obtained. Windsor's 1858 plan shows the reserve annexed from Codrington Place and this building, in its first form, was opened in December 1860 (4).

Daniel Sexton was the contractor for both the offices and out-offices as well as the enclosing fence for a total sum of £1743 (5). The Public Works Department draftsman for the contract drawings was possibly CG Ross under Chief Architect, William Wardell. The Clerk of Works was TA Eaton.

The many works which followed its construction included additions such as the flagstaff by T. Weston in 1869, and an endless series of repairs which included plasterwork in 1873-74, a new fence in 1880 and rebuilding walls in 1866. However, local builder, Peter Rodger (q.v.) was the instrument to renew and extend the building to provide a generous indoor public area in keeping with the extended services now offered by the post office and the new telephone exchange housed there from 1893. Following drawings prepared under District Architect, George Watson (in turn under Public Works Chief Architect, JH Marsden), the old offices were thoroughly rebuilt for a sum of £944 in 1895 (7).

The post office was used for over 100 years until a new Post Office was opened in Douglas Parade in 1979 (8).

## Description

Comparable with the two earlier medieval revival ecclesiastical residences in Williamstown (Holy Trinity parsonage, and St Mary's Presbytery), this building has the similar picturesque and Tudoresque overlay to what appears as a less than picturesque base, because of the stuccoed cuboid nature of the pre-existing 1860 structure. Pointed arches to ground level openings with label moulds and grouped flat-arched main windows to the upper storey, reinforce the more overt Tudor trademarks of the half-timbered gables, oriels and pepper-pot chimneys.

Of the 1860 building only the west face and rear gabled roof form are indicative of its original state. Internally, much of the ground level internal subdivision has changed; the 1860 kitchen and stair hall being the surviving two spaces of the original five. The first floor's original residential role was replaced by staff amenities and so too has its subdivision been altered. Tree avenues that once lined the reserve in Cole and Parker Streets have been removed and intrusive modern buildings have been added to the reserve on the west of the building.

A recent renovation has provided a sympathetic colour scheme. There have been minor changes to the windows and the addition of coloured glazing. The interior has recently been stripped and rebuilt and a new picket fence has been erected.

### External Integrity and condition

*Integrity – Moderate. Condition - Good*

### Context

A dominant site which bridges between the two 19th century commercial streetscapes in Nelson Place; albeit in a contrasting architectural style to the dominantly Renaissance revival elevations adjoining. However some visual link remains given the period detail (19th century) common to all. The multi-bayed design addresses itself to all elevations revealed by the near island siting and hence achieves spatial success, if not complete success when seen as a two dimensional infill between the two.

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## Comparative Analysis

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Certainly earlier and more spectacular medieval inspired designs had been executed under the Public Works Department although few (excluding the outstanding Flemington Post Office) have a near island site in which to fully display their picturesque gables; neither is the almost domestic Tudor style frequently used in public buildings unless incorporated with a tower or a dominant porch (see altered Northcote Police Station).

All of the Post Offices built prior to Williamstown (Geelong, Ballarat, Bendigo, Castlemaine, Pt. Fairy, Portland, Maryborough and Stawell) have been demolished (6).

## Thematic Context

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### *Principal Australian Historical Theme(s)*

Establishing lines and networks of communication, Establishing postal services

### *Associations*

Victorian Colonial Government

## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Central Plans Office, plans 'Sydney W/14, W/13' (1837)

2 Central Plans Office, Windsor, 'Melbourne Roll Plan 34', 1858

3 Central Plans Office, Parish plan 'Williamstown township' W/163/5

4 Harmer Trethowan, 'Williamstown Post Office' with Department of Housing and Construction, Technical Services Division, (1982), p8f

5 Public Works Contract Summary; Contracts 59.248, 59.202 ("Central Plans Office"), Evans, Wilson P (1969) *Port of Many Prows* p107

6 *ibid.*

7 Harmer Trethowan, *op. cit.*

8 *ibid.*

9 *ibid.*

Joan Ridley, 2001 notes stained glass added by current owners

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<b>Heritage Place Name</b>	Williamstown Chronicle Office (Former)
<b>Address</b>	<b>8 Parker Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO243</b>
<b>Heritage Precinct(s)</b>	Nelson Place Heritage Place Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian commercial

## Significant Dates

1890

## Designer

John R Jones

## Builder

Unknown



## Statement of Significance

### What is Significant?

The former *Williamstown Chronicle* office, designed by JR Jones and constructed in 1890, at 8 Parker Street, Williamstown.

