



CITY OF HOBSONS BAY

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## Spotswood Activity Centre Structure Plan Heritage Review Methodology, Findings & Recommendations

September 2023

**RBA ARCHITECTS** +  
**CONSERVATION CONSULTANTS** PTY LTD  
**FITZROY STREET** 4C/171  
**ST KILDA VIC AUSTRALIA** 3182

**+613 9525 5666** TEL  
**+613 9525 4906** FAX

**contact@rbaarchitects.com.au** EMAIL  
**www.rbaarchitects.com.au** WEB



## Acknowledgement of Country

We acknowledge the First Nation people whose ancestral lands we live and work upon and respect their continued connection to the land, sea, and culture.

### Authors:

Anthony Hemingway	Senior Associate and Architectural Historian
Katrina Keller	Heritage Consultant
Patrick Wilson	Heritage Consultant/Accredited Historian
Sebastian Dewhurst	Heritage Consultant
Ashleigh Ngan	Heritage Consultant

### Cover images:

Upper: 87-89 Hudson Street (left) and State Savings Bank home (right)

Lower: AGM Factory, Hudsons Road (left) and 19 Bernard Street (right)

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# 1 INTRODUCTION

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## 1.1 Purpose

This report has been prepared by RBA Architects + Conservation Consultants to summarise the Spotswood Activity Centre Structure Plan Heritage Review for Hobsons Bay City Council. The aim of the Review was to inform the development of the Spotswood Activity Centre Structure Plan.

## 1.2 Overview of Review

The Review consisted of two stages:

- Stage One – review of the heritage overlay controls relating to HO30 Spotswood Residential Heritage Precinct and adjacent areas.
- Stage Two – a gap study of the wider Spotswood Activity Centre Structure Plan Area.

### 1.2.1 Stage One

#### Summary

Stage One of the Review was initiated to review the Spotswood Residential Heritage Precinct (HO30) and the adjacent residential and commercial areas. This was because various inconsistencies had been identified by Council officers with the heritage controls relating to HO30.

For example, the mapping of HO30 in the existing citation within the *Hobsons Bay Heritage Study*, vol. 3 Heritage Precinct and Place Citations, Part 1 – Heritage Precincts' (amended 2017) was different from the HO maps contained in the *Hobsons Bay Planning Scheme*. In addition, a number of properties were identified as contributory in the existing citation but were not covered by HO30.

The boundaries of HO30 were reviewed and consideration was given to buildings in adjoining streets. In total, about 300 places were assessed in the Spotswood residential area. An updated Citation/Statement of Significance for HO30 was prepared.

The scope of Stage One increased after undertaking the preliminary work as three additional places of potential heritage significance were identified:

- 87-89 Hudson Street (two shops)
- Spotswood State School (Melbourne Road)
- Group of prefabricated workers housing related to the Australian Glass Manufactures corporation.

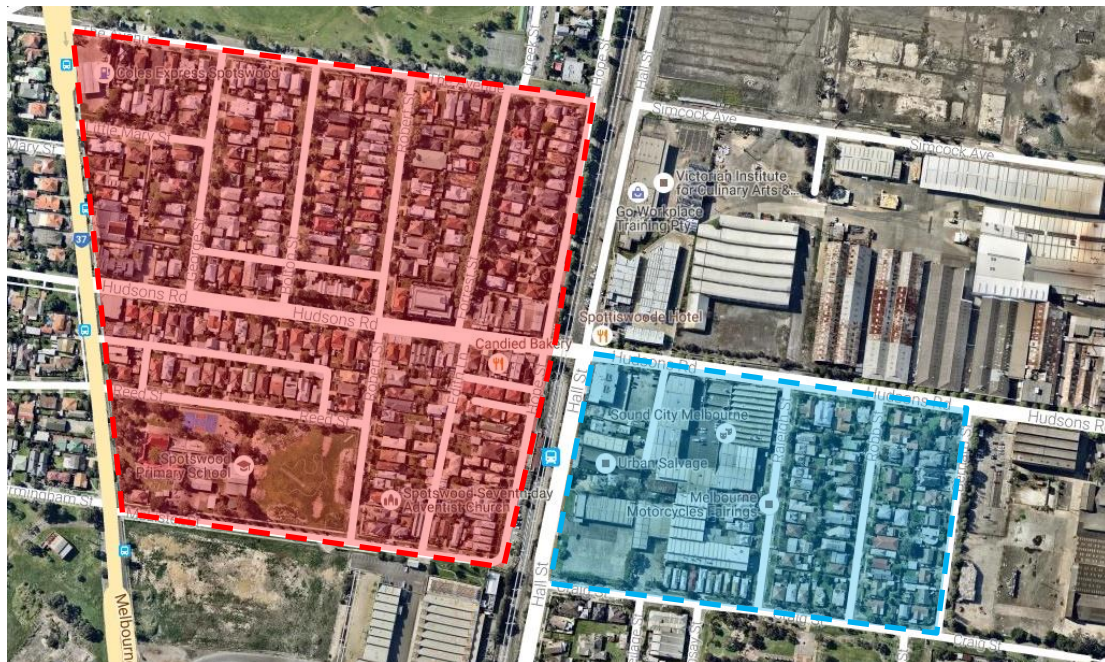
Citations were prepared for 87-98 Hudson Street, Spotswood State School, and the AGM workers housing precinct.

## Study Area

The study area for Stage One consisted of two discrete sections as below:

- A larger area, west of the railway line, bound by The Avenue (north), Melbourne Road (west), McLister Street (south) and Hope Street (east).
- A smaller area, east of the railway line, bound by Hudsons Road (north), Hall Street (west), Craig Street (south) and Bernard Street (east).

All the properties, primarily residential with a few public and some commercial (non-industrial) buildings, were reviewed.



Aerial photograph of Spotswood with study area indicated (red and blue). Commercial/industrial properties in the blue area were not reviewed as part of this stage.

(Source: Nearmap, showing 8 October 2016)

## 1.2.2 Stage Two

### Summary

Following the work undertaken in Stage One the scope of the project was increased to include a second stage. The aim of the second Stage was to address potential gaps in the protection of built heritage fabric in the wider Spotswood Activity Centre Structure Plan Area.

Stage Two consisted of two phases:

- Phase 1:
  - a review of places outside the existing heritage overlays to identify places of potential heritage significance.
  - a review of the efficacy of the existing heritage overlays (outside of those reviewed under Stage One).
  - recommendations for further detailed research (preparation of citations) to be undertaken in Phase 2.
- Phase 2:
  - The preparation of citations for places of potential heritage significance identified in Phase 1.

### Study Area

The study area for this stage was the whole Spotswood Structure Plan Area, the main central residential/commercial area of Spotswood, as shown below:



Aerial map with the Spotswood Structure Plan area outlined in red  
(Source: Nearmap)

### 1.3 Study Team

The RBA team for this project consisted of Anthony Hemingway (architectural historian), Katrina Keller (heritage consultant) and Sebastian Dewhurst (heritage consultant).

## 2 BACKGROUND

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### 2.1 *Hobsons Bay Heritage Study (2017)*

The *Hobsons Bay Heritage Study* was created via Amendment C34 (2007) through the amalgamation of the following earlier suburb and thematic studies:

- *Williamstown Conservation Study*, 1993
- *Altona, Laverton and Newport Districts Heritage Study*, 2001, including the *Hobsons Bay Thematic Environmental History*
- *City of Williamstown Conservation Study Review*, 2002

Since that time, the *Hobsons Bay Heritage Study* has been regularly reviewed and updated, including via the following Planning Scheme Amendments:

- Amendment C34 updated the Heritage Overlays and introduced the two incorporated documents into the Hobsons Bay Planning Scheme: 'Guidelines for Alterations and Additions to Dwellings in Heritage Areas in Hobsons Bay 2006' and 'Guidelines for Infill Development in Heritage Areas in Hobsons Bay 2006'.
- Amendment C68 (January 2010), corrected anomalies within the Heritage Study and removed some properties incorrectly listed as contributory.
- The 2010 version was updated to the 2014 version with the addition of 179 Melbourne Road, Williamstown as a contributory graded building under HO27.
- Amendment C107 created the current 2017 version, with the removal of the Altona Refinery (HO202).

