

Heritage Place Name	House
Address	8 Stevedore Street, Williamstown
Heritage Overlay No.	HO275
Heritage Precinct(s)	Private Survey Heritage Precinct
Significance	
Local	
Style & Type	
Victorian Italianate villa	
Significant Dates	
1907	
Designer	
Unknown	
Builder	Unknown
Statement of Significance	
What is Significant?	
The house, constructed in 1907, at 8 Stevedore Street, Williamstown.	
How is it Significant?	
The house at 8 Stevedore Street, Williamstown is of local aesthetic significance to the City of Hobsons Bay.	
Why is it Significant?	
Aesthetically, it is significant as a locally rare and relatively late example of an asymmetrical Italianate villa constructed in brick. (AHC criteria B2 and E1)	
History	
The house at 8 Stevedore Street, Williamstown was constructed in 1907.	

Description

The house at 8 Stevedore Street, Williamstown is a single-storey, detached, tuck pointed red face-brick asymmetrical late nineteenth century or early twentieth century Italianate villa, with a hipped slate roof, set back diagonally from its street boundary by a garden. Other significant original elements include:

- The distinctive asymmetrical Italianate form
- Canted bay window
- Paired double-hung sash windows
- Rendered chimneys with moulded caps

Non original but sympathetic elements include:

- The timber post verandah with cast iron valance and convex-profile corrugated galvanised steel roof is not original.
- The timber picket fence and lych-gate.

External Integrity and condition

Integrity - Moderate. *Condition* - Good.

Context

One of a number of Victorian era dwellings, which are now interspersed amongst later development along Stevedore Street.

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

Williamstown Rate Books 1900-1910

MMBW c.1905 Detail Plan No.

Heritage Place Name	'Alroy'
Address	13 Stevedore Street, Williamstown
Heritage Overlay No.	HO276
Heritage Precinct(s)	Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian basalt cottage

Significant Dates

1863

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

'Alroy', constructed in 1863, at 13 Stevedore Street, Williamstown.

How is it Significant?

'Alroy' at 13 Stevedore Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it was associated with Williamstown's important port role of the early Victorian period by its first owner-occupier, Conradi, also home of a Williamstown councillor from this important period. (AHC criteria A4, D2 and H1)

Aesthetically, it typifies the simple form and materials adopted in Williamstown during the early Victorian period and in numbers greater than most other localities; although alterations obscure this expression. (AHC criteria E1 and F1)

History

Edward W. Conradi, appropriately described as a 'stevedore' was the first owner and occupier of 13 Stevedore Street, then a four-room stone house on lot 7. Conradi was also a Williamstown Councillor in those years (1864-5) (1). Mrs. Mary Conradi followed Edward as owner, selling to Mrs. Rider in the early 1870s. From that point the house was leased: Frederick Reed, a coal dealer, John Dingle and William Dick, an ironmonger, being among the lessees (2). Mrs. Rider was probably related to Andrew Rider, the celebrated photographer (see 22 Electra Street).

Description

Quarry faced randomly set basalt blocks provide walls and chimney for this doublefronted hipped roof house. The timber verandah, with cast-iron frieze and brackets, appears to be in part wholly from late last century.

Changes to the original fabric include:

- The roof has been reclad in related corrugated iron (this in turn replaced an earlier unsympathetic tile roof)
- A new, but unrelated, iron fence
- A new verandah of hybrid style with hipped Victorian era concave profile and turned Edwardian era post.
- The front door was replaced, probably early this century.

External Integrity and condition

Integrity - Moderate. *Condition* - Good.

Context

One of a small number of surviving Victorian era cottages in Stevedore Street, which includes No. 11. The 1993 *City of Williamstown Conservation Study* also cited 23 and 25 Stevedore Street, but these were recently demolished.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Edward W Conradi

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 & Associates (2002) *City of Williamstown Conservation Study Review Part 1*
- 1 Williamstown Rate Books 1862-63 (918), 1863-64 (933)
- 2 Williamstown Rate Books 1873-74 (1907) 1881, 2471), 1888 (3000), 1892-93 (3190)

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Heritage Place Name	Shops (Former) and Residences
Address	46-48 Stevedore Street, Williamstown
Heritage Overlay No.	HO277
Heritage Precinct(s)	Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian commercial

Significant Dates

1864

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The former shops and residences, constructed in 1864, at 46-48 Stevedore Street, Williamstown.

How is it Significant?

The former shops and residences at 46-48 Stevedore Street, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, they are significant as the oldest surviving commercial premises in Williamstown and evoke an early and today uncommon form of building use-type, as well as illustrating the early commercial centre serving the Private Survey area that developed in Stevedore Street during the mid nineteenth century. (AHC criteria A4 and D2)

Aesthetically, they are significant as rare examples of simple, generally original early shop-residence forms, which are distinguished by the absence of show windows. They are part of a related group of early commercial buildings that includes the Napier Hotel (former) directly opposite. (AHC criteria B2, E1 and F1)

History

Two of most significant names associated with 50 Stevedore Street (q.v.), the former Napier Hotel, were also involved with these two initially three-room stone shops and residences built in 1864 (1). Although the first owner of these shops was a butcher James Williams, one of his tenants, James Moxham, another butcher, was at the same time the owner of the nearby hotel. In 1868 James Williams sold the shops to Frederick Williams and became a tenant in 48 Stevedore Street until 1880. By this time, the shops had been acquired by the boot maker, Thomas Linton (q.v.) who had also

taken over the Napier Hotel from James Moxham (2).

For the last twenty years of the century, some of Thomas Linton's other tenants were James Donaldson, a boot maker; James Auld, a water policeman; George Edwards, a boot maker and in 1896, both shops were occupied by a Chinese laundry run by Lee Yick (3). The shops were increased in size, in c1875, and again in c1890-1: brick construction was used and it is likely the cemented facades were added c1875.

Description

One storey, parapeted stuccoed stone and brick former corner shops with hipped, slated roofs and symmetrical fenestration. No evidence of show windows exists, evoking the early shop-residence from where goods were displayed on the footpath. The buildings are constructed on the two street frontages.

The doors have been altered but otherwise the buildings are generally externally original.

External Integrity and condition

Integrity - High. *Condition* - Fair.

Context

Occupying a prominent and traditional corner site at the frontage, opposite the former hotel, which historically emphasises the commercial role of this side of Stevedore Street which is repeated at the former Alfred Hotel at 92 Stevedore Street. This contrasts with the residential development in other parts of the street.

Thematic Context

Principal Australian Historical Theme(s)

Developing local, regional and national economies, Marketing & Retailing

Associations

James Williams, Frederick Williams, Thomas Linton

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 remove paint from the render by an approved method and/or repaint in a more appropriate colour 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 1864 (1348), 1865-66 (1781)

2 Williamstown Rate Books 1868 (1879), 1870-71 (1880-81); 1874 (2005), 1880, (2485-86)

3 Williamstown Rate Books 1883-84 (2612), 1890-91 (3327), 1896 (3143-34)

Heritage Place Name	Napier Hotel (Former)
Address	52 Stevedore Street, Williamstown
Heritage Overlay No.	HO278
Heritage Precinct(s)	Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian hotel

Significant Dates

1858

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The Napier Hotel (Former), constructed in 1858, at 52 Stevedore Street, Williamstown.

How is it Significant?

The Napier Hotel (Former) at 52 Stevedore Street, Williamstown is of local historic, aesthetic and social significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant for its associations with the earliest development of Williamstown as one of the oldest hotels and illustrates the first phase of commercial development that occurred in the Private Survey area to the north of Ferguson Street. It also has strong associations with James Moxham. (AHC criteria A4 and G1)

Aesthetically, it is significant as a near original early former hotel building in an advanced form for its construction date, which includes the early use of a parapet that only became common in later years. It is a prominent early landmark within Stevedore Street and forms part of an important group with the early shops on the opposite corner. (AHC criteria B2, E1 and F1)

Socially, it is significant for its strong associations with the local community as a social centre and meeting place over a long period and demonstrates the importance of hotels in the early development of port communities like Williamstown. (AHC criterion G1)

History

Thematic history

Barnard (1999) notes that:

Hotels in the nineteenth century were essential for providing accommodation and sustenance for travelers, as well as meeting places for locals.

In a thriving port, visited by any number of sailors and travelers, it is little wonder that hotels proliferated in the 1850s and 1860s and there were also plenty of working men attached to the railways, port and dockyards who needed to slake their thirst at the end of the day.

..it is little wonder that a guide to Williamstown published in 1904 boasted that “probably in few towns in the States [of Australia] is there better or cheaper accommodation for visitors than in Williamstown.”

Specific history

By 1858, the Napier, a sixteen room stone hotel, was owned and run by Thomas Dudley; Dudley transferred his business to Dr Wilkins' Clarendon Hotel in that year. A year later it was acquired by James Moxham who had a butchering firm next door. At times he is listed as the publican while at other times his nominees were Edward Moxham, John Jones and George Morgan.

James Moxham was listed as a commission agent by 1875. He was reputedly at Williamstown by 1848 and he was on the first Williamstown council and had a short term as mayor (2).

In 1870 Thomas Linton acquired the hotel and leased it to a series of publicans for the next thirty years. (Refer also to the citations for 22 James Street, and 46 & 48 Stevedore Street). They included James Doyle, Ellen Gardner, Patrick Brennan, William Hayes, David Donaghy and Richard Thwaites (1).

Windsor's 1858 plan shows only a section to the west (now demolished?) which is shown on the MMBW Plans of 1892: as the rate description does not change until Cox's plan of 1864 shows the corner building, it may be assumed that the corner was built in 1858. The hotel's valuation increased more than was typical during 1887-90 (by 66%) and the room number decreased to twelve (3). An early photograph (c1860-68) shows the Napier Hotel (with its corner entrance) as is, but with the earlier section to the east (see also 92 Stevedore Street) (4).

Description

The Napier is a two-storey, parapeted stuccoed stone and brick former hotel, built to the building line with a splayed corner. Symmetrical six-pane sash fenestration exists on both elevations.

The corner entrance and top-light have been closed in and the Haslam Street door altered; the old section has been replaced by an unsympathetic addition.

External Integrity

Integrity - Moderate. Condition - Fair.

Context

A prominent corner building, which relates to Nos. 46-48 opposite (q.v.) and the former Alfred Hotel at 92 Stevedore Street.

Comparative Analysis

The Napier compares with the following nineteenth century hotels that are also cited by this Study:

- Telegraph Hotel (Former), 17 Ann Street – 1862
- Stags Head Hotel, 39 Cecil Street – 1887
- Prince of Wales Hotel (Former), 1 Nelson Place – 1857
- Orient Hotel (Former), 55 Nelson Place – c.1870
- Steam Packet Hotel, 11-13 Cole Street - 1863
- Alfred Hotel (Former), 92 Stevedore Street – 1859-60

Thematic Context

Principal Australian Historical Theme(s)

Developing local, regional and national economies, Lodging people

Associations

Thomas Dudley, James Moxham, Thomas Linton

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 doors (as per photograph, Williamstown Historical Society); and repaint as original or typical.

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 1858 (857), 1859-60 (882), 1862-63 (1228), 1870-71 (1884), 1879 (2003), 1883-84 (2610), 1886-87 (3460) 1896 (3145)

2 Sands and Kenny (later McDougall) *Melbourne Directory* 1875; Evans, Wilson P. (1969) *Port of Many Prows* pp.69, 150 & 180

3 Williamstown Rate Books 1890-91 (3325)

4 Williamstown Historical Society

Heritage Place Name	Congregational Church (Former) Williamstown Uniting Church
Address	57 Stevedore Street, Williamstown
Heritage Overlay No.	HO279
Heritage Precinct(s)	Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian Decorated Gothic Church

Significant Dates

1870

Designer

Joseph Schneider

Builder

Goss & Dollman



Statement of Significance

What is Significant?

The former Congregational Church, designed by Joseph Schneider and constructed by Goss & Dollman in 1870, at 57 Stevedore Street, Williamstown.

How is it Significant?

The former Congregational Church, Williamstown 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 one of the earlier Congregationalist parishes in Victoria and one of the small number to achieve a church of any size outside the Melbourne Independent Church (given their refusal to accept government aid) and hence symbolic of a faith which has now almost disappeared and was always a physical rarity in Victoria. (AHC criteria A4, B2 and G1)

Aesthetically, it is significant as intact example of an early church from a comparatively small group of asymmetrical spired Gothic Revival churches in Victoria. (AHC criteria E1 and F1)

History

Captain Dalgarno's home was the venue for the first Williamstown Congregational meeting in 1856 where resolutions were made to establish a church in the area. One years' activity yielded the purchase of Thomas Dudley's iron store in Stevedore Street, adjoining the present site to the east and opposite his old Napier Hotel. This church was exchanged for the present one at a ceremony in March 1870 (1).

Local builders, Goss and Dolman, erected the church to architect, Joseph Schneider's design; it was to seat 400 and cost £1900. Dolman and Goss's contract (£1498) was to be completed by February 1870. The minister serving this church included its first pastor, A.R. Philips (who laid the foundation stone), W.C. Robinson, H. Jackson and Jacob John Halley, all in the 1870s (2).

In 1905, the church is shown flanked by a school house and a nine room timber manse (there from the 1880s) at the rear near Cox's Gardens. A picket fence, inset at the main gates, secured the manse from the school and church grounds. All of this has since been demolished (3).

The arrival of the Rev William Waterfield in Melbourne during 1838 was the beginning of the church in Victoria which continued as a minority religion in Australia (4).

Description

Described as 'Decorated Gothic' at its opening, the former Congregational Church is built from basalt rubble and trimmed with Portland cement dressings. Distinguished by its asymmetrically placed bell tower and 83 feet high spire, the main elevation with its three-gable composition, resembles other earlier Congregational and Wesleyan designs, albeit mainly in coloured brickwork. Notable detail includes:

- The nave oculus vent (part of a comprehensive ventilation scheme), traceried main window and a cement crocket pinnacle.
- Internally the ceiling was plastered, the trusses exposed and ornamental and the fittings varnished and stained, but modest. Leaded quarries surrounded by coloured borders comprised the equally modest windows.

The cement work is in general disrepair; the tower windows have been sheeted over and the fence replaced.

The Church was originally part of a complex that included a manse, Sunday School and Hall, which were situated at the rear. These buildings were demolished in the 1970s and replaced by the existing public car park, which has greatly diminished the historic setting of the church.

External Integrity

Integrity - Good. Condition - Fair.

Context

Isolated by an adjacent car park from the generally early Victorian period housing and commercial structures nearby.

Comparative Analysis

This church compares with William Spencer's Castlemaine Congregational church, 1862 and the Presbyterian Union Memorial church, North Melbourne, 1878.

Others, mainly in stone include St Mary's, Dunolly, 1871; St Patrick's, Port Fairy, 1857; St George's, Geelong, c1865; St Ignatius, Richmond; Toorak Presbyterian Church, 1876, Wesley Church, Melbourne, 1858; St Mary's, Williamstown; and St Augustine's, c.1858.

The more numerous Decorated Gothic Revival churches do not possess spires or the asymmetrical composition.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs, Forming associations,

Associations

Congregational Church, Joseph Schneider

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 cement work and tower windows and repaint trim as typical or original (see *Williamstown Illustrated* 1904)
- Recreate the front fence (see *Williamstown Illustrated* 1904)
- Develop a landscape scheme to enhance the church and its grounds and reduce the visual impact of the surrounding car park.

References

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

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

1 Elsum, W.H. (1934) *The History of Williamstown* pp. 93-94

2 *ibid.*; *Williamstown Chronicle* 9 October 1869

3 Melbourne Metropolitan Board of Works Detail Plan 53 (1905); Williamstown Rate Books 1886, 1892-93, 1896 (3105)

4 Australian Encyclopaedia Vol. 2 p.85

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Heritage Place Name	Salvation Army Temple
Address	83 Stevedore Street, Williamstown
Heritage Overlay No.	HO280
Heritage Precinct(s)	Private Survey Heritage Precinct

Significance

Local

Style & Type

Edwardian hall

Significant Dates

c.1914

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The Salvation Army Temple, constructed in 1914, at 83 Stevedore Street, Williamstown.