### How is it Significant?

The former *Williamstown Chronicle* office at 8 Parker Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant for its associations with the *Williamstown Chronicle*, which was one of the earliest newspapers published in Victoria outside of Melbourne town. It was constructed as the offices of the locally important newspaper company of Neale & Co who remained associated with the business until 1907. (AHC criteria A4 and H1)

Aesthetically, it is significant as a representative example of an early industrial building, with a substantially intact facade that contributes to the historic nineteenth century character of Parker Street. (AHC criterion E1)

## History

Designed by local architect, John R Jones of Cecil Street, this building was constructed in 1890 for Neale & Co. as the new offices of the *Williamstown Chronicle*. (4) Neale also leased and finally bought premises on this site, next door, from Richard Langford's estate; rebuilding here by August 1890 to the design of Williamstown architect, John R. Jones of Cecil Street (4).

The *Chronicle* was first published in Nelson Place as the *Trade Circular* in 1855, as the *Chronicle* from 1856, and it absorbed the *Independent* in 1861 making it one of the earliest newspapers in Victoria outside of Melbourne town. (1). JB Stephens was the first publisher, selling an interest in the paper to RG Neale in 1880; Stephens senior having retired in 1874 and the younger soon to sell out in 1881. Robert Neale senior also retired in 1885 leaving Robert junior and another two sons to run the minor empire of country and suburban newspapers he had amassed to that date (2). By this time the firm of Neale and Co. were publishing from a building on the site next door to the present building at 4 Parker Street, which was part of the old corner shops that were demolished for the new Commercial Bank of Australia in 1890 (3). It was at this time that Neale leased and eventually bought premises on this site from Richard Langford's estate before constructing the present building in 1890.

Two Neale brothers sold the paper to Bower and Young in 1907 after the death of the third, and Neale senior died in 1910 (5).

## Description

A parapeted and stuccoed one storey, double-fronted building with Tuscan order trabeation, key-stoned and architraved arched windows and a central door and toplight. Coupled brackets support the main cornice moulding which underscores a panelled minor parapet entablature and a central raised entablature with flanking scrolls: 'The Chronicle established in 1854' is inscribed thereon. Impost moulds, masks to the keystones, slim cap mouldings to the parapet and a six-panel door provide the details.

Generally original (refer photograph, OW-238, WHS) except for signs.

### External Integrity and condition

- *Integrity* – High.
- *Condition* - Good.

### Context

Semi-isolated building, as a link between the commercial character of Nelson Place and the civic precinct comprised of the churches and post office nearby.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Unknown

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to rationalise or minimise external signage.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Evans, Wilson P (1969) *Port of Many Prows* p120f

2 Sands and Kenny (later McDougall) *Melbourne Directory* 1885; *Williamstown Chronicle* 6 December 1890

3 Williamstown Rate Books 1890 (968), *Williamstown Chronicle* 16 August 1890; Wise *Victoria Post Office Directory* 1888-89

4 Evans, Wilson P (1969) *Port of Many Prows* p123

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<b>Heritage Place Name</b>	Maclean Residence and Surgery (Former)
<b>Address</b>	<b>10 Parker Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO244</b>
<b>Heritage Precinct(s)</b>	Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian transitional house

## Significant Dates

1890-91

## Designer

JM Anderson

## Builder

Unknown



## Statement of Significance

### What is Significant?

The former Maclean house and surgery, possibly designed by JM Anderson and constructed in 1890-91, at 10 Parker Street, Williamstown.

### How is it Significant?

The former Maclean house and surgery at 10 Parker Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is important for its strong associations with Dr Hector Rath Maclean, for whom the dwelling was constructed and who continued to live and conduct his medical practice from this building until his death in 1934. (AHC criteria A4, D2 and H1)

Aesthetically, it is a rare example of a large two-storey Federation house constructed in brick, which contributes to the historic character of the Parker Street precinct and expresses the importance of its original owner within the community. It is also of interest as an example of the work of local architect, JM Anderson. (AHC criteria E1)

## History

This building was constructed for Dr Hector Rath Maclean as his residence and surgery in 1890-91. The City of Williamstown rate books describe this property in 1890 as "Land 50ft and house erecting", which was owned by Hector Maclean. By the following year it is described as containing a 10 roomed brick house with a Net Annual Value of £100. It is possible that it was designed by local architect, JM

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Anderson, who called tenders for the construction of a brick villa in Parker Street in October 1890.<sup>1</sup>

The obituary for Dr Maclean, which was published in the *Williamstown Advertiser* on 1 September 1934 described him as a “wise physician, open hearted benefactor, loved friend of the people, true gentleman and public spirited citizen.. ” The son of DP Maclean, he was born in Williamstown and educated at Williamstown Grammar before studying at Edinburgh. He and his wife helped to found the Williamstown, Footscray and district hospital, and for 20 years he was medical officer of the shipping port, succeeding his father in this role. At the time of his death he was the city's health officer and also a JP. On the day of his funeral flags were flown at half mast throughout the city in his honour.