#### **Grading System**

In the *Williamstown Conservation Study*, A to E gradings were used in descending level from 'state importance' to 'altered but recognisable from its construction period but not contributory to a streetscape'. A two-tiered grading system was first introduced in the *Altona, Laverton and Newport Districts Study*.

In the *City of Williamstown Conservation Study Review*, the contributory/non-contributory grading system was subsequently applied to properties previously covered by the *Williamstown Conservation Study*. This is the grading system that has been utilised for this current review.



## 2.2 HO30 in the *Hobsons Bay Heritage Study*

### Summary

HO30 Spotswood Residential Heritage Precinct and adjacent areas was the focus of Stage One of this study.

### Statement of Significance

A Statement of Significance was prepared for HO30 in Vol. 3 of the *Hobsons Bay Heritage Study* (pp 211-212), and reads as follows:

#### What is Significant?

The Spotswood Residential Heritage Precinct, which comprises all land in HO30 and includes properties in George Street, Hope Street (part), McLister Street (part), Robert Street (part) and The Avenue (part) in Spotswood.

#### How is it Significant?

The Spotswood Residential Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

#### Why is it Significant?

Historically, it is significant for its ability to demonstrate the two key phases of development in Spotswood during the Victorian and Edwardian-Interwar eras, which was a consequence of the development of industries and railway-related infrastructure in the area. (AHC criterion A4)

Aesthetically, it is significant for the small relatively intact groups of representative housing from the Victorian, Edwardian and inter-war periods. They are notable for their consistent character, which is derived from the predominantly weatherboard single storey detached houses that have similar form, scale, detailing and materials. The historic character of some streets is enhanced by mature exotic street trees and bluestone kerbing. The group of Victorian single fronted Italianate villas in Hope Street is especially notable as rare examples of this style of dwelling in the municipality. (AHC criterion B2 and E1)

On this basis, the following places and other elements contribute to the significance of the precinct:

Bolton Street (odd) 3, 5, and 19, 21, 23, 27 and 29 (even) 6-12, 18.

- Craig Street (even) 52-70.
- Forrest Street (odd) 7, 9 and 19-21 (even) 2, 10-14, 20-24.
- George Street (odd) 3-11 and 23 (even) 6-14 and 22.
- Hope Street (odd) 1-13.
- McLister Street (even) 2.
- Robert Street (odd) 49-59.
- The Avenue (odd) 35-41.
- Mature Street trees.
- Bluestone kerb and channelling

It is noted that, buildings dating to the Victorian, Federation/Edwardian and Interwar periods are identified as contributing to its significance, within the statement of significance.

### Mapping

There are however some inconsistencies between the precinct as defined in the *Hobsons Bay Heritage Study* and how it is mapped in the *Hobsons Bay Planning Scheme*.

In the citation for HO30, sites in some of the nearby streets (Bolton, Craig, Forrest, Robert) were also listed as contributory to the significance of the precinct and marked as such on the below map that is currently included in the citation.



Map of HO30 – Spotswood Residential Heritage Precinct  
(Source: *Hobsons Bay Heritage Study*, p216)

The mapping in the citation (described above), is however different from the mapping in the Hobsons Bay Planning Scheme – shown on HO maps nos 4 and 5.

HO maps nos 4 and 5 only includes three groups of buildings, as follows:

- George Street (nos 1-23 and 6-26) and the adjacent section of The Avenue (nos 35-41).
- Robert Street, a section at the north-west end of the street (nos 49-59).
- Hope Street at the southern end (nos 1-13), including one adjacent property in McLister Street (no. 2).



HO Map 4 +5  
(Source: *Hobsons Bay Planning Scheme*)

## 3 METHODOLOGY

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### 3.1 Introduction

The following section provides an overview of the methodology utilised for the review.

### 3.2 Stage One

#### 3.2.1 Initial Review by Council

Due to the irregularities around the heritage overlay controls for HO30, Council officers undertook a preliminary onsite inspection of each property in HO30 and compiled a schedule of places for which they believed the existing grading was incorrect or required further investigation.

Inspections of each place were completed between December 2014 to January 2015 and included a visual assessment of each property from the street. Places for which the Council Officer was in doubt about the existing grading were photographed and entered into a database.

In addition to those properties identified by the Council Officers, a number of properties flagged by others as potentially having an incorrect grading were also included in the database. These properties had been identified by statutory planning officers while assessing planning permit applications (as well as other experts and residents).

#### 3.2.2 Subsequent Review by RBA Architects

RBA completed a brief desktop review of each property identified by Council database, using photographs provided by Council as well as Google Street View. Places for which RBA believed that no change was required were removed from the review.

In January 2016, RBA conducted onsite inspections (from the street) of HO30 and adjacent areas to review the boundary of the precinct and assess gradings. Each place was photographed, and details recorded.

Following the site visits, some research was completed for many of the properties to clarify the construction dates as well as later changes/alterations which had occurred. More detailed research was undertaken for the proposed individual and precinct overlays. Sources used included the following:

- MMBW detail plans were referred to for most of the study area.
- Other historic maps and plans - Parish plan, subdivision plans, etc.
- Historic photographs: including a 1930 photograph looking west over the study area showing the Australian Glass Manufacturers' plant in the foreground.<sup>1</sup>
- Newspaper articles (primarily from the *Age*, *Argus*, *Williamstown Chronicle*).
- Sands and McDougall's Directories (Melbourne and Victoria).
- Certificates of title.
- Public Building Files (held at PROV).
- Victorian Government Gazettes.
- Google Maps and Google Street View.
- Hobsons Bay City Council Online Permit Manager (greenlight).

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<sup>1</sup> 'Aerial view of the MMBW pumping station at Spotswood [...] and Australian Glass Manufacturers', C D Pratt, 1930, State Library of Victoria, H29860

A revised citation – including revised statement of significance, schedule and boundary map – was prepared for HO30. This included undertaking additional historical research and a robust, detailed site-specific history.

As the project stalled for a few years, it was necessary to review each property in HO30 again to confirm their level of intactness and hence their grading. This occurred in November 2020.

### 3.3 Stage Two

This stage of the project entailed a review of all the places in the Spotswood Activity Centre Structure Plan – not including the study area from Stage One – being an area approximately equivalent to the suburb of Spotswood.

The study area was first canvassed on Google Street View to determine areas likely to contain places of potential heritage interest.

RBA then conducted a windscreen survey of the study area, with an emphasis on the areas identified in the Google Street View survey. Where sites of interest were identified they were inspected and photographed in detail from the street, with information for each place recorded.

#### Phase 1 – Data Sheets

Subsequently, data sheets were prepared for the places of potential heritage significance identified in the site survey, to clarify the construction dates as well as later changes/alterations which had occurred. These places were:

- Baco Food Products Factory
- Alloa Park Estate Precinct
- Shell Oil Refinery (North Group)
- Commonwealth Oil Refineries Co. Buildings
- War Service Homes Commission Precinct

More detailed research was also undertaken during the preparation of the data sheets. Sources used included the following:

- MMBW detail plans were referred to for most of the study area.
- Other historic maps and plans - Parish plan, subdivision plans, etc.
- Historic photographs: including a 1930 photograph looking west over the study area showing the Australian Glass Manufacturers' plant in the foreground.<sup>2</sup>
- Newspaper articles (primarily from the *Age*, *Argus*, *Williamstown Chronicle*).
- Sands and McDougall's Directories (Melbourne and Victoria).
- Google Maps and Google Street View.