How is it Significant?

The Salvation Army Temple at 83 Stevedore Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it was the first hall constructed for the Salvation Army and illustrates the importance of this group to the early development of Williamstown. (AHC criteria A4 and D2)

Aesthetically, it is a simple gabled Federation Hall, which expresses its use through the detailing. (AHC criterion E1)

History

Salvation Army meetings were first held at the Alexandria Hall and Academy of Music. Local Corps were constituted on 10 November 1883, but not without opposition and, like the Primitive Methodists they were called 'Ranters'. First barracks purchased was the Foresters Hall, which was earlier used as an Athenaeum. The Stevedore Street Hall was erected in 1914.¹

A branch of the Corps at Newport Junction met at the Jubilee Hall until it was sold to the Presbyterian Church in 1909. The Newport Salvation Army Hall officially opened in 1918.

Description

The Salvation Army Temple is a Federation gabled hall constructed of pressed red bricks.

External Integrity and condition

Integrity – High. Condition - Good.

Context

An isolated building in a non-contributory setting.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Salvation Army

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 (1982) *A Guide to Historic Williamstown*

Williamstown Rate Books 1900-1920

¹ Evans *A Guide to Historic Williamstown* p.27

Heritage Place Name	Alfred Hotel (Former)
Address	92 Stevedore Street, Williamstown
Heritage Overlay No.	HO281
Heritage Precinct(s)	Macquarie Street Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian basalt hotel

Significant Dates

1859-60

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The Alfred Hotel (former), constructed in 1859-60, at 92 Stevedore Street, Williamstown.

How is it Significant?

The Alfred Hotel (former) at 92 Stevedore Street, Williamstown is of local historic, aesthetic and social significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant as one of only three surviving pre-1860 hotels in Williamstown and demonstrates the very early development of the town associated with the port. (AHC criteria A4, B2 and D2)

Aesthetically, it is significant as an early and near original corner hotel of two parts each expressing traditional hotel forms and built from a material uncommon in Melbourne; the western wing has valuable early timber details (verandah) and the whole is a prominent landmark that contributes to the historic character of Macquarie and Stevedore Streets. (AHC criteria E1 and F1)

Socially, it is significant for its strong associations with the local community as a social centre and meeting place over a long period and demonstrates the importance of hotels in the early development of port communities like Williamstown. (AHC criterion G1)

History

Thematic history

Barnard (1999) notes that:

Hotels in the nineteenth century were essential for providing accommodation and sustenance for travelers, as well as meeting places for locals.

In a thriving port, visited by any number of sailors and travelers, it is little wonder that hotels proliferated in the 1850s and 1860s and there were also plenty of working men attached to the railways, port and dockyards who needed to slake their thirst at the end of the day.

..it is little wonder that a guide to Williamstown published in 1904 boasted that "probably in few towns in the States [of Australia] is there better or cheaper accommodation for visitors than in Williamstown."

Specific history

The rate books show that this former hotel building was constructed in 1859-60 as two stone residences each of six rooms, for James McDonagh. By the following year it was listed as a twelve room hotel called Mac's no doubt owing to its owner's surname (1). The hotel was renamed the Alfred in 1869 (2), coinciding with James McDonagh's sale of the hotel to Catherine Miller. Her publican, Patrick Francis O'Hagan, bought the hotel in 1876, retaining ownership for the next twenty years, during which time the licensees were Edward Quigley, Mrs. Holt (A Ackerly: photo 1895) and Frederick Hooper (3).

Description

Like the original form of the Napier Hotel (q.v.), this is a two storey stone masonry and hipped roof former hotel of two parts; one at the corner, built to the frontage (bar); one to the west, set back as a residence, with a two level timber verandah consisting of duplex timber posts and cast-iron balustrading. Like the former Napier Hotel residential section the balustrade probably was of timber. Six-pane sashes comprise the fenestration which is generally symmetrically arranged. A pediment is placed over the corner entrance which is appointed with a six-panel door.

The verandah has been altered in detail including a new concrete slab floor and a masonry fence added at its base; (bar) windows have been sheeted over the south and east; the stone has been painted an unfortunate shade of blue.

External Integrity and condition

Integrity - Moderate. Condition - Fair.

Context

A prominent early commercial building in an old residential street which relates to similar early corner buildings including the Napier Hotel (Former) at No. 52 and the former shops at Nos. 46-48 Stevedore Street.

Comparative Analysis

The Alfred (Former) compares with the following nineteenth century hotels that are also cited by this Study:

- Telegraph Hotel (Former), 17 Ann Street – 1862
- Stags Head Hotel, 39 Cecil Street – 1887
- Prince of Wales Hotel (Former), 1 Nelson Place – 1857
- Orient Hotel (Former), 55 Nelson Place – c.1870
- Napier Hotel (Former), 50 Stevedore Street - 1858

- Steam Packet Hotel, 11-13 Cole Street – 1863

Thematic Context

Principal Australian Historical Theme(s)

Developing local, regional and national economies, Lodging people

Associations

James McDonagh, Catherine Miller, Patrick Francis O'Hagan

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 remove the paint from the stonework by an approved method.

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 1859-60 (1074-75), 1860-61 (1325), 1865-66 (1738)

2 Carter et al, *Hotels of Williamstown* (M.U. Arch. Dept, thesis, No. 1581)

3 Williamstown Rate Books 1871 (1884) 1874 (1965), 1876 (2093), 1880 (2437), 1891-92 (3234); Sands and Kenny (later McDougall) *Melbourne Directory* 1875

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Heritage Place Name	House
Address	86 The Avenue, Spotswood
Heritage Overlay No.	Not applicable
Heritage Precinct	Not applicable
Significance	
Local	
Style & Type	
Victorian cottage	
Significant Dates	
1898	
Designer	
Unknown	
Builder	
Unknown	
Statement of Significance	
What is Significant?	
The house, constructed in 1898, at 86 The Avenue, Spotswood.	
How is it Significant?	
The house at 86 The Avenue, Spotswood is of local historic and aesthetic significance to the City of Hobsons Bay.	
Why is it Significant?	
Historically, it is significant as the oldest house in the Newport and Spotswood area, and the only known example which illustrates the earliest period of settlement in this area prior to the speculative subdivision that occurred in the late nineteenth century. Its method of construction also demonstrates associations with the extensive stone quarrying in the area. (AHC criteria A4 and B2)	
Aesthetically, it is significant as a rare example within the Newport and Spotswood area as an early Victorian cottage, which is distinguished by its stone construction and early form, representing the extensive stone quarrying era in the locality. (AHC criteria E1 and F1)	

History

Historical context

Early farmers in the area included William Hall who established Mount Pleasant farm on 100 acres at what is now Newport sometime in the 1840s. J.S. Spotswood also purchased 119 acres to begin a dairy farm in the area that was later named after him. Michael Hannan bought 100 acres and established Prospect Farm in 1846 in the area between present day North Williamstown Station and the Esplanade Beach, Port Phillip. William Cherry bought land on both sides of Kororoit Creek from Brooklyn down to the edge of the Altona property. By 1873 he could pass on about 4000 acres to be shared between his three sons, William, Robert and James. All three farms grazed cattle, mainly for dairying.

Around the end of the 1840s John Stewart Spotswood, who farmed land at what is now called Spotswood, set up a punt service across the Yarra near the mouth of Stony Creek. The service operated at least until the 1860s.

Specific history

This site was part of the Bay View Estate, a c1886 subdivision of a 300 acre lot 65 of CA B, Section 9, Cut Paw Paw parish (Lot 2, LP 859). The grantee was Elizabeth McMullin and the grant made in 1851. (Land Victoria) The house is thought to have been a pilot's house moved from Newport or Williamstown (owner, 1999, 2001)

James Brydon had the land converted to Torrens in 1880 and eventually this land was owned by auctioneer, George Patterson. The land was transferred to William Steel, a West Melbourne clerk, in 1887. (Title V1912 F382400) Rate books record it as land only in 1897-8, however by 1898-99 it was rated as a dwelling and land occupied by Thomas Henderson, a labourer, and owned by 'James Steele' of Spotswood.

M Steele was a later rated owner but James Steele's name does not appear on the title which has William Steel as the owner. Presumably James Steele was acting for William.

In the 1905-06 rate book, M Steel is crossed out as the owner and Florence Jane Bullard pencilled in.

The Cox 1864 plan of this area shows it as Williamstown Junction (railway line junction) and mainly open paddocks with a few houses and some remaining native forest east and west of the line. The 1876 'Melbourne and Suburbs' plan showed William Hall's 100 acres on the east side of the line and J Steele's 77 acre lot on the west, north of Mason Street. G Williams' 57 acres was to the north of Steele's, fronting Blackshaws Rd.

Description

This is an altered but early weatherboard house, with a simple hipped roof (shingled originally?) and simple timber verandah. The small low scale of the house suggests a very early date: not the c1898 suggested by rate records.

Internally, the front rooms are small with low ceilings, with possible use of wide boards on the walls as a base for paper but now overlaid with Masonite, and bead-edge ceiling lining with the typical early slim beading between boards in the main rooms. There are also slim architraves, and a saw cut through the weatherboards over the front four-panel door possibly where it was joined after moving.

Pepper trees and a silky oak are related mature landscape (20th century), along with an altered timber picket fence.

External Condition

Fair

External Integrity

Moderate - substantially intact/some intrusions- verandah rebuilt or detail missing.

Context

Isolated in generally later detached housing development.

Comparative Analysis

This is the oldest house west of Melbourne Road in Spotswood and is believed to be the only nineteenth century era house to survive.

Thematic Context

Principal Australian Historical Theme(s)

Making suburbs

Associations

James Steele, Florence Bullard, Walter E Bullard

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 (2001) *Altona, Laverton and Newport Districts Heritage Study*

Municipal Rate Books (RB); 1897-98 (454), 1898-99 (212), 1899-1900 (212), 1905-06 (282), 1930-31 (14318)

Sands & McDougall Victorian *Melbourne Directory* (D)

Inspection with owners May 2000: Tim Bullard stated that the family thought the house to be a former pilot's house, moved to the site.

Land Victoria RGO application 13563 (1880); LP 859;

Cox, Commander (1864) *Hobson's Bay & River Yarra chart*

Bonney, S (1876) *Melbourne and Suburbs* (Lands & Survey Dept)

Heritage Place Name	'White House'
Address	5 The Strand, Williamstown
Heritage Overlay No.	HO282
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Transitional villa

Significant Dates

1907

Designer

John Garnsworthy

Builder

John Garnsworthy



Statement of Significance

What is Significant?

The 'White House', designed and constructed by John Garnsworthy in 1907, at 5 The Strand, Williamstown.

How is it Significant?

The 'White House' at 5 The Strand, Williamstown is of local historic, aesthetic and technical significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant as the final home of the locally important constructor, John Garnsworthy, who had occupied or built other architecturally distinguished structures in the city. (AHC criteria A4 and H1)

Aesthetically, it is significant as an original and successful example of an unusual house design, utilizing a material (albeit unexpressed), which was uncommon for the period and a type of neoclassicism rarely seen in Edwardian residences and more commonly in commercial designs. It contributes to the historic character of The Strand. (AHC criteria B2, E1 and F1)

Technically, it is significant as one of the earliest examples of the use of reinforced concrete for a private home in Victoria. (AHC criteria B2 and F1)

History

Prominent Williamstown builder, John Garnsworthy (by then retired), commissioned this initially seven room stuccoed concrete house in 1907 at a reported cost of £1100 (1). The villa was designed by him and erected under his supervision. The foundations alone cost £200, apparently in a bid to defeat the uncertain footings which had caused severe cracking in most of Williamstown's major masonry buildings (2). He employed a similar approach in the Modern Buildings, at 217-219 Nelson Place (q.v.), which were constructed two years later. John William Garnsworthy (John senior's son?), supervised the construction (3). (See also 92 Esplanade).

The 29 June 1907 edition of the Williamstown *Advertiser* quoted Mr Garnsworthy:

It will carry 20 stories if necessary. I doubt if the Temple of Solomon could best it for durability.

John Garnsworthy (Snr.), performed a number of large civil contracts throughout the State as part of the firm of Garnsworthy & Smith. These include the first contract for the costly formation of the entrance to the Gippsland Lakes (1883 for £13,328) and the Warrnambool breakwater (1884). Locally, his firm constructed part of the MMBW pumping station and the Melbourne Glass Bottle Works complex, both in Spotswood. Garnsworthy was also on the first 'election' committee for the Williamstown Cottage Hospital after its incorporation in 1893.

Description

The 'White House' is a single storey, parapeted and stuccoed concrete transitional villa with an unusual (for the period) elevated, stuccoed concrete verandah which is supported by Egyptian papyrus capital, round columns. A bracketed cornice with panelled parapet entablature and piers above, is underscored by its own swagged entablature with further swags (or garlands), placed between rosettes, below it. Architraved and arched openings are used in the facade, connected by a foliated impost mould: all deriving from the common Italian Renaissance ornament used in the later half of the 19th century but with an 'austerity' which reflected the times.

The parapet is decorated with laurel wreaths and classical urns, but the total effect is essentially simple as are the identical arches of the two front windows and the front door. A loose box and carriage shed near the rear gate is still in fair condition.

An iron palisade and stuccoed fence, with an arched portal topped by an acroterion and two balls, is punctuated by stuccoed piers, with tapering caps supporting balls (derived from Freemasonry), to provide an unusual and ornate frontage. This form of neo-classicism may be also seen at 376-78 Victoria Parade, East Melbourne (1909).

The construction of the house is noteworthy; Evidently a reflection of the difficult soil conditions of the area, this single storey house is constructed of concrete walls a foot thick, reinforced with tramway rails braced with steel bolts, the joints being 450mm (18in) apart. Contemporary accounts claimed that each bolt was capable of bearing a weight of ten tons. The house originally contained nine rooms, each 3.96m high and around 4.87m x 4.57m in size, with metal ceilings. The footings are evidently 0.9m wide and 1.2m deep.

External Integrity

Integrity – High. Condition – Good.

Context

One of a number of large Victorian era maritime villas along The Strand.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

JP Garnsworthy

Recommendations

Statutory protection

Hobsons Bay Planning Scheme: Yes

Heritage Victoria Register: Recommended

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 1907-08 (2110)

2 *Williamstown Chronicle* 25 May 1907 (Refer National Trust Of Australia [Victoria] File No. 506)

3 Williamstown Rate Books 1906-07 (2112)

Williamstown *Advertiser* 19 June 1907

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Heritage Place Name	'Maritimo' Fence
Address	8-9 The Strand, Williamstown
Heritage Overlay No.	HO283
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian cast iron fence and gates

Significant Dates

1885

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The cast iron fence and gates of 'Maritimo', constructed c.1885 at 8-9 The Strand, Williamstown.

How is it Significant?

The cast iron fence and gates of 'Maritimo' at 8-9 The Strand, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is the only surviving fabric associated with the 'Maritimo' mansion, now demolished, which was constructed as the residence of important local identity, William Croker, in 1885. It is therefore important for its ability to assist in understanding the history of this place as well as the surrounding precinct. (AHC criteria A4, D2 and H1)

Aesthetically, it is notable as a large and fine example of this type of fence, which is uncommon within the Williamstown area and expresses the importance of the William Croker as well as indicating of grandeur of the mansion that once occupied this site. It contributes to the historic character of The Strand. (AHC criteria B2, E1 and F1)

History

William H Croker, a local solicitor who specialized in maritime law, built his impressive boom-style towered mansion, which he named 'Maritimo', on this site in 1885. It is presumed that the fine cast iron fence was constructed sometime soon after.

'Maritimo' was demolished in 1973 despite a long and concerted battle by local residents and conservation groups to save it, but the early front fence was saved.

Description

A cast iron palisade fence with a splayed dressed bluestone plinth, divided into six bays, each with a gate. Other significant or original elements include:

- Alternating tall and short palisades.
- Driveway entrances at each end, flanked by cast iron pillars surmounted with lamps (possibly not original)

It is believed that the fence was altered at the time that the original mansion on this site was demolished.