A symbol of his esteem is the memorial erected in his honour in the Dennis (Lyons Street) Reserve, which was unveiled by the Mayor, Cr. JT Gray, in May 1935 in the presence of 5000 citizens.

## Description

A two storey asymmetrical brick Federation house.

## External Integrity and condition

*Integrity* – High. *Condition* - Good.

## Context

Adjacent to commercial buildings, part of a nineteenth century precinct.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Dr. HR Maclean

## Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Evans, Wilson P (1969) *Port of Many Prows* p.123

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

*Williamstown Advertiser* 1 September 1934

*Williamstown Chronicle* 18 October 1890

Williamstown Rate Books 1890 (967); 1890-91 (968)

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<sup>1</sup> Tender notice placed by JM Anderson in 18 October 1890 edition of *Williamstown Chronicle*

<b>Heritage Place Name</b>	Shop and Residence (Former)	
<b>Address</b>	<b>28 Parker Street, Williamstown</b>	
<b>Heritage Overlay No.</b>	<b>HO245</b>	
<b>Heritage Precinct(s)</b>	Government Survey Heritage Precinct	
<b>Significance</b>		
Local		
<b>Style &amp; Type</b>		
Victorian shop-dwelling		
<b>Significant Dates</b>		
c.1856		
<b>Designer</b>		
Unknown		
<b>Builder</b>	Unknown	
Unknown		
<b>Statement of Significance</b>		
<b>What is Significant?</b> The former shop and residence, constructed c.1856, at 28 Parker Street, Williamstown.		
<b>How is it Significant?</b> The former shop and residence at 28 Parker Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.		
<b>Why is it Significant?</b> Historically, it is significant as one of the earliest surviving shops in Williamstown and demonstrates the historic development of minor shopping centres adjacent to Nelson Place at a time when the port was the focus of the town. It is also significant as a rare example of an early building type, which was adaptable to both shop and house occupation. (AHC criteria A4 and D2)  Aesthetically, it is significant as a rare example of an early and generally original timber shop dwelling in a recognizable old built form and adjoined to similarly detailed buildings, which contributes to the historic character of Parker Street. (AHC criteria B2, E1 and F1)		

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## History

Grantee, James Purves sold this allotment to Thomas Sloane in 1851 for £46. Sloane mortgaged it for £50 (1851-4) and then £150 (1856- 8): indicating considerable improvements. By the first surviving rate book of 1857, Sloane is an occupier owner of a two (later) four room wooden house here. A group of buildings is shown here in Windsor's 1858 plan (1).

Sloane is alternately described as a carpenter and a cooper in rate books; in the *Melbourne Directory* 1860 he is a general storekeeper. The next rated owner, J.F. Dunning (1872-1876) leased the property to John McKinnon whose occupation was given at first, as a fireman but generally as a grocer or green grocer (Title information, however, gives an anonymous John Smith as owner after 1865) (2). By 1878 John McKinnon had acquired the property and he went on to establish a grocery business there, staying at least until 1896 (3). Rate descriptions vary from a wooden shop of 5 rooms (c1895), a 4 room house (c1886-92) and a four room shop (1862-83); the old street number '14' being attached to the premises for many years (4).

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## Description

Perhaps in the mould of early shop-residences, this timber boarded, double fronted building has deep architraved windows (show windows) with six-pane sashes, and a four-panel door with toplight. The simply transverse-gabled roof has been extended in a shallow skillion at the rear, as shown by 'new' boarding at the side.

Appears to have been refurbished but its basic, simple form is compatible with its probable age; only details such as rainwater plumbing have been altered from the old form.

### External Integrity and condition

- *Integrity* - Moderate.
- *Condition* - Good.

### Context

One of an old timber group which includes 32-30 Parker Street (q.v.), and which has always been isolated in the streetscape.

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## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Unknown



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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to replace rainwater gutters and down pipes with more appropriate forms.

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## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Registrar General's Office, General Law Titles ; Williamstown Rate Books 1858 (457)

2 Williamstown Rate Books 1868 (1026), 1876 (1217)

3 Williamstown Rate Books 1878 (864), 1896 (937)

4 *ibid.*

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<b>Heritage Place Name</b>	Shops and Residences
<b>Address</b>	<b>30-32 Parker Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO246</b>
<b>Heritage Precinct(s)</b>	Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian commercial & residential

## Significant Dates

c.1886

## Designer

Unknown

## Builder

Unknown



## Statement of Significance

### What is Significant?

The shops and residences, constructed c.1886, at 30-32 Parker Street, Williamstown.