#### Phase 2 – Detailed Research (Citations)

Further detailed research was conducted into the five places identified in Phase 1 as likely to reach the threshold for local heritage significance. The preparation of individual citations involved the following steps:

- Undertake additional historical research and provide a detailed site-specific history,
- Review existing relevant work (*Municipal Wide Heritage Review*, *Hawthorn Heritage Study*, etc),
- Physical description – identifying main attributes and distinguishing features, outlining the character and fabric representing the periods of development,

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<sup>2</sup> 'Aerial view of the MMBW pumping station at Spotswood [...] and Australian Glass Manufacturers', C D Pratt, 1930, State Library of Victoria, H29860

- Undertake a comparative analysis,
- Consider development in relation to the Thematic History,
- Assessment against the HERCON criteria,
- Develop a concise Statement of Significance,
- Provide proposed HO schedule controls.

Citations for precincts also included a grading schedule which included for all places and address and grading (contributory or not).

### 3.4 General Points Relevant to Both Stages

#### Assessment Methods/Thresholds

In the absence of a definition of contributory, it has been necessary to adopt an approach in keeping with good heritage practice (as outlined in *The Burra Charter* which is the guiding document for professionals dealing with post-contact cultural heritage in Australia).

In the Review, a place has been attributed a contributory grading if the following apply:

- It contributes to the character of the streetscape/precinct, and
- It was constructed during the period of significance (identified as the main or secondary phases of development in the statement of significance), and
- It is an intact example or a place which though altered, remains largely identifiable as an example of its type/period, and
- It typically retains its form, most original materials, and at least some original detailing (which might include openings [windows + doors], chimneys, verandah or porch, decorative elements, etc.),
- Generally, any changes that have occurred are reversible, allowing for accurate reconstruction in accordance with the principles outlined in the *Burra Charter*,<sup>3</sup>
- If it forms part of a similar group, then it could be more altered if other examples in the group are intact,
- If there are visible additions, they are sufficiently set back such that the original section is not overwhelmed and the original roof form remains legible.
- In some instances, more distinctive examples might be partly altered.

#### Levels of Integrity

Different levels of intactness were used in assessing each place identified for review. These levels are outlined in the table below. To meet the threshold for a contributory grading, places were generally considered mostly intact (or more so) or be part of a group/located in a consistent streetscape. In a few instances, examples that are more distinct (i.e., more substantial and/or finely detailed) might be graded contributory if they are only partly altered.

Level of integrity	Details
Intact	No apparent alterations.
Largely intact	Form, materials and nearly all original details remain.
Mostly intact	Form, materials and most original details survives. Changes often relate to windows or verandah.

<sup>3</sup>

In the *Burra Charter* 'reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material'.

Level of integrity	Details
Partly Altered	Form, some materials and some original elements/detailing remain. These are either more distinctive examples, though modified, or form part of a group. If they form part of group, there would be an opportunity to accurately reinstate altered/missing elements.
Much altered	Though form and some original material may remain, no original details are evident.

### Individual Places

Places of cultural heritage significance were identified and assessed in accordance with *The Burra Charter* and using the HERCON criteria. These criteria have been broadly adopted by heritage jurisdictions across Australia and are outlined in Planning Practice Note 1 *Applying the Heritage Overlay* (August 2018) produced by the Victorian Department of Land, Water & Planning. For each of the individual heritage places assessed in this study, thresholds of 'Local Significance' have been used.

### Contributory Grading

As previously noted, places within heritage precincts are currently either graded as contributory or are ungraded. As yet, no definition of contributory has been included in the Hobsons Bay Planning Scheme.

In lieu the definition of contributory places in heritage precincts provided in the *Altona, Laverton and Newport Districts Heritage Study Stage 2* (Graeme Butler & Associates, 2000) has been adopted for this study. This definition reads as follows:

contributory elements are generally those which derive from the (relevant) construction period.

Using the above grading allowed a consistency with the places currently graded contributory in the heritage overlay.

## 4 FINDINGS – STAGE ONE

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### 4.1 HO30 – Spotswood Residential Precinct

Having undertaken a detailed survey of HO30 and the adjacent areas, it is evident there are sections outside HO30 which contain relatively intact buildings dating to the period of significance of HO30 which could reasonably form part of that precinct. This includes:

- group on the south side of Hudsons Road.
- group on Raleigh Street.

When considering if a place warranted inclusion in HO or not, most places fell into two broad categories:

- Those where there had been a considerable degree of alteration such that a contributory grading was in question.
- Those where it was not certain if they related to the period of significance.

For the former type, these buildings were typically older and dated to either the Victorian or Federation period. For the latter type, these buildings typically dated to the Post-WWII period.

#### 4.1.1 Limitations

##### Vegetation and Fences

Inspection of places during the Review was limited to a visual assessment from the street. Typically, most places were visible from the street due to the limited setbacks of houses in the study area. In some instances, it was difficult to see the houses due to high fences and/or vegetation. Where this occurred, it was noted in the schedules accordingly.

#### 4.1.2 Typical Changes According to Period

Some the properties in the study area have undergone varying degrees of change with those from Victorian and Federation periods tending to be more altered than those from the Interwar period.

Several houses in the study area have visible upper-level additions. Where the additions are located to the rear of the ridge and the original roof form remains apparent, places have been graded contributory. In examples where the original section has also been much altered/refurbished and/or the additions have been built close to the original façade, they have not been graded.

##### Victorian and Federation Periods

It was common in the Municipality during the mid-20<sup>th</sup> century for Victorian and Federation period houses to be updated/repared with a suite of changes which might include recladding the roof with metal pan-tile shaped sheeting, cladding the walls with faux brick sheeting, replacing original timber-framed windows with larger types (timber or aluminium), and/or replacing the verandah with an alternative, often with metal poles or 'open' pilasters. In other instances, a timber-framed verandah has been retained although original decorative features have been removed (e.g. the brackets to the cornice and/or the frieze [cast iron or timber]).

If the degree of change of change was substantial, they were generally graded non-contributory, unless they are part of a group or are in a consistent group/streetscape. In some instances, accurate reconstruction would/might be possible, after closer inspection of the underlying fabric (removing later cladding).

A few Victorian period houses reviewed have Interwar period alterations to the façade which are often well integrated with the original design (including replacement of the verandah and windows). In these instances, the later alterations are recognisable as changes that were made during the Interwar period. These places have typically been graded contributory and the altered appearance would preferably be retained over a spurious reconstruction.



### **Interwar Period**

Places dating from the Interwar period are typically more intact than those from the earlier periods, though alterations and additions have been undertaken.

There are examples of Interwar period houses where incongruous detailing of an earlier period has been introduced, usually decorative elements to the verandah/porch typically associated with either the Victorian or Federation periods. Whilst these retrospective alterations hamper interpretation and would ideally be removed (this has been noted in the schedules), in most cases these places have been graded contributory if the original design remains largely identifiable.

### **2020 Survey**

When the precinct was surveyed again in November 2020, it was found that a few non-contributory places in HO30 had been replaced with new buildings and a few 'borderline' contributory places were re-assessed and eventually re-graded as non-contributory. As such, some minor adjustments were made to the extent of HO30 in the citation as Appended to this report.

## **4.2. Outside HO30**

### **Commercial Area on Hudsons Road**

The commercial area on Hudsons Road (between the railway line to the east and Melbourne Road to the west) has a different character from the purely residential streets to the north and south as it contains a combination of commercial and residential sites, and some with a combination thereof, the latter being an unusual component (shops with distinct residences to the rear).

Places typically date to the first half of the 20<sup>th</sup> century but up to circa 1960s in relation to some of the shops and shopfronts (e.g., the supermarket, no. 74, and nos 99-101). There are only a few buildings from the Federation period, with more from the Interwar and post-WWII periods. A notable building, the former bank at no. 96, is protected by a HO.

The streetscape of this area is inconsistent however and there were several late 20<sup>th</sup> century/recent non-contributory sites such that this group would be unlikely to meet the thresholds for significance at the local level.

Of note was the two storey shops at 87-89 Hudsons Road, a late Victorian (circa 1890) commercial building consisting of two shops with residences above. This relatively substantial building is largely intact, is a good example of its type, and reflects the early optimistic phases of development in the area following the opening of the railway.