External Integrity and condition

Integrity - Moderate. *Condition* - Good

Context

One of a small number of original fences along the Strand.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

William Croker

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

Strahan, L (1994) *At the Edge of the Centre. A History of Williamstown*

Heritage Place Name	Terrace Houses
Address	10-11 The Strand, Williamstown
Heritage Overlay No.	HO284
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian Italianate terrace

Significant Dates

1881

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The terrace houses, constructed in 1881, at 10-11 The Strand, Williamstown.

How is it Significant?

The terrace houses at 10-11 The Strand, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, they are important as one of a number of surviving residences that illustrate the importance of The Strand as one of the premier residential addresses in early Williamstown. It is also of local interest as the materialization and investment of gold-won wealth by one of Williamstown's more affluent residents. (AHC criteria A4 and G1)

Aesthetically, they are original, relatively early and locally rare example of the two-storey terrace house form constructed of coloured brick. They are notable for the undivided (roof) duplex construction, which is uncommon on a metropolitan basis and is enhanced by its early landscape setting and its original front fencing. (AHC criteria B.2, E1 and F1)

History

These two brick houses, each of six rooms, were built in 1881 for Samuel David Thomas, who had earlier been a successful gold miner and property speculator. He retained ownership of both houses until at least 1896, living in 10 and leasing 11 to various professional gentlemen, including Alex

Wilson, an engineer; Richard Dowman (Refer to 75 The Strand); Robert Williams, a contractor; and a sea captain, Walter Vincent (1).

Samuel Thomas was born in Wales, and arrived in the colony in 1852, via the gold fields of California. On arrival he proceeded to Ballarat and Bendigo where his gold mining proved so successful that he was able to acquire property in North Melbourne and Williamstown. In 1874 he was able to retire from business and settle in Williamstown (2). True to his origin, Thomas laid the foundation stone of the Welsh Presbyterian church in Ferguson Street during 1896 (3). His family continued occupying 11 The Strand into the 1920s, their former home at number 10 going to a Mrs. Jessamyn Wood (4).

Description

A two storey Italianate-styled coloured brick duplex with a common, hipped and slated roof and a divided two-level cast iron verandah; the roof eaves are bracketed; the doorways side, and top lit; and the gardens, with their hedges, sympathetic to the period. An original or early iron double palisade fence is at the frontage

External Integrity and condition

Integrity - High. *Condition* - Good.

Context

One of a small number of surviving Victorian era residences in this part of Melbourne Road.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Samuel Thomas

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 & Associates (2002) *City of Williamstown Conservation Study Review Part 1*
- 1 Williamstown Rate Books 1881-82, 1871-72, 1883-84, 1897-98, 1890 (2145), 1896 (2275-76)
- 2 Sutherland, A (Ed) (1978) *Victoria and its Metropolis* p.713
- 3 Elsum, W.H. (1934) *The History of Williamstown* p.97
- 4 Sands and Kenny (later McDougall) *Melbourne Directory* 1928

Heritage Place Name	House
Address	12 The Strand, Williamstown
Heritage Overlay No.	HO285
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

1862

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed in 1862, at 12 The Strand, Williamstown.

How is it Significant?

The house at 12 The Strand, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is one of the oldest surviving houses in The Strand and demonstrates the early development of this area, which was linked to the development of Williamstown as Melbourne's port during the middle to late nineteenth century. In particular, it was closely associated with perhaps the longest serving 'pilot family' in Victoria and built for a distinguished pilot at a time associated with Williamstown's maritime dominance in Melbourne. (AHC criteria A4 and G1)

Aesthetically, it is a common and thus distinguishably early house form in apparently original condition with rare verandah details, which evoke the fine detailing of the earlier Regency period. (AHC criteria B2, E1 and F1)

History

This house was built of stone and as six rooms in 1862 for one of the longest serving pilots on the harbour, William Thomas Liley. He owned the house and resided there until after 1896. The ubiquitous John Garnsworthy lived here for a time early this century prior to building the 'White House' at 7 The Strand. (q.v.)(1).

It is very likely that Liley was one of the most highly qualified and experienced of the Williamstown pilots. He was born at Greenwich, Kent where he later attended nautical school becoming apprenticed on the sea and the River Thames. About 1840 he qualified as a pilot on the Thames, one of the first pilots to take charge of screw steamers. He continued in this career until 1852 when he sailed to Victoria with his wife. Before settling and piloting he put in some time on paddle steamers on the Murray, commanding a few local ships. He became a river pilot (1854) first then a harbour pilot in 1856 staying with the job for 22 years, retiring in 1879. He was involved in Williamstown affairs, becoming both president of the Mechanics' Institute, hospital committee member and director of the Williamstown Gas Company (2).

His son William Jnr., his brother Thomas and his son Thomas Jnr. All served as river and bay pilots, commencing a family association which still stands (3). William Jnr. died in 1938, aged 81 (4).

Description

The house at 12 The Strand, Williamstown is a double-fronted, stuccoed stone hipped and slated roof residence with a concave, iron-roofed verandah supported on open-work iron columns which were originally supplemented by iron balustrading, designed with a saltire-cross motif. Turned profile balusters provided contrasting balustrading to the stair. Architraved, square-headed and symmetrically placed openings prevail whilst the heavy chimney cornices are more typical of late 19th century details.

The house appears to be generally original (note: due to the high front fence, further inspection required), although the fence has been replaced (A photograph, 1953, shows a square top picket fence, a modified or replacement fence of early this century).

External Integrity and condition

Integrity – High. Condition - Good.

Context

One of a small number of surviving Victorian era residences in this part of Melbourne Road.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

William Thomas Liley, JP Garnsworthy

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

1 Williamstown Rate Books 1862-63 (910), 1896 (2277), Sands and Kenny (later McDougall) *Melbourne Directory* 1905

2 Sutherland, A (ed) (1978) *Victoria and its Metropolis* p.523

3 Evans, Wilson P (1978) *Through the Rip* p.46

4 *ibid.* p125; Elsum, WH. (1934) *The History of Williamstown* p.117

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Heritage Place Name	House formerly 'Craigdoon'
Address	14 The Strand, Williamstown
Heritage Overlay No.	HO286
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian terrace villa

Significant Dates

1876-77

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, formerly 'Craigdoon', constructed in 1876-77, at 14 The Strand, Williamstown.

How is it Significant?

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

Why is it Significant?

Historically, it was the home of the locally important Murray family over a long period. (AHC criteria A4 and H1)

Aesthetically, it is a locally rare example of a two-storey row house form, which is notable for its early use of an ornamented gabled parapet and cast-iron ornament, which is uncommon to Williamstown. (AHC criteria B2, E1 and F1)

History

Peter Murray sold groceries, wine and spirits at his shop in Nelson Place, three doors west of Ann Street, from the late 1860s (1). On land previously owned by Joseph Sutherland, Murray began erecting a six-room brick dwelling, along The Strand, during 1876 (2). He moved there from nearby James Street, remaining there until at least 1910 and adding five rooms in the process, from 1885 onwards (3). One Hodge Murray was there in the 1920s (4).

Description

Two-storeyed and stuccoed, the house resembles at first glance a typical inner suburban Victorian row house. Earlier than most of this type in the metropolitan area, the use of cast-iron ornament and the gabled, parapeted form also distinguish it, particularly amongst its Williamstown contemporaries.

Edwardian row houses such as at 654 Canning Street, Carlton are more typically provided with gabled parapets and Jacobean pattern designs. Similar incised cement detail at this parapet and the surviving urns are further attributes.

The fence has been replaced and a visually dominant addition has been made to this house, covering the side wall and verandah end. The bluestone fence is not original.

External Integrity and condition

Integrity - Moderate. *Condition* - Good.

Context

One of a number of typically detached villas from a wide date range along The Strand.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Peter Murray

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

1 Sands and Kenny (later McDougall) *Melbourne Directory* 1865, 1870-1885

2 Williamstown Rate Books 1876 (1511)

3 Sands and Kenny (later McDougall) *Melbourne Directory* 1875; Williamstown Rate Books 1886-77 (2505), 1892-93 (2336), Sands and Kenny (later McDougall) *Melbourne Directory* 1919

4 Sands and Kenny (later McDougall) *Melbourne Directory* 1928

Heritage Place Name	'Mandalay' – formerly 'Abberton' House
Address	24 The Strand, Williamstown
Heritage Overlay No.	HO287
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local & State
(VHR H232)

Style & Type

Victorian villa

Significant Dates

1858-59, 1905

Designer

William Bull

Builder

Charles Pinckney



Statement of Significance

What is Significant?

'Mandalay' (formerly Abberton House), including the house designed by William Bull and constructed by Charles Pinckney in 1858-59 with later additions, the mature Canary Island Palm and Pepper Trees and the basalt wall along the side boundary to John Street, at 24 The Strand, Williamstown.

How is it Significant?

'Mandalay' (formerly Abberton House) at 24 The Strand, Williamstown is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, for a brief period, 'Mandalay' was the residence of Sir George Verdon, later the residence and school of the locally important Charles Steedman; primarily and latterly associated with maritime pursuits, the former with a figure in Williamstown's early role in Melbourne's maritime history. (AHC criteria A4 and H1)

Aesthetically, 'Mandalay' is an altered but distinguishably early residential form, which is greatly enhanced by its related setting, which includes notable mature trees and the early basalt sidewall to John Street. The palm and the magnolia are notable as rare examples of mature specimens in the context of a suburban garden in the City. (AHC criteria B2, E1 and F1)

Note: Included on the Victorian Heritage Register as VHR H232.

History

An allotment taken from nine of portion two was first rated to John C. Riddell (1857) and in 1858-9 to Captains William Probert and William H. Norman, Commanding Officer of the HMCS Victoria. After construction of the house in 1858-59, Probert who was a Williamstown ship chandler and a partner to a solicitor, George F. Verdon, sold it to Verdon in 1862 who apparently then named it 'Abberton House'. The house, despite evidence that Probert commenced its erection by September 1858, is shown on Windsor's July 1858 plan (1).

Probert reputedly commissioned architect and Williamstown surveyor, William Bull, to design it and local builder, Charles Pinckney to construct it using basalt from Captain Ruffles' quarry, further along the Strand. J & N Henderson supplied the joinery, J. Winch did the slating, T.W. Hodgson executed the papering and decorating (although glazier George Bunting apparently applied the wall paper) and blacksmiths, Roberts & Co. supplied one colonial and one British oven. The roof slates were reputedly from the Carnarvon district in Wales, the roofing timbers of cedar and the plastering done on deal lathes. Hollow wall construction in basalt was used for internal walls and trimmed at openings with hand-made red bricks whilst external walls were 460mm thick. Visible basalt walling has been finely hand-axed but much has since been stuccoed (2).

George Verdon owned and occupied Mandalay briefly (1862-68) prior to travelling successfully to Britain, as Agent-General for Victoria, to secure assistance for the defence of Port Phillip. This was after election to the Assembly in 1863, his joining of the McCulloch Ministry and his nomination as Treasurer. After a Knighthood in 1872, as his return to the colony, he became, among other things, president of the Public Library, National Gallery and Museum trustees (3).

Teacher, Charles Steedman, assumed ownership and occupation of 'Mandalay' by c1869-70. Apart from his association with Williamstown Grammar (q.v.), his wife's pharmacy skills established a business in Nelson Place. Meanwhile Mrs. Clarissa Usher, another teacher, occupied Mandalay, using it as a day school and for night classes (c1879-83): prior to this period the house is described as of six rooms and stone changing in 1875 to nine rooms. Steedman regained occupation in 1883, staying there until his death in 1899, after which his widow remained there until sale of Mandalay in 1902 to Captain William Hearn, a Harbor Trust employee and namer of the house. Captain Blanchard and James Heaton were subsequent owners as is currently Captain George Molyneux (4). Captain Blanchard's daughter, Dorothy, married Oscar Hammerstein Jnr. Her daughter, in turn, is reputed to have married Henry Fonda the screen actor, father of Jane.

It is likely that the garden was developed and trees planted by Captain William Hearn, a Harbor Trust employee and namer of the house (Mandalay). The 1945 aerial photograph shows the palm and the pepper tree.

Description

'Mandalay' (Formerly Abberton House) is a two storeyed stuccoed basalt, slated hipped roof house with architraved window openings regularly arranged on the east face but staggered in level and possessing plain reveals on the north. A string mould exists on the east but not the north.

Apparently a portico on the south face marks the original main facade of the building which once faced back towards the port. Construction of The Strand apparently influenced the placement of a verandah and gabled porch of c1905 which aligns in form with the exotic nature of the new name (Mandalay), also acquired in these years (a verandah is shown on this face by 1905). Coincident with the southern main facade are the two corniced chimneys which are placed symmetrically in that elevation. Pepper trees and a Canary Island Date palm provide a period setting for the house, assisted by the municipal stone retaining wall in John Street. (1864) (5).

Added porch and verandah; replacement of club head picket fence and gate with a neutral fence (see Esplanade type).

Significant trees include: a Canary Island palm (13m high) centred in front of house and a large *Magnolia grandiflora* to one side. (A large pepper tree at the John Street corner (11-12m high) identified by the 1986 Study was removed in 2001). The garden is made more interesting by the 1860s stone enclosing wall along John Street and the exotic Far Eastern character of the timber porch (added in the Edwardian-era). The house once faced toward the Williamstown port but was re-oriented in the Edwardian-era to face the Strand, possibly also resulting in the development of this garden.

Botanica (1997) provides the following descriptions of the trees:

Phoenix canariensis (Canary Island palm)

This massive palm from the Canary Islands grows to 50 ft (15 m) tall with a spread of 30 ft (9 m), and has a sturdy trunk up to 3 ft (1 m) across and arching, deep green fronds up to 12 ft (3.5 m) long. Small yellow flowers in drooping clusters in summer are succeeded by inedible, orange-yellow, acorn-like fruit. This palm needs plenty of room to show off its dramatic symmetrical shape

Magnolia grandiflora (Magnolia)

One of the few cultivated evergreen magnolias, this southern USA species forms a dense 60 ft (18 m) dome of deep green leathery leaves, rust-colored underneath. Cupshaped white or cream blooms 10 in (25 cm) across appear during late summer, followed by reddish brown cones. It usually prefers warm, moist conditions, but many cultivars (including the Freeman hybrids with *Magnolia virginiana*) are hardier; others, such as 'Exmouth', have a more conical habit and fragrant flowers from an early age. 'Edith Bogue' is renowned for its cold tolerance. 'Little Gem' is a narrow semi-dwarf selection with smaller flowers produced on young plants; it will reach up to 12 ft (3.5 m) or so in 15 years. 'Russett' was selected due to its compact upright habit and beige suede-like undersides of the leaves; it also has comparatively large flowers to 12 in (30 cm) across. 'St Mary' is another precocious bloomer with large leaves to 12 in (30 cm) long, rust colored underneath' { Botanica}.

External Integrity

Integrity - Moderate. *Condition* - Fair.

Context

One of a small number of surviving Victorian era residences in this part of Melbourne Road.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

George Verdon

Recommendations

Statutory protection

Hobsons Bay Planning Scheme:	Yes with tree controls
Heritage Victoria Register:	Yes – VHR H232
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 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 National Trust of Australia (Victoria) File No. 456. 'Abberton House', 16 page typescript, unreferenced but cites Williamstown rate books including the 1857 year (unavailable at the time of study), and papers held by W.P. Evans; Evans, Wilson P (1969) *Port of Many Prows* p.118f; M1858

2 *ibid.*

3 *ibid.*

4 *ibid.*; Sands and Kenny (later McDougall) *Melbourne Directory* 1870, 1875, 1880, 1885

5 Williamstown Council Public Works Committee Minutes 29 August 1864

Heritage Place Name	'Tarneit'
Address	28 The Strand, Williamstown
Heritage Overlay No.	HO288
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Queen Anne villa

Significant Dates

1905

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

'Tarneit', constructed in 1905, at 28 The Strand, Williamstown.

How is it Significant?