### How is it Significant?

The shops and residences at 30-32 Parker Street, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, they demonstrate the historic development of minor shopping centres in Williamstown adjacent to Nelson Place at a time when the port was the focus of the town. (AHC criteria A4 and D2)

Aesthetically, they are significant as a near original timber shop pair in a common commercial form but distinguished by its timber ornament, in contrast to the common stucco type and the whole timber construction, which is unusual for surviving commercial architecture. They also possess valuable shop front details and contribute to an isolated early commercial group that includes the former shop at No 28. (AHC criteria B2, E1 and F1)

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## History

In 1860 the rate books show that there was one stone and one wooden building on these sites, both owned by John Brew (q.v.); the same John Brew who owned the Stag's Head Hotel in Cecil Street (q.v.) (1). By 1870 there were two stone houses, both owned by Mrs. Brew and occupied by tenants (2). As one of these tenants Patrick Barry was a stone mason, it is possible that he built the houses. He lived in 32, with 30 being occupied by labourers such as Alfred Case and Vespasian Canute (3). The Brew family had arrived at Williamstown in the ship Westminster at the end of 1839.

Michael Brew owned the two properties briefly c1883-5 but by 1886 they had changed hands again. It is at this time that they are first described as four room wooden shops, owned by a Mrs. Bannantyne and leased to various tradesman such as Alfred Ashton, a dairy produce merchant; a confectioner Mrs. McAteer; and Mrs. M. Smellie, a greengrocer. The rated value had also more than doubled (4). In 1900 they were occupied by the same grocer and a dressmaker, Miss Yates; having an additional two rooms by 1890 (5).

## Description

A parapeted timber boarded shop pair with cornice mouldings and pilasters, an arcaded timber shop front with a recessed entry, four-panel doors and panelling at the stall boards. Segment-arched, raised entablatures mark each tenancy at the parapet. Generally original except the street verandah has been removed.

The shops are comparable with a relatively small number of wholly timber built shop fronts and parapeted facades in the state: one notable group being in Tungamah, also of the 1880s. The lack of fire resistant side walls in these shops is a further distinguishing aspect.

### External integrity and condition

*Integrity* - Moderate. *Condition* - Good.

### Context

Part of an isolated group, (28-32 Parker Street) of old timber shop dwellings.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

John Brew, Patrick Barry.

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to repaint in original colours - note: existing scheme is sympathetic but 'dark stone' has been recalled as an early colour (6); record shop fronts for restoration data; restore street verandah as original or typical.

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## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Williamstown Rate Books 1860-61, 469-70

2 Williamstown Rate Books 1868 (1027), 1870 (1051-52)

3 Williamstown Rate Books 1874 (1112-13), 1878 (862), 1880 (871)

4 Williamstown Rate Books 1883-84 (887-88), 1886-7 (926-27), 1892-93 (957-58), 1896 (935-36)

5 *ibid.*; Williamstown Rate Books 1900 (87-88)

6 Wilson Evans

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<b>Heritage Place Name</b>	House
<b>Address</b>	<b>14 Pasco Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO247</b>
<b>Heritage Precinct(s)</b>	Pasco Street Heritage Precinct Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian cottage

## Significant Dates

1870

## Designer

Unknown

## Builder

Unknown



## Statement of Significance

### What is Significant?

The house, constructed in 1870 at 14 Pasco Street, Williamstown.

### How is it Significant?

The house at 14 Pasco Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant as an early house that was associated with people involved in maritime professions at the time when Williamstown was the main port of Melbourne. (AHC criteria A4 and G1)

Aesthetically, it is significant as a prominent and original example of a once common early residential form, which is notable for its rare and fine verandah detailing. It contributes to the historic character of Pasco Street. (AHC criteria B2, E1 and F1)

## History

Michael Colville, a harbour boatman, owned and occupied this then, 5 room wooden house when it was built in 1870 (1). Soon after, Colville was leasing it to Andrew English, a boiler maker, only to resume residence himself, first as a 'pensioner' and then as a gentlemen (2). His death passed the house to Andrew Colville, an accountant, who first occupied and then leased the house: Frank Rider, a photographer (son of Andrew Rider) leased it during the late 1890s (3).

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## Description

This is a double-fronted timber house with a hipped roof, clad with iron, and an elegant, concave roof timber verandah. Architraved fenestration is typically symmetrical. A sympathetic square-top picket fence identified in the 1987 *City of Williamstown Conservation Study* has been replaced by an inappropriate metal fence.

## External Integrity

*Integrity* - Moderate. *Condition* - Fair.

## Context

A corner building, sited near to other similar nineteenth century hipped roof houses at 16 and 22 Pasco Street and a contributory place within the Pasco Street and Government Survey heritage precincts.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

Michael & Andrew Colville

## Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to reinstate a more sympathetic fence.

## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Williamstown Rate Books 1870-71 (1106)

2 Williamstown Rate Books 1874 (1171), 1880 (915), 1886-87 (981)

3 Williamstown Rate Books 1890-91 (1029), 1896 (1000); Wilson Evans



<b>Heritage Place Name</b>	Manchester Unity Independent Order of Oddfellows Hall (Former)
<b>Address</b>	<b>26 Pasco Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO248</b>
<b>Heritage Precinct(s)</b>	Pasco Street Heritage Precinct Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian hall

## Significant Dates

1863

## Designer

Lawrence Worthington

## Builder

Goss & Pitt



## Statement of Significance

### What is Significant?

The former Manchester Unity Independent Order of Oddfellows Hall, designed by Lawrence Worthington and constructed by Goss & Pitt in 1863 with later additions, at 26 Pasco Street, Williamstown.

### How is it Significant?

The former Manchester Unity IOOF Hall at 26 Pasco Street, Williamstown is of local historic, social and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant for its strong associations with the early development of the Independent Order of Oddfellows as perhaps the first hall constructed for this association outside of the City of Melbourne. It also demonstrates the civic development of the Government Survey precinct, which was associated with the prosperity of the port at that time. (AHC criteria A4 and D2)

Socially, it is significant as an early public building that played an important role in the early development of the Williamstown community as a meeting place and venue for church services over a long period: (AHC criterion G1)

Aesthetically, it is significant as an early and original civic hall in a competently designed naive Renaissance revival style, which makes an important contribution to the historic character of Pasco Street and the Government Survey precinct. (AHC criteria E1)

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## History

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The trustees of the hall included a record of the event when the foundation stone was laid for this, then, two-room stone hall on the ninth day of September, 1863; the 27<sup>th</sup> year of the reign of Her Most Gracious Majesty, Queen Victoria. Erected at a cost of £652/10/-, the designer was Lawrence Worthington (listed as a Williamstown plumber in 1868 and later Superintendent of the Williamstown fire brigade), and the builders Messrs. Goss and Pitt. (1)

Some of the officers and trustees at the time of the construction of the Hall were Henry Douch (q.v.), John Fowler (q.v.) and a blacksmith, John Gilbert, secretary from 1870-1880. Gilbert was the 'foreman' of Williamstown's first fire brigade (1854) and a councillor (2). Later trustees were Frederick Woods and Roger Barnes who Wilson Evans in *Port of Many Prows* writes was a well known Inspector of Nuisances (3). The Baptists worshipped there for the period prior to the erection of their own church in 1884 (4).

It has been claimed to be the first Oddfellows hall erected outside of Melbourne town.

## Description

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A parapeted stuccoed hall with segmental and gabled pediments to the two aedicule windows, placed either side of a similarly aedicule form doorway which has a four panel door. Above the cornice mould, itself supported on Tuscan pilasters, a severe, stepped parapet which is gently gabled at its highest point, holds the hall's name. An early colour scheme survives on the stucco. The hall resembles other early civic and commercial designs, including the *Williamstown Chronicle* building (q.v.), Parker Street, the Williamstown Grammar School (q.v.) and the former Savings Bank, Castlemaine.

The timber picket fence, though sympathetic, is not original. The original picket fence with its capped posts may be seen in *Williamstown Illustrated* 1904. The early colour scheme, which survived until the 1990s has been lost under the present scheme, and there have been some glazing changes.

### External Integrity and condition

*Integrity* - Moderate. *Condition* - Fair.

### Context

Next to the similarly stuccoed and parapeted Crown Hotel and adjacent to 14, 16 and 22 Pasco Street, which share period detail.

## Thematic Context

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*Principal Australian Historical Theme(s)*

Developing cultural institutions and ways of life, Forming associations

*Associations*

Manchester Unity IOOF

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to conserve existing joinery.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 National Trust Of Australia (Victoria) File 1684; Wise *Victoria Post Office Directory* 1868; Williamstown Rate Books 1864 (619); Elsum, W.H. (1934) *The History of Williamstown* p.116

2 *ibid.*; Williamstown Rate Books 1870-71 (1101), 1880 (910); Elsum, W.H. (1934) *The History of Williamstown* pp.74 & 116

3 Evans, Wilson P (1969). *Port of Many Prows*, p161; Williamstown Rate Books 1896 (994)

4 Elsum, W.H. (1934) *The History of Williamstown* p.96

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<b>Heritage Place Name</b>	Tudor House
<b>Address</b>	52-54 Pasco Street, Williamstown
<b>Heritage Overlay No.</b>	HO249
<b>Heritage Precinct(s)</b>	Pasco Street Heritage Precinct Government Survey Heritage Precinct

## Significance

Local & State  
(VHR H1857)

## Style & Type

Victorian Medieval Revival  
villa

## Significant Dates

1884

## Designer

Wilson & Beswicke

## Builder

Howe & Thwaites



## Statement of Significance

### What is Significant?

The Tudor House, designed by Wilson & Beswicke and constructed by Howe & Thwaites in 1884, at 52-54 Pasco Street, Williamstown.