87-89 Hudsons Road

### Spotswood State School

The Spotswood State School at 598 Melbourne Road was found to contain an intact, early 20<sup>th</sup> century red brick school building. Preliminary research determined it dated to 1914 and was enlarged in 1929. It is a good example of the Public Works Department output during the Federation period and one of the few public buildings in the area.



Spotswood State School at 598 Melbourne Road

### **Australian Glass Manufacturers' Housing Heritage Precinct**

The review assessed the residential properties bound by Hudsons Road (north), Bernard Street (east), Craig Street (south) and Hall Street (west). Within this area was a group of houses (mostly with boundaries to Robb and Bernard streets) which were constructed during the mid-1950s for Australian Glass Manufacturers as workers housing.

The precinct includes three types of houses designed by notable architects, Buchan, Laird & Buchan who were also responsible for large town planning and housing projects for the Housing Commission of Victoria and Soldier Settlement Commission, as well as large scale commercial and industrial projects.

Fourteen of the twenty houses constructed for the company survive, many of which are largely intact. Thirteen of these have an address to either Robb or Bernard streets and have been recommended for inclusion in a new heritage precinct (refer to Appendix C). One example also survives at 47 Hudsons Road but as it is isolated from the other houses, it has been excluded from the proposed heritage overlay.



7 Bernard Street

## 5 FINDINGS – STAGE TWO

The following outlines the findings of Stage Two – in which the review was enlarged to include the wider Spotswood Activity Centre Structure Plan.

### 5.1 Places outside the existing Heritage Overlay




#### General


Much of study area outside the existing heritage overlays were found to consist of large, sparsely developed industrial sites, which retained little to no fabric of heritage value or were all or partly affected by the heritage overlay.

The residential area west of Melbourne Road was found to have a scattering of buildings of potential heritage interest dating to the Interwar and Post-WWII period, but they were dispersed, many were altered and there had been much change through the late 20<sup>th</sup> and more recently. As such, there were no other cohesive remnant streetscapes of the original periods of development in this area. A small intact area of historic housing was identified however, described in the below table.

Six places of potential heritage interest were identified in the study area, as follows:

Place	Address	Comment	Photo
Baco Food Products Factory	121 – 129 Craig Street, Spotswood	Factory building designed in the Functionalist style dating to c1950.	
Alloa Park Estate Precinct	170 – 156 Hall Street (evens only)	Small group of substantial houses dating to the Interwar and Post-WWII period that exhibit various popular domestic styles from those periods.	 162 Hall Street

Place	Address	Comment	Photo
Shell Oil Refinery (North Group)	Lot bound by Craig, Drake, Burleigh and Ramsay streets	Four buildings that date to the Interwar and early Post-WWII period at the northern part of the Shell oil refinery.	 <p data-bbox="863 712 983 745">Building No.2</p>
Commonwealth Oil Refineries Co. Buildings	Craig Street	Two brick buildings, remnant fabric from this former refinery.	
War Service Homes Commission Precinct	Melbourne Road (part), Hudsons Road (part) and Reed Street (part)	Medium sized precinct of residential buildings dating to the Interwar period and constructed for the War Service Homes Commission.	 <p data-bbox="863 1626 1046 1653">567 Melbourne Road</p>

Place	Address	Comment	Photo
St Margaret Marys School, Church	181 Hudsons Road	Brick church building at a Catholic school site constructed in 1953 and designed by Architects O'Conner and Brophy.*  *Preliminary assessment concluded it was of a conservative design suggestive of an earlier date and therefore unlikely to meet the thresholds for local heritage significance.	

## 5.2 Existing Heritage Places

All existing heritage places were inspected to determine if the existing heritage overlay controls were sufficient to protect their relative heritage values.

Current citations were reviewed to assess whether they were prepared to current best practice with a statement of significance in the 'what', 'how' 'why' format, etc.

### HO46 Melbourne Glass Bottle Works

Melbourne Glass Bottle Works HO46 is a heritage overlay precinct that includes fabric relating to the Melbourne Glass Works, Australian Glass Works and Australian Consolidated Industry companies, which manufactured glass in Spotswood beginning in the late 19<sup>th</sup> century.

#### Existing boundary

HO46 contains six non-contiguous components over a large area to the north of the study area, as follows:

- Early administration building (top right)
- Four discrete elements to central block bound by Simrock Avenue, Booker Street, Hudsons Road and Raleigh Street.
- Basalt wall to Douglas Parade (remnant of earlier Melbourne Glass Works site and known as the 'The Great Wall of Spotswood')

These sites are mapped on the aerial below:



(Source: Nearmap)

#### Demolished elements

It was found that a number of elements included in HO46 had been demolished including:

- The former gabled roofed shed/buildings to the west (replacement building is shown below)



- The former chimney (or similar structure) to central block and gatehouse to Booker Street.

#### Unidentified Structures

In addition, some structures and other elements that relate to the AGM site are not included in the current HO boundary but could potentially be worthy of inclusion as they appear to be largely intact and relate to the period/s of significance of HO46. This includes:

- Interwar and Post-WWII factory buildings + machinery to the north side of Hudsons Road (part shown below)



Post-WWII factory building outside HO46



Interwar factory buildings and machinery outside HO46



- The brick and curtain wall factory building to the south of Hudsons Street, which was formerly the boxing and packing building of the AGM Factory complex, constructed early 1950s. This building however has an active permit for works that would negatively affect its heritage value and as such is not proposed to be included in the revised overlay boundary for HO46.

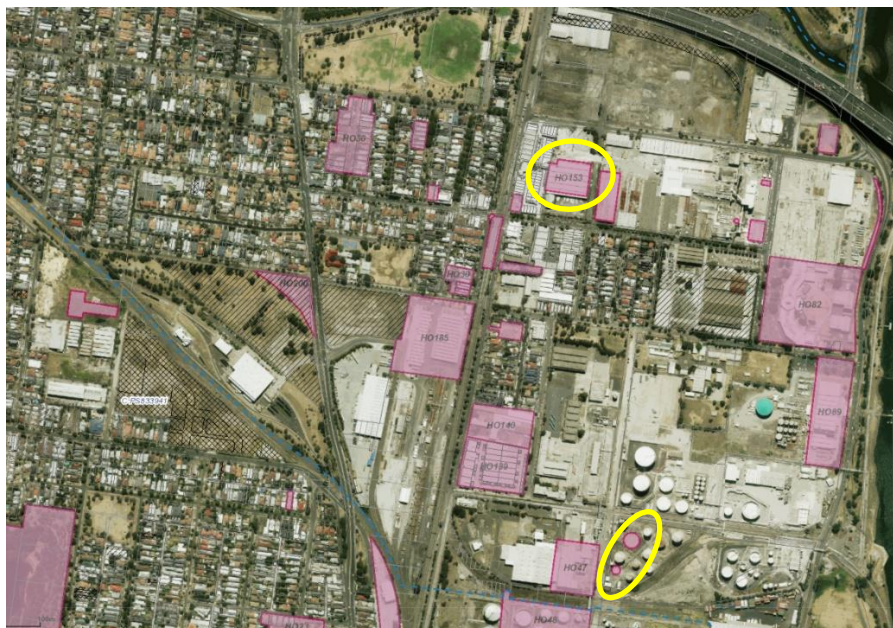


Post-WWII factory building outside HO46

### Demolished Places

Two heritage places were identified where all identified buildings had been demolished. These places are noted below and circled on the following aerial:

- HO49 – Commonwealth Oil Refinery Company Tank Farm, 39-81 Burleigh Street, Spotswood.
- HO153 – Hugh Lennon Agricultural Implement Works (part), 35 Raleigh Street, Spotswood.



(Source: Vicplan)

## 6 RECOMMENDATIONS – STAGE ONE

### 6.1 Changes to HO30

Having undertaken a detailed survey of the existing HO30 and the adjacent area, it is evident there are other parts of the Spotswood residential area which contain relatively intact buildings dating to the three aforementioned periods and which could form part of HO30.