'Tarneit' at 28 The Strand, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is one of a number of dwellings that illustrate the historic importance of The Strand as a desirable residential address over a long period. It is also of interest for its associations with the locally important Keig family. (AHC criteria A4 and H1)

Aesthetically, it is a locally rare and near original example of a successfully designed Queen Anne villa which contributes to the historic character of The Strand. (AHC criteria B2, E1 and F1)

History

In 1905, traveller, Isaac Swan commissioned an eight room wooden house on land originally in his wife, Edith's, name (1). In later years the Anglican Church used it as a residence, the Rev. Hubert A. Brooksbank being one occupant, but by later in the twentieth century, pilot Walter McD. Hipgrave was the owner (2). The draper, Charles Keig died here in 1937 after a long residence period (3).

The house was used as a location for the noted Australian film 'My First Wife'.

Description

'Tarneit' is a Melbourne Queen Anne styled weatherboarded house designed as a picturesque composition of roof gables, set against a Dutch hip; all clad in Marseilles pattern tiles. A verandah, with slatted frieze and moongate entrance arch, has also a projecting roof gable to its corner bay, it extends between two projecting gabled room bays. These and the roof gables are done in half timbering; the roof gables which sit over wooded window bays, being supported on carved timber brackets whilst the verandah gable rests on slatted brackets. A capped, reproduction slatted fence which matches the verandah, is at the frontage.

The dwelling appears to be generally original externally, although it is presumed that some of the present window glazing has replaced leadlighting.

External Integrity and condition

Integrity - High. *Condition* - Good.

Context

One of a small number of surviving early villas in The Strands that relates to No. 30 The Strand.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Isaac Swan, Church of England, Charles Keig

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

1 Williamstown Rate Books 1905-06, (2116), 1904-05 (2114)

2 Williamstown Rate Books 1909-10 (2125) 1915-16 (2323)

3 Sands and Kenny (later McDougall) *Melbourne Directory* 1928; Wilson Evan

Heritage Place Name	'Clouera'
Address	53 The Strand, Williamstown
Heritage Overlay No.	HO289
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

c.1886

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

'Clouera', constructed c.1886, at 53 The Strand, Newport.

How is it Significant?

'Clouera' at 53 The Strand, Newport is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, it is one of a small number of surviving nineteenth century houses along The Strand that demonstrate the earliest phase of development of this area. (AHC criteria A4, B2 and D2)

Aesthetically, it is an intact Victorian era cottage of an individual design that has been adapted for the corner location. (AHC criterion E1)

History

'Clouera' at 53 The Strand, Newport was constructed c.1886 for Joseph Kellet, who is variously described as a 'clerk' or 'draper'. It was shown as No. 45 on the c.1906 MMBW Detail Plan.

Description

'Clouera' at 53 The Strand, Newport is a single-storey, detached, asymmetrical weatherboard late-Victorian or early-Edwardian house with a hipped corrugated galvanised steel roof and return verandah. Other significant elements include:

- Timber-post verandah with cast iron valance and convex-profile roof
- Corner bay window
- Double-hung sash windows
- Rendered chimney with moulded cap
- Entrance doorway with side and highlights
- Bay windows probably added later. Timber picket fence is recent.

External Integrity and condition

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

Context

Part of a precinct of Victorian era residences on the Strand.

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: 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 1886-87 (2441), 1892-93 (2363), 1896 (2307)

MMBW c.1905 Detail Plan No. 65 (shown as No. 45)

Heritage Place Name	'Dachet'
Address	62 The Strand, Williamstown
Heritage Overlay No.	HO290
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

1858

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed in 1858, at 62 The Strand, Williamstown.

How is it Significant?

The house at 62 The Strand, Williamstown is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, it is significant as one of a small number of surviving pre-1860 dwellings in Williamstown, which demonstrate the early development of the city and how development occurred along The Strand from an early date. The original ownership by a person with maritime connections illustrates the important influence of the port upon the early development of the city. (AHC criteria A4, B2 and G1)

Aesthetically, although the alterations have affected the integrity of the house, it nonetheless remains important as a very early example of a timber house with rare details, which is potentially valuable for its ability to illustrate early construction techniques. (AHC criteria B2, E1 and F1)

History

One John Ashman was the owner of a vacant allotment until 1858 when this originally five room timber house was constructed by the new owner-occupier William Hall. Hall, who had earlier resided in a store-house north of this block, was cited in rate books as a shipwright or ship's carpenter (1). Occasionally Hall was rated for a workshop on the premises and was still living there nearly thirty years later. Mrs. Harriet J. Smith lived there from the late 1890s and James Cardie, early in the twentieth century (2).

A William Hall Snr. was licensee to the Newport Hotel and grantee in 1847, of Allotment 13 of Portion 7 (Hall Street). A William Hall Jnr had a boat service between Melbourne and Williamstown from 1849, retiring from this in 1863 to run a hay and corn store in Nelson Place and Cecil Street, until 1880 (3). It is probable that William Hall Jnr resided at 63 The Strand but no definite connection has been made with the William Hall who was an early settler at Newport (Lemon, Morgan p.160-65 William Halls buried).

Description

The house at 63 The Strand, Williamstown is a two-storey, timber boarded verandahed residence (said to be of teak) with a transverse gabled iron clad roof and elegant scrolled verandah valence. The fenestration was once symmetrical. (Further inspection required).

The turned balusters have been removed from both verandah levels; the windows at ground level have been replaced with large glazed areas, disrupting the simple elegance of the original design; fretted scrollwork in the verandah (probably later) over the entrance has been removed; additions have been made to the south replacing a structure from c1900 (renovated); the front fence has been replaced.

External Integrity

Integrity - Moderate. Condition - Good.

Context

Typical of early houses on the then unformed road, it is set back, detached, and unrelated to the later surrounding houses but reflects its pre-subdivision construction date by its set-back and angle on site.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

William Hall

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 openings and balustrade as per photograph in *Early Melbourne Architecture* p.175; re-fence and repaint as original or typical.

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 1858 (1182), 1894-95 (2332), 1857 (1069, 1066)

2 Sands and Kenny (later McDougall) *Melbourne Directory* 1898

3 Evans, Wilson P (1969) *Port of Many Prows* pp.16, 36, 70, 31, 32, 76, 78, 118, 119; See also Wise, *Victoria Post Office Directory* 1884-85; Elsum, W.H. (1934) *The History of Williamstown* pp.15-17 account of Hall's farm, 116, 133, 141

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Heritage Place Name	'Sea Gates'
Address	62 The Strand, Williamstown
Heritage Overlay No.	HO291
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct
Significance	
Local	
Style & Type	
Victorian villa	
Significant Dates	
1871	
Designer	
Unknown	
Builder	
Unknown	
Statement of Significance	
What is Significant?	'Sea Gate', constructed in 1871, at 62 The Strand, Williamstown.
How is it Significant?	'Sea Gates' at 62 The Strand, Williamstown is of local historic and aesthetic significance to the City of Hobson's Bay.
Why is it Significant?	Historically, it is one of a small number of surviving nineteenth century villas that illustrate the earliest phase of development of The Strand. (AHC criteria A4 and D2) Aesthetically, although altered, it remains a rare and unusual example of an early two-storey timber villa. (AHC criteria B2, E1 and F1)
History	It is believed that 'Sea Gates' was constructed in 1871 for Thomas Symons. This property is described in the 1870-71 Williamstown Rate Book as 'land part of lots 4-10' owned by William Collins. In the following year the description has changed to a 6 roomed timber house owned by Thomas Symons with a Net Annual Value of £40. The owner and description of the property remain the same until about 1892-93 when Mrs Symons (Thomas' wife?) is listed as owner; ownership has changed again by 1906 when Miss Jane Symons (Thomas' daughter?) is listed.

Description

"Sea Gates" is a recent or extensively modified double-storey weatherboard house with a hipped corrugated galvanised steel roof. The house is set back some distance from the street boundary by a mature garden. Other significant elements include:

- Return verandah with corrugated galvanised steel skillion roof and timber posts
- Canted bay windows at ground and first floors
- Lava rock and bluestone front fence with a decorative steel gate

It appears that the windows and verandahs have been altered.

Reputedly, the garden was laid out by the well known Australian landscape gardener, Edna Walling.

Note: Further research, including a closer inspection of the house, is required to firmly establish its intactness and age.

External Integrity

Integrity - Low to Moderate. *Condition* - Good.

Context

Part of a group of Victorian era villas on the Strand including Nos. 63, 68, 69 74 & 75.

Comparative Analysis

Although not the oldest, this house is now one of the earliest surviving along The Strand. Its age lies between very early dwellings such as No. 63 (1858), 'Mandalay' at No. 24 (1858-59) and No. 12 (1862) and later dwellings such as No. 14 (1876-77). It is also a rare example of a two storey timber dwelling and compares with No. 63 next door, and other dwellings such as Nos. 1 and 2 Ferguson Street (q.v.).

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Thomas Symons.

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

Williamstown Rate Books 1870-71 (1376), 1871-72 (1396), 1885-86 (2354), 1886-87 (2447), 1892-93 (2369), 1895-96 (2313), 1906 (2134)

MMBW c.1905 Detail Plan No. 71 (Shown as No. 52)

Heritage Place Name	'Monomeath' - Williamstown & Westbourne Grammar School
Address	67-68 The Strand, Williamstown
Heritage Overlay No.	HO292
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian Italianate villa

Significant Dates

1888, 1951, 1956

Designer

W Bennett Hall

Builder

James Styles



Statement of Significance

What is Significant?

'Monomeath' (also known as Williamstown Grammar School), comprising the residence designed by W Bennett Hall and constructed by James Styles in 1888 and the former migrant hostel buildings constructed c.1951 by the Melbourne Harbour Trust, at 67-68 The Strand, Newport.

How is it Significant?

'Monomeath' at 67-68 The Strand, Newport 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 as the home of the regionally prominent contractor, politician and engineer, James Styles. It is now one of a small number of surviving maritime villas constructed by important local people along The Strand during the nineteenth century when it was an important and fashionable address. It is also significant for its association with the Melbourne Harbour Trust and its use as a migrant hostel during the 1950s, which demonstrates the influence of postwar migration upon the municipality. (AHC criteria A4, B2 and H1)

Aesthetically, the 1888 house is locally rare example of a near original richly decorated and successfully designed Victorian Italianate villa, which is enhanced by its elevated site and complemented by the cast iron palisade fence. It contributes to a small group of Victorian era villas in this part of The Strand. (AHC criteria B2, E1 and F1)

History

This school was built as a residence for James Styles in 1888 (1). The architect was Mr. W. Bennett Hall and as James Styles was a builder it is likely that his own firm built the house (2). He was the owner-occupier until the turn of the century. The Rev. Alfred Goldsmith lived there briefly early in the twentieth century, calling the house 'Monomeath'; Captain Rose followed him (3).

In 1951 the Melbourne Harbour Trust bought the house for use as a hostel for migrant port workers. Two long dormitory buildings were built in the front garden of the property on either side of the original house to house the workers.

In 1956 the building was leased to Williamstown and Westbourne Grammar School who have occupied it ever since.

James Styles was born in Guildford, England in 1841 and died at the age of 72 in 1913. He arrived with his father and mother in the colony in 1849 where his father continued his career as a civil engineer, building many bridges and roads in the colony. James followed in his father's footsteps, also becoming a civil engineer. On qualifying he began his career in Queensland then returned to Victoria to undertake the contract for the railway line from Seymour to Benalla.

In 1889 he first stood for parliament but was defeated. In 1890 he became a member of the Harbor Trust, Williamstown Council (1890-1901) and in 1891 of the MMBW. By 1894 he was successful as the candidate to the Legislative Assembly and served there until 1901 when he was elected to the newly constituted Federal Senate for one term of six years. He was appointed trustee of the Newport Mechanics' Institute in 1886.

James Styles died at Hawthorn in 1913 and his obituary in *The Age* concluded that he had made a great contribution to the development of Australia as a builder of railways and services (4).

External integrity and condition

Integrity – High. *Condition* – Good.

Context

Related to numbers 69, 75 and 74 The Strand by the Italianate hipped roof form.

Description

Monomeath

'Monomeath' is an ornately decorated, bi-chromatic brick Italianate styled verandahed villa with a slated hip main roof, which has a large setback from the Strand. Symmetrically placed semi-hexagonal window bays to the main facade create hipped roof bays, placed against the main roof. Other significant original details include:

- The richly decorated cast iron verandah on three sides with ogee profile corrugated galvanised steel roof and gothic arched entrance.
- Canted bays with pointed head double-hung sash windows
- The building is raised on a high bluestone plinth
- Unusual multi-sided bi-chromatic chimneys with paneled shafts
- Deep front garden
- Cast-iron palisade fence and gate with bluestone plinth along the frontage

'Monomeath' appears generally original externally except for details at openings. The later former migrant hostel buildings occupy part of the original front gardens and partially obscure the view of the house.

This house may be compared with contemporary, similarly decorated attached and detached villas in Canning Street, North Melbourne (5), and more typically in Hawthorn and Camberwell.

Former migrant hostel

The former migrant hostels are now used as club and class rooms. They are simple gabled weatherboard structures, which reflect the austerity of the postwar years.

External Integrity and condition

Integrity - High. *Condition* - Good.

Context

One of a small number of Victorian era villas in the Strand, which is related in form to Nos. 69, 74 and 75.

Comparative Analysis

Elaborate double fronted Italianate villas are rare in Williamstown. 'Monomeath' compares directly with 'Lawn House' at 92 Esplanade, Williamstown.

Thematic Context*Principal Australian Historical Theme(s)*

Making Suburbs, Developing Cultural Institutions and Ways of Life, Educating, Shipping and Port Facilities.

Associations

James Styles, W Bennett Hall, Williamstown Harbour Trust, Williamstown Grammar School

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

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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*
- Australian Heritage Commission. Register of the National Estate File No. 2/12/055/0033
- 1 Williamstown Rate Books 1888-89, 2126
- 2 *Williamstown Advertiser* 16.4.87
- 3 Sands and Kenny (later McDougall) *Melbourne Directory* 1898, 1907 & 1912
- 4 *The Age*, obit February 5th, 1913; Elsum, WH. (1934) *The History of Williamstown* p.108
- 5 Butler. G (1983) *North and West Melbourne Conservation Study*

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Heritage Place Name	'Allambie'
Address	69 The Strand, Newport
Heritage Overlay No.	HO293
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

c.1875

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

'Allambie', constructed c.1875, at 69 The Strand, Newport.

How is it Significant?

'Allambie' at 69 The Strand, Newport is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, it is one of a small number of surviving nineteenth century villas that illustrate the earliest phase of development of The Strand and is also notable for its strong associations with the locally important McChesney family. (AHC criteria A4, D2 and H1)

Aesthetically, it is a locally rare example of an Italianate styled villa with notable detail that is typical of this style. (AHC criteria B2 and E1)

History

'Allambie' was built c.1875 for John McChesney, a marine engineer. He was employed as chief engineer by Edward Henty who operated steamships for transporting wool from Portland to Melbourne.

His daughters Sara (b.1869) and Ada (b.1872) made history in 1899 when they were among the first

five women dentists registered in Victoria. They initially set up practice at 'Allambie' before moving to 28 Collins Street, Melbourne.¹

Description

'Allambie' at 69 The Strand, Newport is a single-storey, detached, double-fronted, ashlar block fronted Victorian villa on bluestone foundations with a hipped slate roof and a verandah on three sides. The house is set back from the street by a garden. Other significant or original elements include:

- The distinctive Italianate villa form
- Bracketed eaves
- Ogee-profile corrugated galvanised steel verandah roof supported on cast iron posts and with a cast iron frieze. There is a centrally located flight of railed steps leading to the entrance.
- Rendered chimneys
- Tripartite double-hung sash windows flanking a central entrance door with side and highlights.
- Deep, mature garden

The front fence, though sympathetic, is a later addition.

External Integrity and condition

Integrity - High. *Condition* - Good.

Context

One of a group of Victorian era maritime villas in The Strand, and contributory to The Strand heritage precinct.