### How is it Significant?

The Tudor House at 52-54 Pasco Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it was built and occupied by a locally important and regionally notable personality and illustrates the prosperity of Williamstown during the nineteenth century associated with the development of the port. (AHC criteria A4, D2 and H1)

Aesthetically, it is significant as an original and successfully designed example of an unusual parapeted Medieval revival house, which complements the nineteenth century residential streetscape and is a notable design by the prominent Medieval revivalist architect, John Beswicke. (AHC criteria B2, E1 and F1)

*Note: Included on the Victorian Heritage Register as VHR H1857.*

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## History

This house was designed by architects Ralph Wilson and John Beswicke and built in 1884, by John Howe and William Thwaites for William Henry Roberts, a solicitor. The price was given as a trifle under £1,500 (1). In 1893 William Roberts was badly affected by the financial crash, such that the Commercial Bank reclaimed the property and by 1896 it was leased by the bank to James Duncan, a surgeon. Later occupiers were Captain T. Tilley and David Spurling. (2).

William Henry Roberts was born and educated in Williamstown and became a member of a legal firm in Chancery Lane, Melbourne. In 1874, 1875 and 1876 he was a local councillor and on 9 September 1886, he was elected a representative of North Yarra province in the Legislative Council, which was a position he held for six years (3). During his term in Parliament he was involved in some rather dubious property transactions which the author, Michael Cannon, refers to as "...legalized trickery" in his book *The Land Boomers* (4).

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## Description

A two-storeyed, parapeted and stuccoed house with a symmetrically composed southern facade and an asymmetrical one and two-storey eastern face. Using labelmoulded, flat-head and pointed arch windows, set in bays, and a castellated parapet, the adaptation from the 'Tudor' or Medieval revival style is readily apparent.

The main entrance is centred on the south and repeated at the upper level, as a balcony with North Melbourne founder, Angus Maclean's 1875 cast-iron pattern as a balustrade. A secondary, probable business entrance, is placed on the east in a single storey wing and is accessible through a Gothic-arched porch with a raised parapet entablature centred over the string mould.

To the south the two storey wing begins with a two-level window bay, with paired lights at each level. Beyond this, a large expanse of wall is only broken by the label, cornice and string moulds and a single window at ground level. Tiled pathways lead to both entrances.

A later castellated fence surrounds the house on two sides whilst clipped shrubberies give it a sympathetic setting (5).

Generally original except for the fence (replacing a presumed timber picket); visible parts of the roof have been tiled.

### External Integrity

*Integrity* - High. *Condition* - Good.

### Context

A major corner building (two storey in a single storey residential domain) which relates in period detail and siting to the adjacent 19th century residences; also matches in scale with the former Wesleyan Church opposite.

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## Comparative Analysis

Comparable buildings stylistically would include The Towers, Lilydale; Gatehouse at Manyung, Mt Eliza (1888); and Banyule, Heidelberg (1846). In Williamstown, the Craigantina Buildings at 125-29 Nelson Place (1886) and the former Johnson surgery and residence in Ferguson Street also take on a castellated Tudor revival manner.

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## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

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Wilson & Beswicke, William Henry Roberts

## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	Yes – VHR H1857
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the Burra Character. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 *Williamstown Chronicle* 17 August 1884; Williamstown Rate Books 1884-85 (938); Sands and Kenny (later McDougall) *Melbourne Directory* 1910 & 1928

2 Williamstown Rate Books 1892-93 (1007), 1896 (984)

3 Sutherland, A (Ed.) (1978) *Victoria and its Metropolis* p.500; 100 Years of Representative Government in Victoria, 1856-1956.

4 Cannon, *The Land Boomers* p.73.

5 Melbourne Metropolitan Board of Works Detail Plan 34 (1905)

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<b>Heritage Place Name</b>	'Ashton Villa'
<b>Address</b>	<b>64 Pasco Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO250</b>
<b>Heritage Precinct(s)</b>	Pasco Street Heritage Precinct Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian villa

## Significant Dates

1858

## Designer

Thomas Morris

## Builder

Isaac Clark



## Statement of Significance

### What is Significant?

Ashton Villa, designed by Thomas Morris and constructed by Isaac Clark in 1858, at 64 Pasco Street, Williamstown.