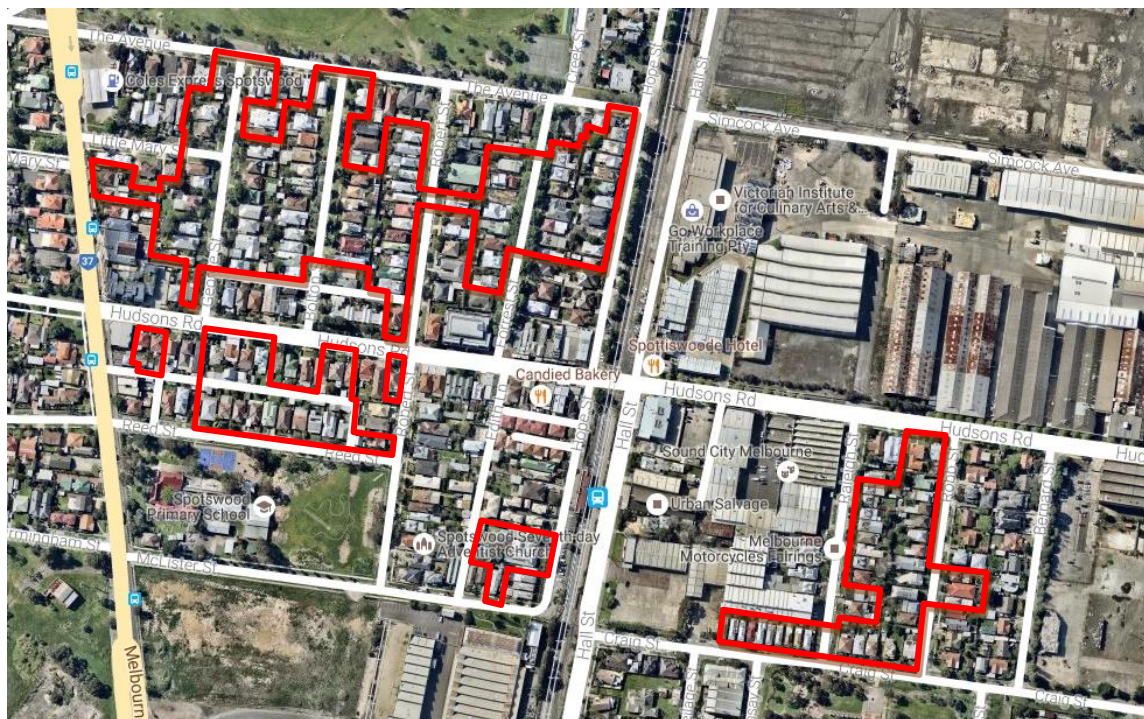
As such it is recommended that HO30 be expanded to incorporate both the sites that had been previously listed as contributory (and have retained that assessment within this review), but which are not included on the citation map, as well as some additional sites to create a larger precinct.

The boundaries of the proposed enlarged precinct have been developed to accommodate the intact examples from the Victorian, Federation/Edwardian and Interwar periods.

#### Proposed Revised Boundary

The proposed extent of HO30 would consist of four groups:

- a much larger, main section north of Hudsons Road (extending between Melbourne Road to Hope Street),
- a non-contiguous group to the south of Hudsons Road,
- the group to the southern end of Hope Street as it currently exists,
- a group of houses to the east of the railway line, including properties to Craig Street, Raleigh Street, Robb Street and Hudsons Road.



Proposed revised HO boundary

### Places proposed to be removed

The following places are recommended to be removed from HO30:

- 1-3 (HO152) and 5-7 Hope Street (HO151) are both pairs of free-standing, brick Victorian period houses with elaborate parapets, which are not consistent with the building stock in the rest of the precinct which is predominantly timber-framed. They are proposed to be removed from HO30 as it is best practice for places to not be affected by two heritage overlays.

A number of places that were surveyed, but not recommended for inclusion in HO30, are included as an Appendix.

### Citation

An updated citation, with amended statement of significance, has been prepared for HO30. It includes a description/overview of the new places recommended for inclusion in the precinct.

## 6.2 New Heritage Overlays

### Individual Places

The following two places were considered to past the threshold for significance at the local level and citations have been prepared for them:

- Shops at 87-89 Hudsons Road, Spotswood - a late Victorian (circa 1890) commercial building.
- Spotswood State School at 598 Melbourne Road, Spotswood - dating to 1914 and enlarged in 1929.

The location of these two places are shown on the below aerial photograph.



Location of the two new proposed individual heritage overlays

### **Australian Glass Manufacturers' Housing Heritage Precinct**

The Australian Glass Manufacturers Housing Heritage Precinct consists of a group of houses designed by notable architects, Buchan, Laird & Buchan and constructed during the mid-1950s for Australian Glass Manufacturers as workers housing. The precinct is considered likely to meet the thresholds for significance at the local level, with the following heritage boundary:



Proposed boundary for the Australian Glass Manufacturers' Housing Precinct

## 7 RECOMMENDATIONS – STAGE TWO

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### 7.1 Introduction

On further research and analysis undertaken in Stage Two, the following has been confirmed:

- Five additional places warrant inclusion in the Schedule to the Heritage Overlay in the *Hobsons Bay Planning Scheme*.
- The heritage controls for HO46 Melbourne Glass Bottle Works, an existing HO, do not accurately reflect the extent of historic built fabric at the site and should be revised according to the updated citation.
- HO49 and HO153 should be removed from the Schedule to the Heritage Overlay as the identified buildings/structures have been demolished.

### 7.2 Proposed Heritage Overlays

#### 7.2.1 Summary

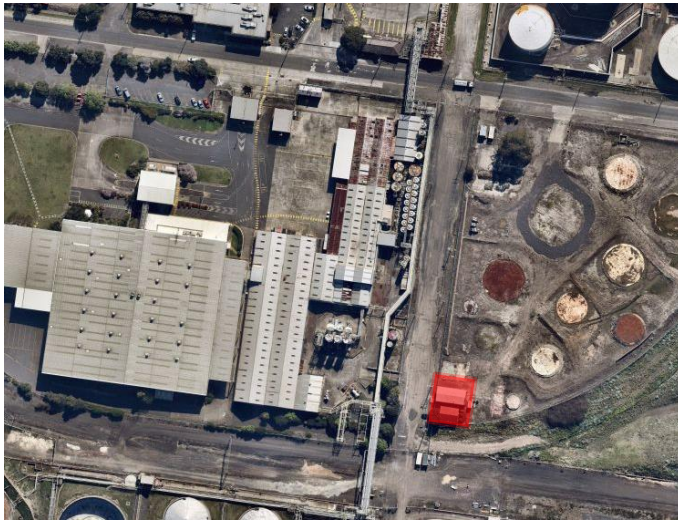
The five new places recommended for inclusion in the Heritage Overlay in the *Hobsons Bay Planning Scheme* are summarised in the following table:

Place	Comment	Type
Commonwealth Oil Refineries Co. Buildings	Two small brick former industrial buildings, remnant fabric from refinery	Individual (group)
Former Shell Newport Terminal (North Group)	Four Interwar and early Post-WWII period buildings at the northern end of the Shell Oil refinery	Individual (group)
Baco Food Products Factory	Factory building designed in the Functionalist style dating to the early Post-WWII period.	Individual
Alloa Park Estate Precinct	Group of intact and substantial Interwar and Post-WWII residences	Precinct
War Service Home Commission Precinct	Group of intact Interwar period buildings constructed for the War Service Home Commission	Precinct

## 7.2.2 Mapping

The proposed boundaries of the new heritage overlays are shown on the following maps:

### **Commonwealth Oil Refineries Co. Buildings - 1A (part) and 39-81 (part) Burleigh Street**



(Source: Nearmaps, 1 September 2021)

### **Former Shell Oil Refinery (North Group) - 39-81 Burleigh Street**



(Source: Nearmaps, 1 September 2021)

**Baco Food Products Factory – 121-129 Craig Street**



(Source: Nearmaps, 1 September 2021)

**Alloa Park Estate Precinct - 156 – 170 Hall Street**



(Source: Nearmaps, 1 September 2021)

**War Service Homes Commission Precinct – Melbourne Road (part), Hudsons Road (part) and Reed Street (part)**



(Source: Nearmaps, 1 September 2021)



### 7.3 Revision of the Heritage Overlay –HO46

The current boundary of HO46 and citation does not incorporate all of the historic fabric relating at the former glass works site. Due to recent change, it also affects some land that no longer contains significant fabric. As such, the boundary should be revised as outlined below and the citation amended to affect this change.