Comparative Analysis

Italianate villas with ornate detailing are relatively rare in Williamstown when compared to other inner city municipalities. 'Allambie' compares to other weatherboard Italianate villas with similarly ornate detailing assessed by this Study such as 75 The Strand, 94 The Strand (less intact), 54 Electra Street, 65 Electra Street, 11 Esplanade, 19 Esplanade, 149 Melbourne Road, 95 Verdon Street.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

John McChesney

¹ Williamstown Historical Society Newsletter No. 73. 1 March 1983

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 & Associates (2002) *City of Williamstown Conservation Study Review Part 1*
- Williamstown Rate Books 1885-86 (2358), 1887-88 (2452), 1888-89 (2127), 1891-92 (2377), 1892-93 (2374), 1896 (2318)
- Williamstown Historical Society Newsletter No. 73. 1 March 1983
- MMBW c.1905 Detail Plan No. 71 (Shown as No. 56)

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Heritage Place Name	House
Address	74 The Strand, Newport
Heritage Overlay No.	HO294
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

1886

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed in 1886, at 74 The Strand, Newport.

How is it Significant?

The house at 74 The Strand, Newport is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant as one of a small number of surviving nineteenth century villas that illustrate the earliest phase of development of The Strand. (AHC criteria A4 and D2)

Aesthetically, although altered, it retains its distinctive Italianate form, which is notable for the rare (in a local context) pair of canted bays. It contributes to the small group of similarly styled and sited dwellings in this part of The Strand. (AHC criteria B2 and E1)

History

This house was constructed in 1886 for Robert West, who is variously described as an S. master (possibly Ships Master?) and 'bt maker' (possibly boat maker?). The City of Williamstown Rate Book for 1885-86 lists Mr West as the owner of 'land 66 ft', which has a Net Annual Value of £10. The description in the Rate Book for the following year changes to 'House 7 rooms and wood' with a NAV of £48.

By 1892 the ownership has changed to 'Mrs West and Mrs Kay Saunders'. Mrs West later became

an absentee owner, leasing the house to an engineer, Mr William Knights in 1896.

Description

As originally constructed, the house at 74 The Strand Newport was a single storey, double-fronted, symmetrical block-fronted Victorian villa with a hipped corrugated galvanised steel roof. It is sited diagonal to the street boundary and is set back from it by a garden. Significant original elements (ground floor only) are:

- Canted bays flanking a central cast iron verandah
- Double-hung sash windows with segmented arched heads
- The elevated siting on a bluestone plinth
- Entrance door with side and highlights
- Deep front garden.

A rather overwhelming second storey in a faux Victorian style is a recent addition.

External Integrity and condition

Integrity - Moderate. *Condition* - Good.

Context

Part of a group of nineteenth century Victorian era maritime villas in the Strand.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Robert West

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

Williamstown Rate Books 1885-86 (2364), 1886-87 (2458), 1892-93 (2379), 1896 (2323)

MMBW Detail Plan No. 71 (Shown as No. 60)

Heritage Place Name	House
Address	75 The Strand, Newport
Heritage Overlay No.	HO295
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian cottage

Significant Dates

1886

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed in 1886, at 75 The Strand, Newport.

How is it Significant?

The house at 75 The Strand, Newport is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant as one of a small number of surviving nineteenth century villas that illustrate the earliest phase of development of The Strand. (AHC criteria A4 and G1)

Aesthetically, it is significant as an intact and locally rare example of an asymmetrical Italianate villa, which is notable for the locally uncommon details such as the canted bay window and the paired verandah posts. It contributes to the small group of similarly styled and sited dwellings in this part of The Strand. (AHC criteria B2 and E1)

History

This house was constructed in 1886 for Thomas Rogers, who is variously described as an engineer or fitter. The City of Williamstown Rate Book for 1885-86 lists Mr Rogers as the owner of 'land 52 ft', which has a Net Annual Value of £10. The description in the Rate Book for the following year changes to House 7 rooms and wood with a NAV of £48.

Description

The house at 75 The Strand, Newport is a single-storey, asymmetrical block-fronted Italianate villa with a hipped corrugated galvanised steel roof. The house is sited diagonal to the street boundary and is set back from it by a garden. Other significant original elements include:

- The distinctive asymmetrical Italianate villa form
- Bracketed eaves, bi-chromatic brick chimneys
- Canted bay window
- Tripartite double-hung sash window
- The elevated siting on a bluestone plinth
- Entrance door with side and highlights
- Cast iron and timber verandah with skillion corrugated galvanised steel roof carried on paired posts.

External Integrity and condition

Integrity – High. *Condition* – Good.

Context

Part of a group of nineteenth Victorian era maritime villas on The Strand.

Comparative Analysis

Italianate villas are relatively uncommon in Williamstown. This example is notable for its elaborate detailing to the verandah and the canted bay window, features which are rare in Williamstown.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Thomas Rogers.

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*

City of Williamstown Rate Books 1885-86 (2365), 1886-87 (2459)

MMBW c.1905 Detail Plan No. 71 (Shown as No. 61)

Heritage Place Name	House
Address	77 The Strand, Newport
Heritage Overlay No.	HO296
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Federation villa

Significant Dates

c.1910

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed c.1910, at 77 The Strand, Newport.

How is it Significant?

The house at 77 The Strand, Newport is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, it is one of a small number of surviving nineteenth century villas that illustrate the earliest phase of development of The Strand. (AHC criteria A4 and D2)

Aesthetically, it is an intact and locally rare example of an asymmetrical Queen Anne villa constructed in rendered brick, which retains notable original detailing. (AHC criteria B2 and E1)

History

The house at 77 The Strand, Newport was constructed c.1910.

Description

The house at 77 The Strand, Newport is an asymmetrical, attic-style, roughcast rendered brick Queen Anne style villa with a hipped and gabled corrugated galvanised steel roof. The house is sited diagonal to the street boundary and is set back from it by a garden. Other significant or original features include:

- Roughcast rendered walls
- Bay window with casements
- Corner entrance porch with cast iron posts and timber brackets
- Decorative bargeboards to gable ends
- Rendered chimneys with terracotta pots
- The elevated siting
- Possibly original flywire screen door at entrance
- An unusual front fence (altered) with tapered pier and cast iron cresting (recent?)

The garage, which has been altered is also of an early date, though probably not contemporary with the house. The attic window is a more recent addition.

External Integrity and condition

Integrity - Moderate. *Condition* - Good.

Context

One of a number of early maritime villas along The Strand.

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: 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

Williamstown Rate Books 1890-1920

MMBW c.1905 Detail Plan No. 72

Heritage Place Name	House
Address	94 The Strand, Newport
Heritage Overlay No.	HO297
Heritage Precinct(s)	The Strand Heritage Precinct Private Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

c.1880

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed c.1880, at 94 The Strand, Newport.

How is it Significant?

The house at 94 The Strand, Newport is of local historic and aesthetic significance to the City of Hobson's Bay.

Why is it Significant?

Historically, it is significant as one of the earliest dwellings in Newport and one of a small number of surviving Victoria-era villas that illustrate the early importance of The Strand as a premier residential address and how development had spread along almost the whole of its length by the late nineteenth century. It also has strong associations with the early maritime history of Williamstown and Newport as the residence of a Master Mariner, Murdock McKenzie and continued to be owned by the McKenzie family over a long period. (AHC criteria A4 and D2)

Aesthetically, it is a relatively intact and locally rare example of a symmetrical Italianate villa, which retains some original detailing. (AHC criteria B2 and E1)

Note: This citation is going to be revised following the completion of the alterations and additions in 2004.

History

The exact date of the house at 94 The Strand, Williamstown is not known, although it was possibly erected as early as c.1880 for Murdock McKenzie, who was described in the Williamstown Rate Books as a 'Master Mariner'.

Rate Book entries for 1885-86 describe a house on this site as constructed of wood with 5 rooms and a Net Annual Value of £45. By 1890-91, the number of rooms has increased to 7, but the value has fallen to £40, which reflects the decrease in property values in the wake of the depression in Victoria at that time. The description of the house and the owner remains the same until 1905. The McKenzie family still owned the property in the 1930s.

Description

The house at 94 The Strand, Williamstown is a single-storey, block-fronted symmetrical Italianate villa with a hipped slate roof. The house is set back from the street boundary by a garden which has a mature eucalypt. Other significant original elements include:

- Cast iron verandah on three sides with a convex profile corrugated steel roof
- Bracketed eaves
- Tripartite double-hung sash windows
- Entrance door with side and highlights
- Deep set back
- Rendered chimneys (altered by the removal of caps)
- Mature eucalypt

The carport on north side of the house and the fence are more recent additions.

(Note: This description is to be revised after the completion of alterations, which commenced in late 2002 and involve partial demolition)

External Integrity and condition

Integrity - Moderate. *Condition* - Good.

Context

Surrounding development in the immediate area predominantly dates from the interwar and postwar periods. There is another Victorian-era dwelling at 1 Peel Street, which once faced The Strand, but two later houses have been constructed across its frontage.

Comparative Analysis

One of a number of Victorian-era maritime dwellings on The Strand, however, it is much further to the north and surrounded by later development.

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:	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 1885-86 (2391), 1886-87 (2469), 1890-91 (2335), 1892-93 (2391), 1896 (2335)
- Melbourne & Metropolitan Board of Works Record Plan 14 (1892)

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Heritage Place Name	Police Station, Sergeant and Watchhouse Keeper Quarters (Former)
Address	8-10 Thompson Street, Williamstown
Heritage Overlay No.	HO299
Heritage Precinct(s)	Government Survey Heritage Precinct
Significance	
Local	
Style & Type	
Federation house	
Significant Dates	
1907	
Designer	
Public Works Department	
Builder	Unknown
Unknown	
Statement of Significance	
What is Significant?	
The former Police Station (Sergeant and Watchhouse Keeper quarters), designed by the Public Works Department and constructed by Mr Parker in 1907, at 8-10 Thompson Street, Williamstown.	
How is it Significant?	
The former Police Station (Sergeant and Watchhouse Keeper quarters) at 8-10 Thompson Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.	
Why is it Significant?	
Historically, as the only early buildings associated with the main period of development of the former Government reserve in Thompson Street they play an important role in understanding and interpreting the history of this area during the nineteenth and early twentieth century when it was part of the civic heart of Williamstown. (AHC criteria A4 and D2)	
Aesthetically, they are intact and representative examples of Public Works Department architecture with detailing that is typical of the period, which contribute to the historic character of Thompson Street. (AHC criterion E1)	

History

The *Williamstown Advertiser* reported that the plans for the “new Police Station in Thompson Street were approved by Cabinet” in November 1906. The two buildings were to provide accommodation for the Sergeant and the Watchhouse Keepers and replaced an old bluestone building situated in Ann Street. The *Advertiser* also advised that it was intended to “close the Water Police station .. as soon as the new buildings are erected”.¹ Tenders were later called and the buildings were erected in 1907 by contractor Parker of Albert Park for £2881.²

The site of the police station forms part of land on the west side of Thompson that was reserved for various public purposes in the original Government Survey of Williamstown. This also included:

- To the north on the opposite side of Aitken Street (formerly Little Nelson Street), the Customs Reserve at the south-west corner of Nelson Place.
- To the south, a site set aside for “municipal purposes” where a stone building was erected in 1856, which was used as both court house (until 1883) and Williamstown Council offices (until 1919). In 1883, a new Court House was constructed adjacent to the 1856 building by Jobson & Stevens.

The customs house reserve was sold when the new Customs House was constructed on the opposite side of Nelson Place in 1878, while all of the early buildings on the municipal reserve have been demolished or replaced by much later buildings. The former police station buildings are now the only early buildings associated with the original public use of the reserve.

Description

The former Watchhouse Keeper quarters is a single-storey, asymmetrical red brick building with a hipped and gabled corrugated galvanised steel roof (recent). There are two entrance porches. The building is set back from Thomson Street by a garden.

To the west of the quarters is the former police sergeants residence, which is a single-storey, asymmetrical red brick house with a hipped and gabled corrugated galvanised steel roof. It has a skillion roof verandah. The house is set back from the street by a garden.

Significant elements include:

- The distinctive form, which is typical of public works architecture of the late Federation period.
- Double-hung sash windows with concrete lintels
- Tall red brick chimneys with roughcast rendered caps and terracotta pots

External Integrity and condition

Integrity – High. *Condition* - Good.

Context

The former police station (Sergeant and Watchhouse Keepers quarters) form part of a small group of public buildings, which includes the nearby former Court House, which was constructed in 1974 and replaced the original court house on that site.

¹ *Williamstown Advertiser* 3 November 1906

² Evans *Port of Many Prows* p.144

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Victorian Government.

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 Advertiser 3 November 1906 edition

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

MMBW c.1905 Detail Plan No.

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Heritage Place Name	Elm Trees - Former Williamstown Court House Site
Address	14 Thompson Street, Williamstown
Heritage Overlay No.	HO300
Heritage Precinct(s)	Government Survey Heritage Precinct

Significance

Local

Style & Type

Significant Trees

Significant Dates

c.1900

Designer

Not applicable

Builder

Not applicable



Statement of Significance

What is Significant?

The two Elm trees, established c.1900, on the site of the former Williamstown Court House at 14 Thompson Street, Williamstown.

How is it Significant?

The two Elm trees at 14 Thompson Street, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, the Elms are significant for their presumed associations with the original court house and illustrate the Victorian-era practice of planting exotic trees in public reserves. As all of the early buildings on this site have been demolished, the trees are therefore important for their ability to assist in understanding and interpreting its history. (AHC criterion A4)

Aesthetically, the Elms are significant as locally rare examples for their size and maturity and as part of a group of exotic trees that contribute to the historic cultural landscape of Thompson and Cecil Streets and the Government survey precinct. (AHC criteria B2 and E1)

History

The site of the former Williamstown Court House forms part of land that was reserved for municipal purposes in the original Government Survey. A stone building was erected in 1856 on part of the site, which was used as both court house (until 1883) and Williamstown Council offices (until 1919). In 1883, a new Court House was constructed adjacent to the 1856 building by Jobson & Stevens. The 1856 building was demolished in the 1930s.

Local historian Wilson Evans (1969) described the 1883 court building as red brick in a Flemish bond. It was demolished and replaced by the present red brick building in 1974, which is no longer used as a court and is planned to be converted for use as a community centre.

The exact date of the two English Elms on the property is not known, though it is possible that they date from soon after the construction of the 1883 court house. Aerial photographs from 1924 and 1945 show these already semi-mature trees and other mature specimens (including one no longer extant at the back of the building) adjacent to the old court house.

Description

Two mature, either Dutch or English Elms planted at the perimeter of the Williamstown Court House reserve:

- One adjacent to Thompson Street, at front of the former court housebuilding. It has a trunk of approximately 1m diameter and is about 18m high.
- One adjacent to Cecil Street, corner Council lane near the former George Hotel. It has a trunk of approximately 1m diameter, and is about 16m high.

Botanica (1997) provides the following description:

Dutch Elm (Ulmus x hollandica)

This hybrid name covers several clones believed to originate from crosses between Ulmus glabra and U.minor. Their glossy, dark green leaves are mostly smaller and less raspy than U. glabra leaves, and broader and shorter stalked than those of U.minor. The original, now referred to as 'Hollandica', has broad, rounded leaves. ... 'Vegeta', the Huntingdon elm (an old clone), bears pale yellowish green leaves in flattened sprays.

Condition

Good.

Context

Contributes to the historic grouping of mature exotic trees in this area, which include Elm trees in Cecil Street. The existing 1974 court house is unrelated to the area.

Thematic Context

Principal Australian Historical Theme(s)

Developing cultural institutions and ways of life, Creating private landscape

Associations

Victorian Colonial Government, Williamstown City Council

Recommendations

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

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)

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

Land Victoria.

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Heritage Place Name	Bridge Hotel (Former)
Address	72 Thompson Street, Williamstown
Heritage Overlay No.	HO301
Heritage Precinct(s)	Government Survey Heritage Precinct

Significance

Local & State
(VHR H1792)

Style & Type

Victorian hotel

Significant Dates

1868

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The former Bridge Hotel, constructed in 1868, at 72 Thompson Street, Williamstown.

How is it Significant?

The former Bridge Hotel at 72 Thompson Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is one of the oldest surviving hotels in Williamstown and is one of a number scattered throughout the otherwise residential area of the Government Survey precinct, which illustrates the proliferation of hotels prior to the introduction of stricter licensing controls in the late nineteenth and early twentieth centuries. (AHC criteria A4 and D2)

Aesthetically, it is important as a very rare and relatively intact example of a two-storey timber hotel, one of perhaps only two surviving examples in the State. The simplicity of style and detailing, characteristic of hotels of this age, contributes to the historic character of the Government Survey precinct. (AHC criteria B2, E1 and F1)

Note: Included on the Victorian Heritage Register as VHR H1792.