### How is it Significant?

Ashton Villa at 64 Pasco Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant for its strong associations with Williamstown's early and important role as Melbourne's first harbour by the house's long occupation and ownership by the grantee, George Ashton, who was one of the first group of government appointees under the new Victorian government for maritime service. It is also significant as one of a small number of pre-1860 dwellings in Williamstown and the State of Victoria. (AHC criteria A4, B2 and H1)

Aesthetically, it is significant as a near original example of an early and simply styled Victorian villa, which is notable for its basalt construction and original features such as the twelve pane windows and original chimneys. Situated on a prominent corner site, it makes a significant contribution to the historic character of the Government Survey precinct. (AHC criteria B2, E1 and F1)

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## History

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Grantee, George Ashton, had built a three room stone house and kitchen here in 1858, reputedly by Isaac Clark to the design of master mason and general contractor, Thomas Morris (1). Ashton was Junior Assistant Immigration Officer at Williamstown by 1855, having been appointed to the civil service in 1854: he was with Her Majesty's Customs by the 1860s, remaining so for many years (2). Ashton was among petitioners for the first Williamstown Council in 1856. By 1890, his widow Marion was the occupier (3). The house increased in size to four rooms by 1860, to five by c1865, and six by c1876 (4).

## Description

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A double fronted, slated hip roof basalt masonry house with deep, three-light, 12 pane windows on either side of a top and side lit door. There are three original or early chimneys. While generally original, the following changes have been made:

- The replacement (or modification) of the former spade-head picket fence with a 'sympathetic' one.
- The addition of a related verandah. A verandah was shown on the MMBW Detail Plan of 1905, this was later removed, and may have been itself an addition. (Refer photograph 'Historic Buildings of Victoria' building 126; MMBW Detail Plan 34).

Unsympathetic additions have been made at the rear, which are visible from Lyons Street.

(Note a planning permit has been granted by VCAT allowing removal of one of the stone chimneys and the addition of a major two storey addition wholly visible from Lyons Street.)

## External Integrity

*Integrity – High. Condition - Good.*

## Context

On a corner site (see integrity) and relates to 62 and 56 Pasco Street in form, detail and siting.

## Thematic Context

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*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

George Ashton

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## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	Recommended

### *Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the Burra Character. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

It would also be desirable to repaint trim as original or typical; screen rear addition; re-fence as original.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Williamstown Rate Books 1858 (601), Williamstown Plan Surveyed by Public Lands Officer, G.A. Windsor by 5.7.1858; Blunden, pp. 14-15; *Wise, Victoria Post Office Directory* 1868

2 Statistics and Civil Establishment of the Colony of Victoria for the year 1856; D1865; D1885

3 Williamstown Rate Books 1890 (1010); Evans, Wilson P (1969) *Port of Many Prows* p.150

4 Williamstown Rate Books 1860 (673), 1865 (1058), 1876 (1242); Elsum, WH (1934) *The History of Williamstown* pp.60 & 63

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<b>Heritage Place Name</b>	'St Ayles'
<b>Address</b>	72 Pasco Street, Williamstown
<b>Heritage Overlay No.</b>	HO251
<b>Heritage Precinct(s)</b>	Pasco Street Heritage Precinct Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Victorian Italianate villa

## Significant Dates

1891

## Designer

Unknown

## Builder

Unknown



## Statement of Significance

### What is Significant?

'St Ayles', constructed in 1891, at 72 Pasco Street, Williamstown.

### How is it Significant?

'St Ayles' at 72 Pasco Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, it is significant for its long association with one local family with probable connection to local industry or the railways. (AHC criteria A4 and G1)

Aesthetically, it is significant as a near original and locally rare example of an Italianate villa constructed in brick with distinctive details such as the polychromatic brickwork, verandah detailing, slate roof and chimneys and is complemented by an original front fence. It makes an important contribution to the historic character of Pasco Street. (AHC criteria B2, E1 and F1)

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## History

An engineer, John G Hansen, had this initially five-room brick house built in 1891 and continued to reside there at least into the late 1920s (1). MMBW Detail Plan 29 of 1892 shows the new house much as it is with timber out-buildings and an asphalt pathway to its door.

## Description

Of the Italianate manner and set on an asymmetrical plan, St Ayles has an ornate iron verandah with duplex posts and deep friezes. There is an original or early cast iron front fence, one of the few known surviving examples in Williamstown. The projecting room bay is reflected in the multi-hipped roof shape and the coloured brickwork surrounding its openings is distinctive.

## External Integrity

*Integrity* - High. *Condition* - Good.

## Context

Complemented by the similar Italianate influenced villa at no. 74 and the similarly sited and ornamented (but later) no. 70 on what is a narrow block frontage between Melbourne Road and Verdon Street.

## Thematic Context

*Principal Australian Historical Theme(s)*

Making Suburbs

*Associations*

John Hansen

## Recommendations

*Statutory protection*

Hobsons Bay Planning Scheme: Yes, with fence controls

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

1 Williamstown Rate Books 1891-92 (1003); Sands and Kenny (later McDougall) *Melbourne Directory* 1910 & 1928



<b>Heritage Place Name</b>	<b>Jelly Palm, Stone Pine and Oak Trees</b>
<b>Address</b>	<b>74 Pasco Street, Williamstown</b>
<b>Heritage Overlay No.</b>	<b>HO252</b>
<b>Heritage Precinct(s)</b>	Pasco Street Heritage Precinct Government Survey Heritage Precinct

## Significance

Local

## Style & Type

Significant Trees

## Significant Dates

c.1900-30

## Designer

Not applicable

## Builder

Not applicable



## Statement of Significance

### What is Significant?

The trees, comprising a Jelly Palm (*Washington Robusta*), Stone Pine (*Pinus Pinea*) and Oak (*Quercus Robur*), established c.1900-1930 at 74 Pasco Street, Williamstown.