The boundary of HO46 should be revised to:

- remove the HO from the demolished structures to the main central block (bound by Hudsons Road, Simcock Avenue, Booker Street and Raleigh Street),
- reduce the later/western section of the Former Moulded Plastics Factory on Booker Street,
- include the extant Interwar and Post-WWII buildings to the main central block.

The former AGM boxing and packing building to the south side of Hudsons Road was proposed to be included in the revised overlay boundary however a permit has been approved for works that would negatively affects its contribution to HO46. It is therefore not recommended to be included.

The approximate revised boundary is shown in red below:



(Source: Nearmaps)

## 7.4 Removal of the Heritage Overlay

The heritage overlay should be removed from the following two heritage places, where all the identified buildings had been demolished:

- HO49 – Commonwealth Oil Refinery Company Tank Farm, 39-81 Burleigh Street, Spotswood.
- HO153 – Hugh Lennon Agricultural Implement Works (part), 35 Raleigh Street, Spotswood.

These places are circled on the following aerial:



(Source: Vicplan)

## 8 AMENDMENT PHASE – C137HBAY

### 8.1 Introduction

On 13 December 2022, Council resolved to request authorisation from the Minister for Planning (Department of Transport and Planning) to prepare and exhibit Amendment C137hbay, to introduce the various adjustments to two existing HOs (HO30 and HO46), remove HO153, and introduce six new HOs into the Planning Scheme.

The six new heritage overlays are as follows:

- HO323 War Service Homes Commission Precinct
- HO324 Alloa Park Estate Precinct
- HO325 Australian Glass Manufacturers Housing Heritage Precinct
- HO326 Spotswood State School
- HO327 Shops at Hudsons Road
- HO328 Baco Food Products Factory

The recommendations regarding the two other proposed heritage overlays have been deferred - Former Shell Newport Terminal and the Commonwealth Oil Refineries Co. Buildings at 39-81 (part) Burleigh Street Spotswood – because on further consultation with the Department of Transport and Planning, it was determined that further work was required to confirm whether these two places should be included as a new overlay or absorbed within the existing Shell Oil Complex (HO47). Similarly, the recommendation for the existing HO49 Commonwealth Oil Refinery Company Tank Farm at 39-81 (part) Burleigh Street to be removed from the HO, as the tanks have been demolished, has been deferred as they are part of this broader set of consolidated sites.

The Amendment was exhibited between 23 February and 6 April 2023. 35 submissions were received during the exhibition period or soon after, two were supportive of the Amendment and 33 submissions were not. Subsequently, a further three submissions objecting to the Amendment were received.

A Planning Panel was appointed by the Minister and a hearing was held on 24 July 2023 to address the submissions.

### 8.2 Panel Recommendations

The Heritage Review has been adjusted according to the recommendations outlined in the Panel Report, dated 21 August 2023.<sup>4</sup>

In addition, the citations have been re-organised in the Appendix according to the heritage overlay numbers that have been assigned to the six new places (two individual places and four precincts).

The key changes related to four places – HO30, HO46, HO323 and HO325 – which are outlined below.

#### HO30 – Spotswood Residential Heritage Precinct

Address	HO	Basis
13 Forest Street	Regrade Contributory to non-contributory	Graded house replaced, retained as middle of precinct
626 Melbourne Road	Remove	Isolated edge of precinct
628 Melbourne Road	Remove	Isolated edge of precinct

<sup>4</sup> Planning Panels Victoria', Hobsons Bay planning Scheme Amendment C137hbay - Spotswood Activity Centre Structure Plan Heritage Review, Panel Report', 21 August 2023

Address	HO	Basis
1 Robert Street	Remove	Graded house demolished, edge of precinct
2 Reed Street	Remove	Graded house demolished, edge of precinct
10 Reed Street	Remove	With the demolition of 12 Reed Street, it became an isolated Non-contributory place
12 Reed Street	Remove	Graded house demolished
14 Reed Street	Remove	With the demolition of 12 Reed Street, it became an isolated Non-contributory place

### HO46 – AGM Factory (former)

Revise the boundaries of HO46 to remove some sections due to some incorrect mapping and to appropriately include the extant significant fabric:

- Fence along Douglas Parade (reflect the actual extent and location of the basalt wall),
- 8 Simcock Avenue (only include the 3 buildings [office, tennis pavilion and bunker], that is remove tennis court, etc.),
- Hudsons Road (not include the metal clad extension at the east end of Gabled Workshop),
- Booker Street (remove rear later part (western bay) of the Former Moulded Plastics Factory).

Update citation to:

- remove the ACI Fibre Packaging Plant from the list of Contributory Elements,
- remove part of 1 Hudsons Road from the list of contributory properties,
- identify that the following built form components are not contributory elements,
  - the western bay of the former Moulded Plastics Factory
  - the metal clad extension of the Gabled Workshop
- update the “Why is it significant” section of the Statement of Significance for the AGM Factory Complex (Former) (HO46) so that it is consistent with the Panel’s preferred version in Appendix D.
- include some of the additional information regarding Building E that has been researched in the preparation of the Expert Witness Statement to clarify the changes to the single storey/western section.

### HO323 - War Service Homes Commission Precinct

Regrade 156 Hudsons Road to Non-contributory (from Contributory) due to alterations.

### HO325 - Australian Glass Manufacturers Housing Heritage Precinct

Remove 24 Robb Street from the Contributory list in the What is Significant (correcting an error).

## APPENDIX – Citations

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No	HO	Place	Address
1	HO30	Spotswood Residential Heritage Precinct	Various
2	HO46	AGM Factory Complex, Former	1 (part) Hudsons Road + 1 (part), 8 and 21 (part) Simcock Avenue
2	HO323	War Service Homes Commission Precinct	605–609 + 613–631 Melbourne Road (odds only), 154–160 + 153–155 Hudsons Road and 28–36 + 25–33 Reed Street
4	HO324	Alloa Park Estate Precinct	156 – 170 Hall Street
5	HO325	Australian Glass Manufacturers Housing Heritage Precinct	Bernard and Robb streets
6	HO326	Spotswood State School No. 3659	598 Melbourne Road
7	HO327	Shops at 87-89 Hudsons Road	87–89 Hudsons Road
8	HO328	Baco Food Products Factory	121-129 Craig Street



<b>Heritage Precinct Name</b>	<b>Spotswood Residential Heritage Precinct</b>
<b>Address</b>	Bolton Street (part), Craig Street (part), Forrest Street (part), George Street, Hope Street (part), Hudsons Road (part), Melbourne Road (part), McLister Street (part), Raleigh Street (part), Reed Street (part), Robb Street (part), Robert Street (part) and The Avenue (part) in Spotswood
<b>Heritage Overlay</b>	<b>HO30</b>
<b>Related Precinct(s)</b>	Not applicable

**Significance**

Local

**Style & Type**

Heritage Precinct

**Significant Dates**

c.1886-1945

**Designer**

Unknown

**Builder**

Unknown



**Statement of Significance**

**What is Significant?**

The Spotswood Residential Heritage Precinct, which comprises all land in HO30 and includes houses east and west of the railway line. Places west of the railway are located in an area bound by McLister Street (south), The Avenue (north) and Melbourne Road (west). East of the railway, the precinct includes places to Craig, Raleigh and Robb streets.