History

Thematic history

Barnard (1999) notes that:

Hotels in the nineteenth century were essential for providing accommodation and sustenance for travelers, as well as meeting places for locals.

In a thriving port, visited by any number of sailors and travelers, it is little wonder that hotels proliferated in the 1850s and 1860s and there were also plenty of working men attached to the railways, port and dockyards who needed to slake their thirst at the end of the day.

..it is little wonder that a guide to Williamstown published in 1904 boasted that "probably in few towns in the States [of Australia] is there better or cheaper accommodation for visitors than in Williamstown.

Specific history

When the Bridge Hotel was built in 1868, then described as of nine rooms and timber, it was owned by John Watson who also served as the licensee. In 1891 he sold the hotel to a Mrs. Marquis whose publicans were Charles Morris and James Devonshire (1896) (1). George Nickels ran the hotel early this century but it appears that its license was claimed by the metropolitan-wide rechabite revival after World War One. John O'Brien resided in the then delicensed house during the 1920s (2).

Description

The former Bridge Hotel is a two storey, weatherboarded and hipped roof, building built on the two street frontages and possessing a splayed corner entrance. The windows are architraved but, other than the 'pilasters' at the corner, there is little other ornament.

The entrance doors have been replaced and the flanking opening appears to have been enlarged; the upper level corner window has been sheeted over.

External Integrity

Integrity - Moderate. Condition - Good.

Context

A major corner element (2 storeyed) which relates to similar hipped roof timber buildings (mostly residential), at 74, 66-68, 78 and 80 Thompson Street, and also to the former Phaup's Beach Hotel at 41 Twyford Street. It is also identifiable as a corner hotel by its form and siting.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

John Watson, Mrs. Marquis

Recommendations

Statutory protection

Hobsons Bay Planning Scheme:	Yes
Heritage Victoria Register:	Yes – VHR H1792
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 windows as evidence allows, restore doors and repaint as typical or original.

References

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

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

Heritage Victoria File No. 608322

1 Williamstown Rate Books 1868, 941), 1892-93 (1191), 1896 (1174); Melbourne Metropolitan Board of Works Detail Plans (1892), shown as Bridge Hotel; Sands and Kenny (later McDougall) *Melbourne Directory* 1872

2 Sands and Kenny (later McDougall) *Melbourne Directory* 1910 & 1928

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Heritage Place Name	House
Address	97 Thompson Street, Williamstown
Heritage Overlay No.	HO302
Heritage Precinct(s)	Government Survey Heritage Precinct
Significance	
Local	
Style & Type	
Basalt cottage	
Significant Dates	
c.1860	
Designer	
Unknown	
Builder	Unknown
Statement of Significance	
What is Significant?	
The house, constructed c.1860, at 97 Thompson Street, Williamstown.	
How is it Significant?	
The house at 97 Thompson Street, Williamstown is of local historic and aesthetic significance to the City of Hobson's Bay.	
Why is it Significant?	
Historically, it is one of the oldest houses in this area, which demonstrates the early phase of development of the Government Survey precinct. (AHC criteria A4 and D2)	
Aesthetically, it is an intact and rare example of a simple Victorian cottage that is notable for its stone construction and other original detailing. (AHC criteria B2, E1 and F1)	
History	
The house at 97 Thompson Street, Williamstown was constructed c.1860. It appears on the Cox plan of 1864.	

Description

A single-storey, double-fronted detached symmetrical cottage with a hipped roof. Its walls are built of random coursed bluestone (now painted). There are two weatherboard additions at its rear and the front of the house is setback from the street by a small garden. Significant original elements include:

- The distinctive early cottage form
- Double-hung sash windows with two-pane sashes
- Bluestone chimney (repointed)
- Edwardian screen door

The cottage appears to be generally original except for external painting of the basalt walls.

External Integrity

Integrity – High. *Condition* – Good.

Context

An isolated early building in a non-contributory setting.

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
Graeme Butler & Associates (2002) *City of Williamstown Conservation Study Review Part 1*
Williamstown Rate Books 1860-1900
MMBW c.1905 Detail Plan No. 23
Commander Cox Plan 1864

Heritage Place Name	Commonwealth Oil Refinery Complex (Former)
Address	32-54 Toll Drive, Altona North
Heritage Overlay No.	HO303
Heritage Precinct(s)	Not applicable

Significance

Local

Style & Type

Interwar office and timber trestle bridge.

Significant Dates

1920-50

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The Commonwealth Oil Refinery complex (former), comprising the former administrative offices constructed c.1921 now situated at 32-54 Toll Drive, Altona North and the timber tramway bridge over Kororoit Creek, Altona North.

How is it Significant?

The Commonwealth Oil Refinery complex (former) is of local historic, technical and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant for its strong associations with the beginnings of the oil industry in Australia as the remnants of the first oil refinery to be developed in this country. Commonwealth Oil Refineries pioneered the development of the refining of crude oil products and led to the development of a significant oil and petro-chemical industrial area in the western region of Melbourne. At its peak, the complex occupied a large area of land on both sides of Kororoit Creek and was one of the largest of its type in Australia. While most of the buildings and plant have been removed, the surviving buildings are important for their ability to illustrate aspects of the history of the plant. The administrative office is a well designed brick building that illustrates the importance of the plant, while the former trestle bridge, which carried a tramway connecting the parts of the complex on either side of the creek gives an indication of the once vast scale of the complex. The complex also forms part of a significant group of historic sites associated with the oil industry and is directly related to the former COR tank farm at Newport, which contains two early tanks and other facilities. (AHC criteria A4, D2 and H1)

Technically, the bridge over Kororoit Creek is significant as a now rare example in the metropolitan context of an early timber trestle bridge. (AHC criterion F1)

Aesthetically, the administrative offices are significant as an intact representative example of Interwar office architecture. (AHC criteria E1)

History

Historical background

Specific history

In 1922 Australia's first oil refinery, Commonwealth Oil Refineries (COR), was established jointly by the Commonwealth Government and the Anglo-Persian Oil Company. It was located on Kororoit Creek, north of Kororoit Creek Road. The refinery was connected by pipeline to a wharf at Point Gellibrand where oil tankers unloaded crude oil into storage tanks, from which it was piped to the refinery.

An aerial view of the complex from c.1924 shows a tank farm, with two lines of four circular tanks set in bunds, on the east side of Kororoit Creek with the rest of the complex sited to the west of the Creek, east of the line of Grieve Parade and north of Kororoit Creek Road. The two sites were eventually linked by a tramway, which ran on a trestle bridge over the Creek. A forked spur line ran off the main railway (Priestley 1988:164). A number of structures, a tall brick chimney, long gabled stores next to the transport lines and a group of smaller tanks were located south-west of the tanks farm. An aerial view of 1945 shows a similar complex. More larger tanks were located over the creek north of the main railway. A brick office building was shown at the road entry point to the complex from Kororoit Creek Road on the south. What may have been four associated housing blocks faced Kororoit Creek Road west of the entry road junction.

Ambrose Pratt's 'The National Handbook of Australia's Industries' of 1934 gives the COR formation date as 1920 and the partners as the Australian Government and Anglo-Persian Oil which, itself, had the British Government as a partner since 1914 to ensure oil supplies during World War 1. Pratt (1934:80) stated that the refinery had commenced operation in 1924 and described the new Laverton works as producing 'motor spirits, kerosene, and fuel oils of high quality and marketing centres were established to cover the chief interstate centres'. The crude oil came from Persian oil fields near the Karun River and were piped 150 miles to the Abadan port. The British Tanker company's vessels then took it to the storage tanks at the Melbourne (Spotswood) docks, each of 10,000 tons capacity. From there it was pumped to the Laverton plant which had been completely modernised in 1932 and was then thought comparable with any other of its type in the world.

By 1934 in Australia there were 5 COR ocean installations, 21 bulk storage depots, hundreds of COR depot agents and several thousand kerbside pumps serving the four States. COR is said to have pioneered welded, rather than riveted storage tanks, possibly the first of their kind in the world. Pratt also observed that COR had pioneered road tanker design and the planning and construction of country depots. The product itself had set a standard that the other distributors followed, for example, the introduction to Australian petrol of tetra-ethyl lead in 1932 to allow for the modern high compression engine. (Pratt 1934:80)

The Commonwealth sold its shares in COR in 1952 and three years later the refinery closed when the owners, now BP Australia Ltd, opened a new refinery in Western Australia. BP Australia's Altona Terminal still occupies part of the site of the original refinery, where some of the original tanks and office buildings remain. The storage tanks at Spotswood are also now owned by BP. (Barnard 1999)

Description

The former Commonwealth Oil Refinery (COR) complex once occupied a site of 400 acres on both sides of Kororoit Creek to the north of Kororoit Creek Road and the Melbourne-Geelong Railway (See History). There was also a 'COR' railway station, and workers houses were situated nearby on Kororoit Creek Road.

Since the Refinery was closed in 1955, the site has been progressively redeveloped and by the 1980s, when assessed as part of the *Western Region Industrial Heritage Study*, most of the early buildings and plant had been removed, although the c.1920 offices, a small filling plant, stores and the railway sidings remained. When originally assessed for this Study in 1999-2000 most of these structures were still extant, however, since then the site has been redeveloped for an industrial park and now the only surviving buildings are:

- The c.1920 red brick hipped and gable roof former COR office building with a gambrel roof, small gable pediments and cemented cornices over windows and doors (Refer to image on cover). This style is characteristic of Commonwealth buildings of the interwar period and compares with similar buildings on the Maribyrnong Explosives Factory site and Point Cook Air Base. The site of this building was once near the entrance to the complex at the end of a road (now removed) that led from Kororoit Creek Road – It now faces a new access road known as Toll Drive.
- The timber trestle bridge over Kororoit Creek, which is situated approximately 400 m east of the c.1920 office. The construction is standard mid-twentieth century railways pattern employing round timber piers with square section cross rails and braces, round timber stringers and corbels and timber running deck with ballast boards.

Opposite the former office building in Toll Drive is the BP Altona Terminal, which is situated on part of the former Refinery site. However, this complex was constructed later and is not directly associated with the early development of the COR refinery between 1922-50.

External Condition

Offices and Bridge - Good

External Integrity

Integrity of the Bridge is High, Offices are moderate. Integrity of the complex as a whole is low.

Context

Set in an open landscape which is being redeveloped for large warehouse and industrial buildings.

Comparative Analysis

Historically, as part of the first Australian oil refinery there is no direct comparison, although the complex is now severely depleted in original fabric. In a local sense, it compares with the much more intact and still operating Mobil Oil Refinery (former Vacuum Oil Refinery) in Millers Road, Altona North (q.v.), which dates from the post-war period.

Thematic Context

Principal Australian Historical Theme(s)

Utilising mineral resources, Extracting oil & gas

Associations

Commonwealth Oil Refinery Co., Commonwealth Government, Anglo-Persian Oil Company, BP Australia.

Recommendations

Statutory protection

Hobsons Bay Planning Scheme:	Yes – to the extent of the Administrative Offices and immediately associated land, and the Kororoit Creek Bridge.
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 (2001) *Altona, Laverton and Newport Districts Heritage Study*
- Pratt, A (1934) *The National Handbook of Australia's Industries* p.80 pic and article
- Priestley, S (1988) *Altona. A Long View*
- Vines, Gary and Andrew Ward & Associates (1989) *Western Region Industrial Heritage Study*
- Land Victoria - Aerial photo run 19W Film 58190 Melbourne & Metropolitan Area. December 1945

Heritage Place Name	Phaup's Beach Hotel (Former)
Address	41 Twyford Street, Williamstown
Heritage Overlay No.	HO305
Heritage Precinct(s)	Government Survey Heritage Precinct
Significance	
Local	
Style & Type	
Victorian hotel	
Significant Dates	
1870	
Designer	
Unknown	
Builder	Unknown
Unknown	
Statement of Significance	
What is Significant?	
The former Phaup's Beach Hotel, constructed in 1870, at 41 Twyford Street, Williamstown.	
How is it Significant?	
The former Phaup's Beach Hotel at 41 Twyford Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.	
Why is it Significant?	
Historically, it is one of the oldest surviving hotels in Williamstown and one a small number of surviving examples that illustrate how hotels were interspersed throughout residential areas before changes to licensing laws resulted in many being closed between 1880 and 1910. (AHC criteria A4 and D2)	
Aesthetically, although altered, it is an extremely rare example of a two-storey timber hotel, one of perhaps only two surviving in Victoria. Although altered, it still expresses its former commercial use by its siting on the property line and two storey scale. (AHC criteria B2 and E1)	

History

Thematic history

Barnard (1999) notes that:

Hotels in the nineteenth century were essential for providing accommodation and sustenance for travelers, as well as meeting places for locals.

In a thriving port, visited by any number of sailors and travelers, it is little wonder that hotels proliferated in the 1850s and 1860s and there were also plenty of working men attached to the railways, port and dockyards who needed to slake their thirst at the end of the day.

..it is little wonder that a guide to Williamstown published in 1904 boasted that “probably in few towns in the States [of Australia] is there better or cheaper accommodation for visitors than in Williamstown.”

Specific history

This building first appears in the City of Williamstown Rate Books in 1870-71 when it is described as “Hotel 8 rooms wood” with a Net Annual Value of £58. The owner is Adam Phaup, who is replaced in the Rate Book of the following year by Mary Ann Phaup who is described as a “Hotel Keeper”. On 21 March 1871 Mrs Phaup successfully applied for a transfer of license of the old Beach Hotel (aka Page Family Hotel) in the Esplanade.¹

The Phaups continued to own the building until the early 1900s. It was renamed the “Beach” in 1879 or 1882 and eventually delicensed in 1917.

Evans (1969) tells how early beer supplies came from Mackay’s Phoenix Brewery, which was established in bonded stores on Nelson Place in about 1869.

Description

A two-storey, semi-detached double-fronted symmetrical weatherboard Victorian building, formerly a hotel, but now converted to a residence with a hipped corrugated galvanised steel roof (recent). It is built to the street boundary. Significant elements include

- Form
- Ground floor double-hung sash windows (possibly recent)
- Four-panelled entrance door
- Bluestone base
- Three double-hung sash windows on upper floor
- Brick chimneys with simple corbelled caps and basalt base

The former hotel use is illustrated by its siting and two storey form. The timber post verandah may be a later addition.

External Integrity and condition

Integrity – Moderate. Condition – Good.

Context

Part of a precinct of early houses, but set apart by its siting and form. One of two surviving early two storey timber hotels in this area; the other is at the corner of Thompson Street.

¹ RR Cole Collection of Hotel Records. Volume 2. P.205

Comparative Analysis

Surviving timber hotels are rare in a State-wide context, and this building is one of only two known two-storey examples, the other being the nearby former Bridge Hotel at 72 Thompson Street, which is more intact. It is one of a small number of surviving hotels in Williamstown dating from 1870 or earlier.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Phaup family

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
- Williamstown Rate Books 1870-71 (655)
- Sands & Kenny (later Sands & McDougall) *Melbourne Directories*. Entries for Twyford Street, Williamstown 1870-1900
- RR Cole Collection of Hotel Records Volume 2
- Evans, Wilson P (1969) *Port of Many Prows* p.69

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Heritage Place Name	Norfolk Island Pines
Address	50 Verdon Street, Williamstown
Heritage Overlay No.	HO306
Heritage Precinct(s)	Verdon Street Heritage Precinct Government Survey Heritage Precinct

Significance

Local

Style & Type

Significant Trees

Significant Dates

c.1900

Designer

Not applicable

Builder

Not applicable



Statement of Significance

What is Significant?

The pair of Norfolk Island pines, established c.1900, at 50 Verdon Street, Williamstown.

How is it Significant?

The pair of Norfolk Island pines at 50 Verdon Street, Williamstown are of local historic, aesthetic and scientific (horticultural) significance to the City of Hobson's Bay.

Why is it Significant?