### How is it Significant?

The trees at 74 Pasco Street, Williamstown are of local historic, aesthetic and scientific (horticultural) significance to the City of Hobsons Bay.

### Why is it Significant?

Historically, they are significant for their ability to illustrate garden fashions in Williamstown during the Victorian and Edwardian eras. (AHC criteria A4 and G1)

Aesthetically, the oak and palm are significant as locally rare examples mature specimens of these species, within a suburban garden context. They enhance the setting of the house and make an important contribution to the historic landscape character of Pasco Street. (AHC criteria B2 and E1)

Scientifically, the Jelly Palm and the Stone Pine are horticulturally significant as rare mature examples of these species in a domestic setting (AHC criterion B2)

## History

The size of the Palm and Oak suggest that they were planted at around the time of construction of the house. The lilly pillys are later plantings, possibly dating from the interwar period.

The Stone pine is a notable and rare example of this tree in a private suburban garden setting.

## Description

This jelly palm, stone pine, and oak are situated in the garden of a large Victorian-era weatherboard house on a corner site. Botanica (1997) provides the following descriptions:

*Butia capitata* (Butia, Wine or Jelly Palm)

*This palm can be variable in shape, reaching a height of up to 20 ft (6 m). It has a rough gray trunk and long, gray-green fronds, which are arching and recurved. The fragrant yellow or purplish flowers are borne in very large panicles on a strong stalk, emerging among the frond bases, and may be followed by a large weight of juicy yellow or orange fruit up to 1 in (25 mm) in diameter; their sweet, edible pulp is used for jellies or fermented to make wine. A vigorous and easily grown palm, it is useful for landscaping.*

*Pinus pinea* (Stone Pine)

*From southern Europe and Turkey, this species can reach 80 ft (24 m) in the wild and has a flattened crown atop a straight, though often leaning trunk with furrowed, reddish gray bark. The rigid, paired needles are 4-8 in (10-20 cm) long and bright green. The globe-shaped cones are shiny and brown; the edible seeds are known as pine nuts. Once established this pine copes with most conditions, including dryness and heat.*

*Quercus* sp. (oak)

*Most oaks are from temperate regions but a surprisingly large number of the 600 or so evergreen, semi-evergreen and deciduous species come from tropical and subtropical regions of Mexico, Southeast Asia and even New Guinea. Oaks range from shrubs 3 ft (1 m) high to trees of 120 ft (36 m), and are mostly very long lived; some species have been used for centuries for their hardwood timber. Their leaves, mostly lobed and leathery but in some species thin and lustrous, provide a dense canopy for a multitude of animals, birds and insects and make wonderful compost for acid-loving plants. The leaves of some deciduous oaks develop magnificent hues during the cooler months before they drop. Oaks can be divided into 'white oaks' and 'red oaks', the former with rounded leaves and edible acorns that mature in one year, while the latter have pointed leaves and acorns that mature in 2 years and are too bitter to eat. The female flowers are small, insignificant and greenish, while the male flowers appear as yellow catkins in spring.*

## Condition

Good.

## Context

The trees enhance the setting of the Victorian era house on the same site and are a contributory part of the surrounding landscape and streetscape, with its Victorian and Edwardian-era emphasis.

## Comparative Analysis

The Jelly Palm is a very rare example in a private garden and no other examples have been identified within the municipality at this time. The Stone Pine is also rare within a private garden and compares with the only other known examples on the Fearon Reserve and Williamstown Botanic Gardens. While the Oak is more common it is a rare mature example within the municipality and compares with the example at 197 Osborne Street, Williamstown.



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## Thematic Context

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*Principal Australian Historical Theme(s)*

Creating private landscapes

*Associations*

Unknown

## Recommendations

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*Statutory protection*

Hobsons Bay Planning Scheme: Yes with tree controls added

Heritage Victoria Register: No

Register of the National Estate: No

National Trust Register: Recommended

*Management objectives*

Conserve elements that contribute to the significance of the place and ensure that new development is sympathetic to the historic character of the place in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*.

Ensure that new development does not result in adverse impacts upon the existing or potential future form, condition or health of the trees.

Refer to the relevant Heritage local policy at Clause 22.01 of the Hobsons Bay Planning Scheme.

## References

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Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003

Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*

Botanica on CD ROM (1997) Beaver Multimedia Pty Ltd (Random House Australia)

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