The following original features contribute to the significance of the Spotswood Residential Heritage Precinct:

- Generally intact single storey houses dating from the late 19<sup>th</sup> century to the end of the Interwar period (circa 1945), one with an attached shop,
- Subdivision patterns established during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries,
- Consistent setbacks,
- Intact roof forms (hipped, gabled, gambrel etc.) and cladding (including corrugated metal sheeting and terracotta tiling),
- Rendered or brick chimneys, as well as terracotta pots,
- Roof detailing such as decorative terracotta cresting and/or finials, and to gable ends

(shingling, weatherboards, half-timbering/battens, rendered finishes),

- Intact painted timber-framed walls with a range of cladding including ashlar boarding, weatherboards, (bands of) shingled boards,
- Intact face brick walls or porches,
- General timber detailing, including exposed rafter ends, brackets, decorative friezes (fretwork, spindles, etc.), turned timber posts, etc.
- Verandahs, usually with timber detailing though some with cast iron friezes, and porches with brick piers and the like,
- Decorative elements, usually classicising detailing such as cornices, brackets, pediments,
- Timber-framed windows including double-hung sashes, casements with toplights, bay windows, some with awnings or hoods,
- Front doors – usually timber, panelled and/or with glass panes, often with transom windows and/or sidelights,
- Front fences, mainly original low masonry (Interwar period),
- Minimal garden settings,
- Kerbing and channelling, and
- Complementary street plantings.

#### **How is it Significant?**

The Spotswood Residential Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

#### **Why is it Significant?**

Historically, it is significant for its ability to demonstrate the key phases of development in Spotswood during the late Victorian, Federation, and Interwar (through to the end of WWII), which was a consequence of the development of industries and railway-related infrastructure in the area. (Criterion A)

Aesthetically, it is significant for its consistent housing stock from the late Victorian, Federation and Interwar periods. It is notable for its consistent character, which is derived from the predominantly weatherboard single storey detached houses that have similar form, scale, detailing and materials. Most houses have a verandah or porch to the front and many retain original decorative features to their facades. Compared with other precincts in the Municipality, houses in Spotswood often occur in groups of two or more similar buildings, suggesting the work of a particular builder/developer.

The historic character of some streets is enhanced by an established canopy of mature exotic street trees. (Criterion D)

On this basis, the following places and other elements contribute to the significance of the precinct:

- Bolton Street (odd) 1, 3, 5, 7, 11, 21, 23, 27, 29, 31 (even) 8, 12, 18, 20.
- Craig Street (even) 42, 46, 48, 50, 52, 54, 56, 58, 60, 64, 66, 68, 70.
- Forrest Street (odd) 7, 9, 15, 19, 21 (even) 10, 12, 14, 20, 22, 24.
- George Street (odd) 1, 3, 5, 9, 11, 21, 23 (even) 6, 10, 12, 14, 16, 18, 20, 22.
- Hope Street (odd) 9, 11, 13, 37, 39, 57, 61, 63, 65, 67.
- Hudsons Road (odd) 41, 43, 105, 111, 113, 121, 123, 125, 127, 135, 137 (even) 104, 128.
- McLister Street (even) 2.
- Raleigh Street (even) 6, 8, 12, 14, 16, 18, 20.
- Reed Street (even) 4, 8, 16, 18.
- Robb Street (odd) 1, 3, 7, 9, 11, 13, 15, 21 (even) 10, 14.



- Robert Street (odd) 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59 (even), 46 and 48.
- The Avenue (odd) 29, 31, 35, 37, 39, 41.

## History

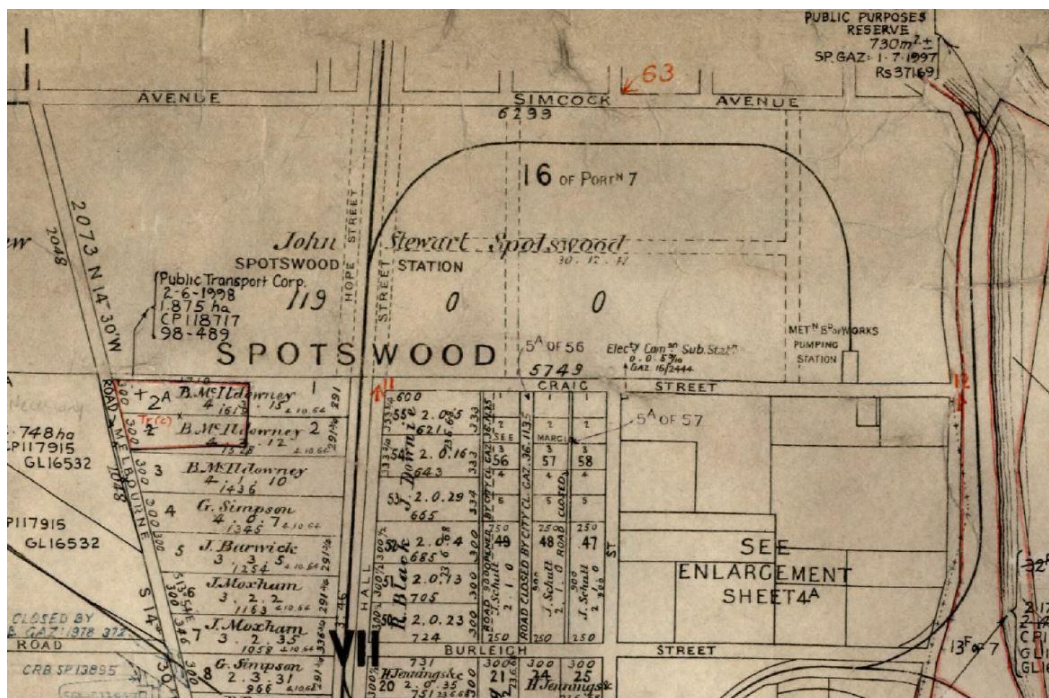
### Historical background

This section of Spotswood was part of a large allotment which extended from the Yarra River to Melbourne Road, and was initially purchased during the 1840s by John Stewart Spotswood who began a dairy farm.<sup>1</sup> Around the end of the 1840s, John Spotswood set up a punt service across the Yarra near the mouth of Stony Creek. The service operated at least until the 1860s.

Stations along the Williamstown line opened as demand arose. At first only Williamstown, Williamstown Pier (then known only as Pier) and Footscray were opened, followed, a few weeks later, by North Williamstown. Geelong Junction (Newport) opened in the next month, March 1859. Spotswood Station opened as Edom in 1878, became Spottiswoode in 1881 and Spotswood in 1905.<sup>2</sup>

### Specific history

The 119 acre site purchased by John Spotswood in 1841 consisted of land bound by the Yarra River (east) and what is now Melbourne Road (west), Craig Street (south) and The Avenue/Simcock Avenue (north).<sup>3</sup>



John Spotswood's holdings shown on the parish plan, top left

(Source: Cut Paw Paw Parish Plan C345(19))

In 1876, this allotment was acquired by Richard Day Burrell and Alexander Lindsay.<sup>4</sup> The following