Historically, they are important for their ability to illustrate Victorian era planting schemes. (AHC criteria A4 and D2)

Aesthetically, they enhance the setting of the associated house and contribute to the historic cultural landscape character of Verdon Street and the Government Survey precinct. (AHC criterion E1)

Scientifically, they are locally rare mature examples of this species in a private garden setting. (AHC criterion B2)

History

The exact date of the Norfolk Island pines at 50 Verdon Street, Williamstown is not known. However, given their size it is likely that they were planted at around the same time or soon after the Victorian era house on this site was constructed. The use of large exotic trees such as Norfolk Pines as specimen planting was common within Victorian and Edwardian era planting schemes.

Description

A pair of mature Norfolk Island pines at the front and side of a Victorian era weatherboard villa. Botanica (1997) provides the following description:

Araucara heterophylla (Norfolk Island pines)

Upright with a regular branching pattern, conical form and fast growing to 100ft (30m) or more, this Norfolk Island endemic is widely planted in subtropical coastal regions. The plants are wind tolerant, retaining their quite vertical and symmetrical habit even in the face of incessant onshore gales, and are able to thrive in deep sand; they need reliable water when young, but can tolerate dry spells once established. It is shade tolerant when young and can be long lasting in pots.

Condition

Good.

Context

The trees are related to surrounding mature exotic specimens, on both public and private land, and contribute to the historic Victorian and Edwardian era cultural landscape character of the Government Survey precinct.

Comparative Analysis

These are believed to be the largest and oldest Norfolk Island Pines in a private garden in Williamstown. A smaller example is found at the rear of 87 Farm Street, Newport.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Unknown

Recommendations

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

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)

Heritage Place Name	House
Address	75 Verdon Street, Williamstown
Heritage Overlay No.	HO307
Heritage Precinct(s)	Verdon Street Heritage Precinct Government Survey Heritage Precinct

Significance

Local

Style & Type

Victorian villa

Significant Dates

1885-86

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The house, constructed in 1885-86, at 75 Verdon Street, Williamstown.

How is it Significant?

The house at 75 Verdon Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it demonstrates the first phase of development of Verdon Street during the late nineteenth century. (AHC criteria A4 and D2)

Aesthetically, it is a near original example of a Victorian Italianate villa which has valuable details (fence, pilasters, bays) and contributes to the historic character of Verdon Street. (AHC criteria B2, E1 and F1)

History

An engineer or elsewhere described as an inspector, John Addy, had this initially five room wooden house built as his own residence in 1885-86 and lived there for at least twenty years. A John W. Addy was listed for the first time in commercial directories as a wool broker in William Street during

the 1890s (1). Jack Sinclair lived there in the 1920s (2).

Description

The house at 75 Verdon Street, Williamstown is a double-fronted single storey Italianate style, Victorian timber villa with an M-hip iron-clad roof. Notable features and detailing includes the iron decorated timber verandah, large window bays, eaves brackets, and the use of applied timber ornament such as pilasters.

An unusual front picket fence identified by the 1986 City of Williamstown Conservation Study has been replaced by a reproduction picket fence.

External Integrity

Integrity – High. *Condition* - Good.

Context

The house shares characteristics of form, siting and materials with other nearby dwellings and contributes to the historic late nineteenth and early twentieth century character of Verdon Street.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

John Addy.

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 repaint as original or typical; record fence details for restoration data.

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 1886-87 (771), 1896 (682); Wise, *Victoria Post Office Directory* 1893-94; Sands and Kenny (later McDougall) *Melbourne Directory* 1910

2 Sands and Kenny (later McDougall) *Melbourne Directory* 1928

Heritage Place Name	'Erith'
Address	95 Verdon Street, Williamstown
Heritage Overlay No.	HO308
Heritage Precinct(s)	Verdon Street Heritage Precinct Government Survey Heritage Precinct

Significance

Local

Style & Type

Victorian Italianate villa

Significant Dates

1891

Designer

F de Garis?

Builder

Unknown



Statement of Significance

What is Significant?

'Erith', constructed in 1891 and possibly designed by F de Garis, at 95 Verdon Street, Williamstown.

How is it Significant?

'Erith' at 95 Verdon Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it illustrates an important phase of residential development in Verdon Street during the late nineteenth century and has associations with locally notable persons such as Henry Coombs and Captain Frederick Strickland. (AHC criteria A4, D2 and H1)

Aesthetically, it is a locally rare example of an elaborately detailed Italianate timber villa, which is notable for the unusual and valuable verandah decoration. It contributes to the historic character of Verdon Street. (AHC criteria B2, E1 and F1)

History

The first owner-occupier of this seven room timber house, in 1891, was a Baptist clergyman, Henry Coombs (1). A later long occupant early this century was Captain Frederick Strickland who was there until his death in 1934 aged 81 (2). Strickland served for a lengthy period in the pilot service (3).

Coombs was the second minister to the Williamstown Baptist church after their church was erected in 1884. During his eight years at Williamstown, local worshippers were given the benefit of the Central Baptist Fund, alleviating the burden of the church debt (4).

Description

The house at 95 Verdon Street, Williamstown is a double-fronted, verandahed and M-hipped roof (slated) Italianate timber villa with ashlar boards and distinctive triple gables set in the cast-iron verandah. Iron foliation within each gable adds richness and coloured glass at the north end presumably marks a conservatory, which has been removed

The timber picket fence, although related in style, is not original.

External Integrity

Integrity - High. *Condition* - Good.

Context

One of a group of similarly formed and aged timber houses, including numbers 87, 91 and 93 Verdon Street, all relating to 95.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Henry Coombs, Captain Frederick Strickland

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 repaint as original or typical and to consider restoring the north end verandah enclosure.

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, 719

2 Sands and Kenny (later McDougall) *Melbourne Directory* 1905, 1928; Evans, Wilson P (1978) *Through the Rip* pp.125, 194

3 Evans, Wilson P (1978) *Through the Rip* p.201

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

Heritage Place Name	Wild Kaffir Plum Tree
Address	49 Victoria Street, Williamstown
Heritage Overlay No.	HO309
Heritage Precinct(s)	Victoria Street Heritage Precinct

Significance

Local

Style & Type

Significant tree

Significant Dates

c.1920-30

Designer

Not applicable

Builder

Not applicable



Statement of Significance

What is Significant?

The Wild Kaffir Plum, established c.1920-30, at 49 Victoria Street, Williamstown.

How is it Significant?

The Wild Kaffir Plum at 49 Victoria Street, Williamstown is of local aesthetic and scientific (horticultural) significance to the City of Hobsons Bay.

Why is it Significant?

Aesthetically, it contributes to the related landscape setting of the Interwar house and precinct. (AHC criterion E1)

Scientifically, it is horticulturally significant as a rare example of this species in a regional (and possibly statewide) context. (AHC criterion B2)

History

This tree is situated in front of an inter-war house and it is likely that the date of planting was sometime soon after the establishment of the house. Plantings of this tree are very rare in Victoria and it is not readily available in the nursery trade.

Description

This unusual tree of 10-11m height is located in the front garden of an inter-war house and may date from that period. It is the only known example within Hobsons Bay and is thought to be rare within the metropolitan context in private gardens. Another similar example is listed on the National Trust

Significant Trees Register within Glen Eira City Council (*Harpephyllum caffrum* Bernh. ex C.F.Krauss) at the north-west corner of Caulfield Town Hall, Glen Eira Road, near Hawthorn Road intersection.

Botanica (1997) provides the following description:

This dense, broadly domed tree grows to 40 ft (12 m) tall and about as wide, with an erect, short trunk. Its deep green, compound leaves resemble those of an ash (Fraxinus), and inconspicuous whitish green blossoms appear near the branch tips. On fertilized female plants the blossoms are followed by small, oval fruit the size of a small plum that ripen to orange-red; these are tart tasting but make excellent jam. [Botanica]

Condition

Good.

Context

The tree contributes to the inter-war house garden.

Comparative Analysis

This is the only known mature example of this tree in Hobsons Bay, and one of only a small number (perhaps only two) within the metropolitan area.

Thematic Context

Principal Australian Historical Theme(s)

Creating private landscapes

Associations

Unknown

Recommendations

Statutory protection

Hobsons Bay Planning Scheme: Yes, with tree controls added

Heritage Victoria Register: Recommended

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

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)

Dr Roger Spencer, 2001, Royal Botanic Gardens, Melbourne

Heritage Place Name	House
Address	51 Victoria Street, Williamstown
Heritage Overlay No.	HO310
Heritage Precinct(s)	Victoria Street Heritage Precinct
Significance	
Local	
Style & Type	
Queen Anne attic villa	
Significant Dates	
1917	
Designer	
See builder	
Builder	
Arthur J Maddock	
Statement of Significance	
What is Significant?	The house, constructed by Arthur J Maddock in 1917, at 51 Victoria Street, Williamstown.
How is it Significant?	The house at 51 Victoria Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.
Why is it Significant?	<p>Historically, it was closely associated with the locally important Maddock family. (AHC criterion H1)</p> <p>Aesthetically, it is important as a locally rare example of an unusual design away from the mainstream of contemporary domestic architecture that hints at the developed Bungalow and Old English styles of the 1920s and 1930s whilst resembling more closely the earlier and contemporary American west coast houses (shingle style). It contributes to the historic character of Victoria Street. (AHC criteria B2, E1 and F1)</p>
History	The house at 51 Victoria Street, Williamstown was built by and for a Footscray builder, Arthur J. Maddock, in 1917 when it was described as comprising eight rooms. Maddock owned and occupied it for a long period well into the 1960s, while a later owner was JL Newman (1). Maddock built the former dressing sheds at Williamstown Beach in 1918 (2).

Description

The house at 51 Victoria Street, Williamstown is a distinctive attic-styled weatherboarded and rough-cast stucco residence with twin gabled dormers set into a steeply transverse gabled iron roof. Half-timbered gables, projecting eaves and rough-cast chimneys hint at the Queen Anne style and combine with deliberate, subtle asymmetry gained by the astutely positioned blank wall panel which has been pierced with an oculus to light the porch entrance. It is said that Maddock relocated this house from Footscray.

Displaying idiosyncrasies relative to the more common period forms around it, the house may be compared with the nearby 80 Victoria Street and 88 Railway Crescent (q.v.).

It has been altered in detail only (windows) and the front fence has been removed (probable square top, broad pickets).

External Integrity and condition

Integrity - High. *Condition* - Good.

Context

The house is a prominent and contributory element in the historic interwar streetscape of Victoria Street.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Arthur J. Maddock, JL Newman

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 & Associates (2002) *City of Williamstown Conservation Study Review Part 1*
- 1 Melbourne Metropolitan Board of Works FN. 102419; Williamstown Rate Books 1916-17 (1860)
- 2 Wilson Evans cites municipal contract books

Heritage Place Name	Kauri Pine & Ginkgo
Address	60 Victoria Street, Williamstown
Heritage Overlay No.	HO311
Heritage Precinct(s)	Victoria Street Heritage Precinct

Significance

Local

Style & Type

Significant Trees

Significant Dates

c.1930?

Designer

Not applicable

Builder

Not applicable



Statement of Significance

What is Significant?

The Kauri Pine and Ginkgo, established c.1930, at 60 Victoria Street, Williamstown.

How is it Significant?

The Kauri Pine and Ginkgo at 60 Victoria Street, Williamstown are of local historic, aesthetic and scientific (horticultural) significance to the City of Hobsons Bay.

Why is it Significant?

Historically, the trees are significant for their ability to illustrate Edwardian era planting in a suburban context. (AHC criterion D2)

Aesthetically, they provide a related setting, which enhances the setting of the Edwardian era house and contribute to the historic cultural landscape of Victoria Street. (AHC criterion E1)

Scientifically, the trees are significant as rare examples at this size and maturity of these trees in a regional context. (AHC criterion B2)

History

The exact dates of the Kauri pine and Ginkgo at 60 Victoria Street, Williamstown are not known. However, it is likely that there were planted at around the same time as, or soon after, the construction of the Edwardian era house on the same site.

Description

The Kauri pine is located to the front of the Edwardian era house on this property, while the Ginkgo is located to the rear. Both trees are rare mature examples of their type within the municipality and the wider western region. Botanica (1997) provides the following general descriptions:

Kauri Pine (Agathis sp.)

This remarkable genus of large conifers consists of 20 or so species scattered all through the southwest Pacific region from New Zealand to the Malay Peninsula. Nearly all are tall trees with massive straight trunks and broad leathery leaves quite unlike the needles leaves of more familiar conifers. Their cones are curious, nearly spherical with a criss-cross pattern of scales – Agathis is Greek for ‘ball of twine’, which the cones were thought to resemble. Kauri (or kaori) is their Polynesian name. They give very fine timber and also exude resin from the trunks which was used for varnishes and paints.

Ginkgo (Ginkgo biloba)

The ginkgo grows at least 24 metres tall, upright when young and eventually spreading to 9 metres or more. Deciduous, the 10cm long, matt green, fan-shaped leaves turn golden yellow in autumn. A fleshy, plum-like orange-brown fruit with an edible kernel appears in late summer and fall if male and female trees are grown together. ‘Fastigiata’ is a slender, erect cultivar that reaches 9m. ‘Princeton Sentry’ has a narrow, upright habit and is male.

Condition

Good. The Kauri is not well formed.

Context

The trees provide a related setting for the Edwardian era house on this site and also contribute to the historic cultural landscape of Victoria Street.

Comparative Analysis

The Kauri is the only example within a private garden to be identified in the municipality. The Ginkgo is found in other gardens, however, this is a rare mature example in a private garden.

Thematic Context

Principal Australian Historical Theme(s)

Creating private landscapes

Associations

Unknown.

Recommendations

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

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

The image on the front page shows the Kauri pine in front of the house, while the image below shows the Gingko at the rear.



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Heritage Place Name	House
Address	80 Victoria Street, Williamstown
Heritage Overlay No.	HO312
Heritage Precinct(s)	Victoria Street Heritage Precinct

Significance

Local

Style & Type

Transitional Victorian
Queen Anne villa

Significant Dates

c.1913

Designer

See Builder

Builder

Peter Rodger



Statement of Significance

What is Significant?

The house, constructed by Peter Rodger in 1913, at 80 Victoria Street, Williamstown.

How is it Significant?

The house at 80 Victoria Street, Williamstown is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it was closely associated with the locally important Rodger family who constructed other unusual and successfully designed houses in Williamstown and large contracts within Victoria. (AHC criterion H1)

Aesthetically, it is an unusual, original and skilful combination of forms outside of the prevailing Queen Anne styles but combining some of its elements with late Victorian traits also possesses valuable period details. (AHC criteria E1 and F1)

History

Built and owned by prominent Williamstown builder, Peter Rodger, in 1913 as an eight-room brick house, this house like 88 Railway Crescent (q.v.) stayed in the Rodger family for a long period (1).

Description

An asymmetrically composed, two storey, face brick house with a hipped and slated main roof set beside a truss-gabled, two storey, stuccoed bay on the south side. Between this and a one storey, five-sided window bay at the front elevation, a two level return timber verandah, extends beyond the front face of the house in a three sided bayed form. Iron balustrading is combined with a pressed sheet iron skirt, acting as a frieze to the ground level of the verandah.

The house is generally original except for stuccoing of the bay on the south, and the replacement of the original unusual sculptured profile square-top picket fence, gate and portal (as identified and documented by the 1993 Study) by an unrelated Victorian-era picket fence.

External Integrity

Integrity - High. *Condition* - Good.

Context

A dominant (scale, corner site) and contributory element to the Victoria Street precinct, which also relates to timber detailing on 78 and 96 Victoria Street.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Peter Rodger

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

1 Williamstown Rate Books 1912-13 (1712), 1917-18 (1816); Sands and Kenny (later McDougall) *Melbourne Directory* 1928; Wilson Evans (verbal) c.1991

Heritage Place Name	Williamstown Croquet Club Pavilion
Address	104 Victoria Street, Williamstown
Heritage Overlay No.	HO313
Heritage Precinct(s)	Victoria Street Heritage Precinct

Significance

Local

Style & Type

Interwar pavilion

Significant Dates

1930

Designer

Morsby & Coates

Builder

Unknown



Statement of Significance

What is Significant?

The Williamstown Croquet Club pavilion, designed by Morsby & Coates and constructed in 1930, at 104 Victoria Street, Williamstown.

How is it Significant?

The Williamstown Croquet Club pavilion is of local historic, social and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, the Williamstown Croquet Club Pavilion illustrates the development of Victoria Street as a fashionable middle class enclave in Williamstown during the Interwar period. (AHC criteria A4 and D2)

Aesthetically, the Williamstown Croquet Club Pavilion is the most elegant and substantial sports clubhouse in Hobsons Bay and one of the few examples designed by an architect. It is a rare and fine example of a blend of Interwar styles, which contributes to the historic character of Victoria Street. (AHC criteria B2, E1 and F1)

History

Keeble (2000) provides the following history of the Williamstown Croquet Club:

The Club was formed on 18 October 1926 at a meeting in the Town Hall attended by Williamstown's Lord Mayor Councillor JJ Liston. A committee of nine was elected with Mrs. Liston as President. Many of the 39 lady members at the next meeting in December 1926 were prominent in Williamstown as the wives of local businessmen and city councillors, including the horse racing Underwood family, and the Keigs who owned Williamstown's largest department and haberdashery store. At this time women could play sport at the Williamstown Ladies' Bowling Club in Lyons Reserve (which had its own greens and pavilion next to the men's club), and at the Williamstown and Esplanade Tennis Club. However, croquet offered a more socially exclusive club for its members.

Williamstown Council assisted the Club by offering land in the Victoria Street Council reserve and in January 1927, the Town Clerk confirmed the land was large enough for two A class Pennant Lawns. In July of 1927, the Club paid a 200 pound contribution towards the Council's cost of establishing the lawns, which were officially opened in February 1928.

The Clubhouse was opened on 19 December 1929 by the mayoress, Mrs AG Paine. According to a report in the Williamstown Advertiser one of the guests was Mr Glen Roberts, president of the Victorian Croquet Association, who "... complimented Williamstown Council in converting what was once a rubbish tip and an eyesore into a thing of beauty and joy forever. He also congratulated the members on having such a fine pavilion. He had visited a great many clubs, but had not seen anything to compare with the clubhouse at Williamstown..¹

The Clubhouse was designed by Melbourne architects, Morsby and Coates and cost £1,200. Keeble notes how plans for a cheaper building costing £600 were prepared but that the influence of local politics apparently led to the submission of revised plans for a more substantial building. Keeble quotes newspaper articles of the time, which noted how Victoria Avenue was a "principal avenue of approach to the Gardens and beach", and that pavilions erected at the Esplanade Tennis club (q.v.) and the Newport Bowling Club cost £1,000 and £1,400 respectively.

Description

Keeble (2000) provides the following description of the Croquet Club Pavilion:

The Croquet Pavilion is a symmetrical timber building of roughcast render and weatherboard walls with a massive hipped tiled roof emphasised by large gabled hips and flanked by smaller hipped projections. The street elevation is articulated by the 45 degree angled projection of the fireplace nook and the large central brick chimney. The east façade incorporates a long verandah under the main hipped roof, supported by four pairs of Tuscan timber columns mounted on a low brick verandah plinth. The 45 degree plan motif is repeated on the east façade in the main entrance and verandah projections, and in the angled brick steps leading from the verandah to the lawn croquet courts.

The symmetrical design translates to the interior well-lit rectangular club-room with stained timber trusses in 'English Tudor' style. Its plaster upper walls and ceiling are decorated with dark-stained timber strapwork. Windows, doors, skirtings and other woodwork are also dark stained. The central entrance from the verandah has a group of glazed doors in an angled 'nook' projection matching the fireplace recess opposite. Glazed doors in the end walls lead to the kitchen and change rooms respectively.

The interwar 'Mediterranean' style is emphasised in the Croquet Pavilion by the columns on this façade verandah, its hipped roof and symmetrical form. It is not a pure 'Mediterranean' design, also having half-timbered gables, an externalised prominent brick chimney, and a 'moderne' horizontal emphasis in the arrangement of the windows and division of the weatherboard and textured 'pebbledash' in the walls.²

Keeble adds that "Although the Croquet Pavilion is mostly concealed from the north, it is clear its

¹ Keeble (2000) *Williamstown Croquet Club Pavilion. Conservation Analysis and Management Plan.* pp.6-7

² Keeble op cit. p.10

'Mediterranean' façade was intended to fit the character of Victoria Street's 1920 palm boulevard and its vista of sea, as well as the social aspirations of the initial club membership". The 'palm boulevard' she refers to was originally planted in the early 1920s as a World War 1 Honour Avenue along Victoria Street, however the palms were subsequently replaced by the present Ash species.

External Integrity and condition

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

Context

The Croquet Club Pavillion is one of a group of notable Interwar buildings at the north end of Victoria Street that includes the dwelling at No. 115 and the Rifle Club Hotel at the corner of Kororoit Creek Road.

Comparative Analysis

The Croquet Club Pavilion may be directly compared with the Williamstown Tennis Club Pavilion (q.v.), which was by the same architects and constructed two years previously. Other interwar sports pavilions were not designed by architects and are less elaborate in detailing. They include the former Tennis pavilion at the Fearon Reserve (1928), and the pavilion at the Power Street Reserve Tennis Club.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Williamstown Croquet Club, Morsby & Coates

Recommendations

Statutory protection

Hobsons Bay Planning Scheme: Yes, with interior controls added

Heritage Victoria Register: Recommended

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.

A Conservation Management Plan has been prepared for this heritage place (1). All future buildings and works should be in accordance with this plan.


References

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

Keeble, Willys (2000) *Williamstown Croquet Club Pavilion. Conservation Analysis and Management Plan*.

1. Keeble, Willys Williamstown Croquet Club Pavillion Conservation Analysis and Management Plan (2000)

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Heritage Place Name	House
Address	115 Victoria Street, Williamstown
Heritage Overlay No.	HO314
Heritage Precinct(s)	Victoria Street Heritage Precinct
Significance	
Local	
Style & Type	
Interwar Moderne Attic bungalow	
Significant Dates	
1935	
Designer	
Les Grant?	Unknown
Builder	
Unknown	
Statement of Significance	
What is Significant?	The house and front fence, constructed in 1935, at 115 Victoria Street, Williamstown.
How is it Significant?	The house and front fence at 115 Victoria Street, Williamstown are of local historic and aesthetic significance to the City of Hobsons Bay.
Why is it Significant?	<p>Historically, the house was for a long period the home of one of Williamstown's foremost latter-day pilots, outliving the town's association with that profession and hence its link with its more glorious maritime mid-nineteenth century past. (AHC criteria A4 D2 and H1)</p> <p>Aesthetically, it is significant as a locally rare and near original example of an Interwar house with Moderne influences that displays skilful massing and uncommon detailing in an otherwise typical suburban genre, which is complemented by an original and related fence and garden setting. (AHC criteria B2, E1 and F1)</p>

History

EH Brooks, a Caulfield builder, erected this house for Ellen and Captain John Emslie Walker, a pilot. It remained their home for at least another thirty years, after moving there from 50 Electra Street in 1935 (1).

Then one of twenty pilots, Walker's career was distinguished by coolness in the face of danger as shown in his command of the RMS 'Largs Bay' when the steering failed in 1938. His reputation inspired commissions such as piloting of the 19,821 ton passenger steamer, 'Reliance', to Port Melbourne (2).

Description

The house at 115 Victoria Street, Williamstown is a large interwar bungalow. Splayed gutter fascias and chevron pattern glazing-bars suggest the influence of Walter Burley Griffin. So too, does the skilful massing, which lends a Moderne flavour to an otherwise typical suburban form. Of one and two storeys with textured stucco walls the house has a dominant, high hipped roof which again suggests the oriental character used by the Griffin school.

Although the house addresses itself firmly to Victoria Street, with the strong porch and balcony element, the informal massing continues on all elevations of the house, as if designed in-the-round, in the Moderne manner. Stepped chimney tops and clinker brickwork at the fence and chimneys are also characteristic of the Moderne style. The planting scheme and colours appear original.

An architect probably was responsible for the design and possibly one of the Griffin school (Les Grant?).

External Integrity and condition

Integrity - High. *Condition* - Good.

Context

One of two large, two storey hipped roof interwar houses at this end of Victoria Street, it shares its detached hipped roof villa form and siting with adjacent houses.

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

Captain John Emslie Walker, EH Brooks

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

1 Melbourne Metropolitan Board of Works HC; Sands and Kenny (later McDougall) *Melbourne Directory* 1936 & 1962; ER 1961

2 Evans, Wilson P (1978) *Through the Rip* p.204

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Heritage Place Name	Rifle Club Hotel
Address	121 Victoria Street, Williamstown
Heritage Overlay No.	HO315
Heritage Precinct(s)	Victoria Street Heritage Precinct

Significance

Local

Style & Type

Interwar hotel

Significant Dates

c.1927

Designer

Unknown

Builder

Unknown



Statement of Significance

What is Significant?

The Rifle Range Hotel constructed in 1927, at 121 Victoria Street, Williamstown.

How is it Significant?

The Rifle Range Hotel 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 now vanished Williamstown Rifle Range as one of the few surviving buildings that directly recall its existence. (AHC criteria A4 and B2)

Aesthetically, it is significant as a rare example of an Interwar hotel in the picturesque bungalow style. A local landmark, it makes an important contribution at the northern entrance to the Victoria Street Heritage Precinct and is directly related to surrounding Interwar buildings including the North Williamstown railway station and the Williamstown Croquet Club Pavilion. (AHC criteria E1 and F1)

History

Historical context

An early rifle range was established at Williamstown in 1860 for use by volunteer forces based in Williamstown. This rifle range was located between Garden and Victoria Streets, the railway and the Williamstown baths but was subdivided and sold in 1878. The Victoria Rifle Range (later called the Merrett Rifle Range) opened in that year and was continuously used as a rifle range until 1987 when the Urban Land Authority bought it for housing.¹

Specific history

The present Rifle Club Hotel was erected c.1927 for Edward T Boyd who was also the licensee and replaced an earlier hotel, which had been established on this site in 1878 – the same year that the Victoria Rifle Range was established further to the east along Kororoit Creek Road. Boyd remained the proprietor into the 1930s when Henry Rutler and Edward Nyson shared the task of hotel host while Boyd owned the freehold. Other licensees included JM Ferguson.

The hotel was patronised by rifle shooters who came to compete in the competitions held regularly at the Range until its closure in 1987. There are local memories of shooters arriving in large numbers, carrying their guns, at the Williamstown North railway station opposite the hotel. (Rae)

Description

The design of this picturesque two storey, verandahed red and clinker brick and stucco hotel shows parallels with the domestic Californian Bungalow style, which was popular after World War One as well as influences of the arts and crafts movement. The major element in the design is the two level gabled verandah facing east, which has shingle-clad deep flared skirting, and an open verandah above with shingling repeated in the gable end. The lower part of the verandah is set on four stout trapezoidal piers in brick and render while the upper is supported on single and grouped timber posts. Other significant elements include:

- The roof, which is clad with Marseilles terra-cotta tiling, with deep boarded and strutted eaves. The tiles accentuate the terra-cotta look of the design, with its red brick base wall and clinker trim in the form of string courses and pilasters.
- Double hung sash window openings that are grouped or single.
- Shingling, which is used extensively in the south end of the hotel, set between rendered piers, as perhaps an indication of a proposed extension.

It is prominently sited on a corner at a key intersection, close to the site of the former rifle range from which it took its name, at the entrance to the Victoria Street residential precinct, and opposite the North Williamstown railway station and the Newport railways workshops.

The Bungalow styling chosen for the hotel is unusual in the municipality for a commercial building while its associations with the adjoining rifle range site are also distinctive.

External Condition

Good

External Integrity

High

Context

Set at one end of the significant Edwardian and inter-war Victoria Street heritage precinct (q.v.), and in proximity to other notable interwar buildings including the North Williamstown railway station (q.v.) and the Williamstown Croquet Club Pavilion (q.v.).

¹ Barnard (1999)

Comparative Analysis

This is one of only two interwar hotels in the municipality. It compares with the other example, the Junction Hotel at 15 Hall Street, Newport (q.v.), which is in a Moderne style.

Thematic Context

Principal Australian Historical Theme(s)

Lodging people

Associations

Edward Boyd, T Henry Rutler, JM Ferguson

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

Kinhill Stearns et al (1993) *City of Williamstown Conservation Study*

Williamstown Illustrated (1904)


Williamstown History Kit (1987) *10b Hotels and Breweries*

Municipal Rate Books (RB)

Sands & McDougall *Victorian directories* (D)

Ian Rae, pers. comm. 4 April and 15 June 2000 (Theory about reconstruction in the 1930-40s)

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Heritage Place Name	House
Address	1 Yarra Street, Williamstown
Heritage Overlay No.	HO316
Heritage Precinct(s)	Private Survey Heritage Precinct
Significance	
Local	
Style & Type	
Victorian cottage	
Significant Dates	
1860	
Designer	
Unknown	
Builder	
Unknown	
Statement of Significance	
What is Significant?	
The house, constructed in 1860, at 1 Yarra Street, Williamstown.	
How is it Significant?	
The house at 1 Yarra 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 on The Strand and one of a small number of houses in Williamstown dating from 1860 or earlier. It illustrates the speculative subdivision that occurred in the Private Survey area soon after the creation of the first Crown Portions. It is also of interest for its association with a number of people who had connections to Williamstown’s maritime industries. (AHC criteria A4, B2 and G1)	
Aesthetically, it is significant as a distinguishably early but altered stone house, which is notable for its elevated two storey form and orientation toward the bay that reflects its maritime history. (AHC criteria B2 and E1)	

History

George Ward Cole subdivided his Crown Portions 10, 11 and 12 in the period 1851-52, selling lots 6, 8-12 to Thomas Ruffle. Ruffle re-subdivided lot 9, the corner of what was then South Road (Yarra Street) and the foreshore reserve (The Strand) in the late 1850s, Perceval Smith acquiring lots 3 and 4 in 1859 and immediately reselling to John Cockbill in November 1859 for £126 (1).

This initially four roomed stone house was first owned in 1860 by John Cockbill, probably the blood and bone merchant of Melbourne. He leased the house to James Annal, a sailor and a fisherman, John Parsons. Parsons was still residing there when the subsequent owner George Mullinger (1883-c1896) took over (2).

John, William and Henry Cockbill were all 'night men' of the 1870s with premises in Little Bourke Street, Prahran and St Kilda. John diversified his business to include a bone crushing mill on the Yarra Bank, perhaps explaining his investment at this then remote location (3).

Despite some references in local histories, there is no evidence to suggest any link with the early Melbourne merchant, William Langhorne.

Description

A two storey, stuccoed stone house with a simple hipped and slated roof and symmetrical fenestration to the main, east elevation.

The house once possessed a verandah on the east face and possibly an upper door opened onto it (now closed in?) (3); a porch has been added and a high non-period fence erected at the site perimeter; a chimney appears to have been taken from the south face.

External Integrity and condition

Integrity - Moderate. Condition - Fair.

Context

It is opposite a later Victorian house at 63 The Strand, and other late nineteenth century houses are at 116 and 118 Dover Road.

Comparative Analysis

This house compares with other early two storey stone houses such as 'Mandalay' at 24 The Strand (1858-59), 73-75 Cole Street (1859-60) and 6 Hanmer Street (1857-58).

Thematic Context

Principal Australian Historical Theme(s)

Making Suburbs

Associations

John Cockbill, George Mullinger

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 and architectural 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:

- Investigate reconstruction of verandah or replacement of present porch with one more typical of this area and era (i.e. gabled and trellised, to detail);
- Restore or reconstruct the upper window
- Repaint in original or typical colours.

References

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 Search Notes 530, 31009C

2 Williamstown Rate Books 1859-60 (1200 - land only, lots 3-5), 1860-61 (1629), 1865-66 (1966), 1883-84 (2878) 1890-91 (3786), 1896 (3610)

3 Sands and Kenny (later McDougall) *Melbourne Directory* 1860, 1864 & 1872

4 Melbourne Metropolitan Board of Works Record Plan 14 (1892).

5 Williamstown Rate Books 1885-86 (58), 1887-88 (53); 1893-94 (60-61)

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