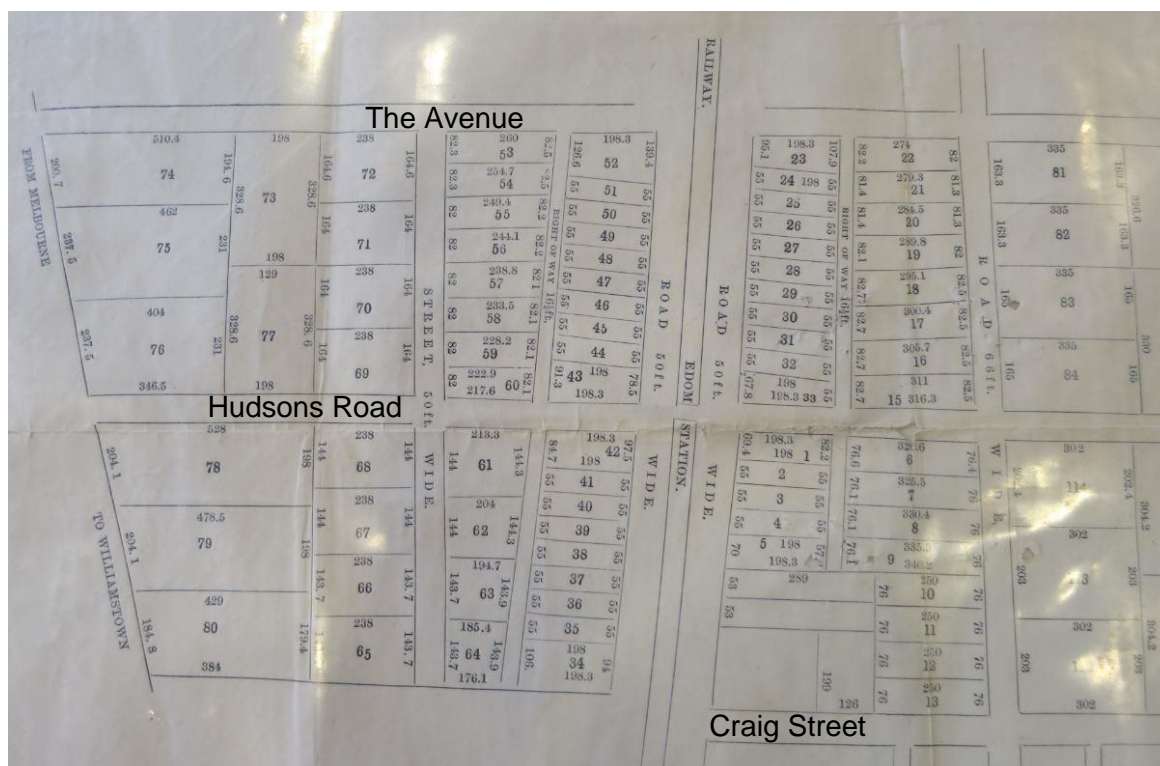
<sup>1</sup> *Hobsons Bay Heritage Study: Thematic Environmental History*, 2003, p12

<sup>2</sup> Barnard (1999)

<sup>3</sup> Parish Plan C345(19). The allotment was Crown Allotment 16 of Section 7 in the Parish of Cut-Paw-Paw

year, speculators Thomas Bent and Charles MacMahon acquired the site. In 1878, Edom station and the adjacent rail crossing (on what is now Hudsons Road) were constructed on the Williamstown line, towards the centre of the land purchased by Bent and MacMahon. At this time, Edom was described as having a 'desolate appearance' and was said to be located in the 'midst of a bleak and inhospitable moor'.<sup>5</sup>

After Bent and MacMahon purchased the holdings, a subdivision plan consisting of 114 lots described as 'small cottage allotments' was prepared.<sup>6</sup> The area east of Forrest street, and based around both sides of the railway, was surveyed by the much noted former government surveyor and engineer, Clement Hodgkinson (LP 298).



The western half of the c.late 1870s subdivision

(Source: 'Plan showing subdivision of Allotment 16 of Section 7, Parish of Cut-Paw-Paw', SLV)

The first sale of subdivided land occurred in 1878, the same year the railway station opened. The proprietors prepared to sell any allotments for which there were buyers.<sup>7</sup> The sale of allotments was limited, with only about 30 lots selling. These were located close to the railway line, most fronting the streets now known as Hope, Hall and Raleigh streets.<sup>8</sup> One of the allotments to the east of the railway was sold to the Hon. John Woods Commissioner of the Railways.<sup>9</sup>

In 1883, Henry, Robert and William Hudson Bros, Sydney purchased the balance of the site.<sup>10</sup> A plan of subdivision within this precinct was lodged in 1886 and declared by surveyor, William Bage.

The Hudson's holdings are shown on the following excerpts from the relevant Certificate of Title. The

<sup>4</sup> Certificate of Title, Vol 894, Folio 646

<sup>5</sup> 'The Modern Edom', *Argus*, 23 March 1878, p9

<sup>6</sup> 'Plan showing subdivision of Allotment 16 of Section 7, Parish of Cut-Paw-Paw, circa late 1870s, State Library Victoria. 'The Modern Edom', *Argus*, 23 March 1878, p9

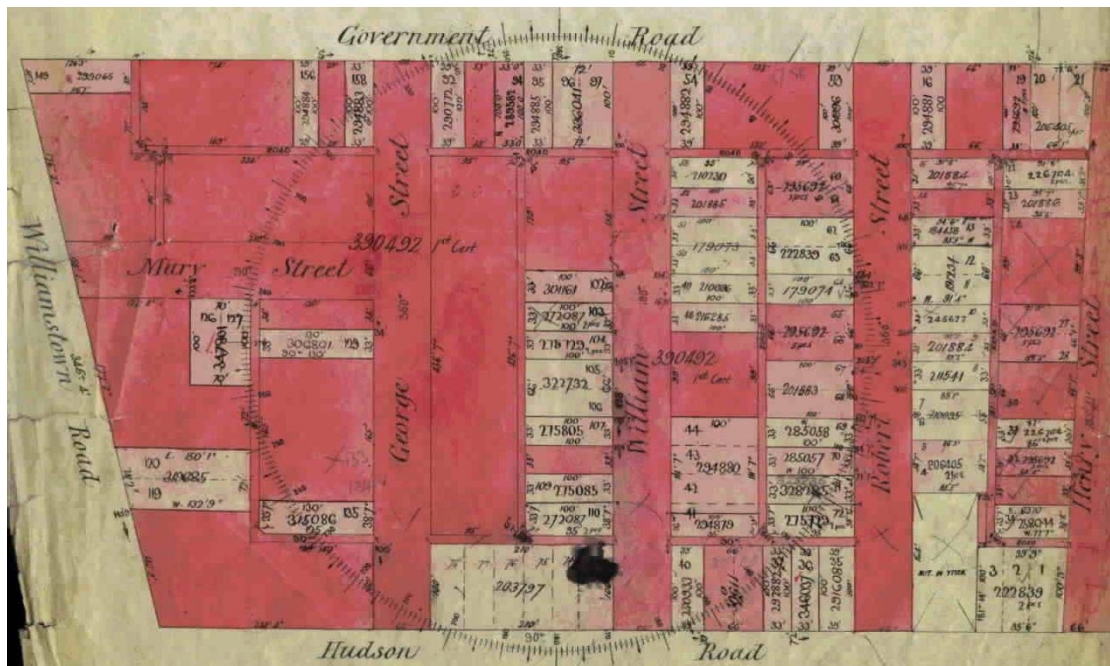
<sup>7</sup> 'Land Sale at Edom', *Williamstown Chronicle*, 25 May 1878, p3

<sup>8</sup> Certificate of Title, Vol. 998 Folio 593

<sup>9</sup> The Modern Edom', *Argus*, 23 March 1878, p9

<sup>10</sup> 'The Spottiswoode Estate Company', *The Age*, 14 November 1893, p7, Certificate of Title, Vol. 1511, Folio 188

lots that are numbered lots indicate a sale, while the the lots coloured red were not sold at this time. The first allotments to be sold by the Hudson brothers were also those located closest to the railway station, mostly to Robert Street, William Street (now Bolton), The Avenue and Hudsons Road as well as Craig, Raleigh and Robb streets.



The 1883 subdivision

(Source: Certificate of title Vol 151 Fol 188)



The 1883 subdivision

(Source: Certificate of title Vol 151 Fol 188)

In 1888, the Spottiswoode Estate Company was formed for the purpose of purchasing land at Spottiswood which was owned by the Hudson brothers. Both Henry and Robert Hudson held 5,000 shares in the company which went into liquidation in 1894.<sup>11</sup> In all, there were 158 approximately 33-38'X100' lots (about 300-350 square metres) distributed from Williamstown Road (Melbourne Road) to Forrest Street, north of Hudson Road.

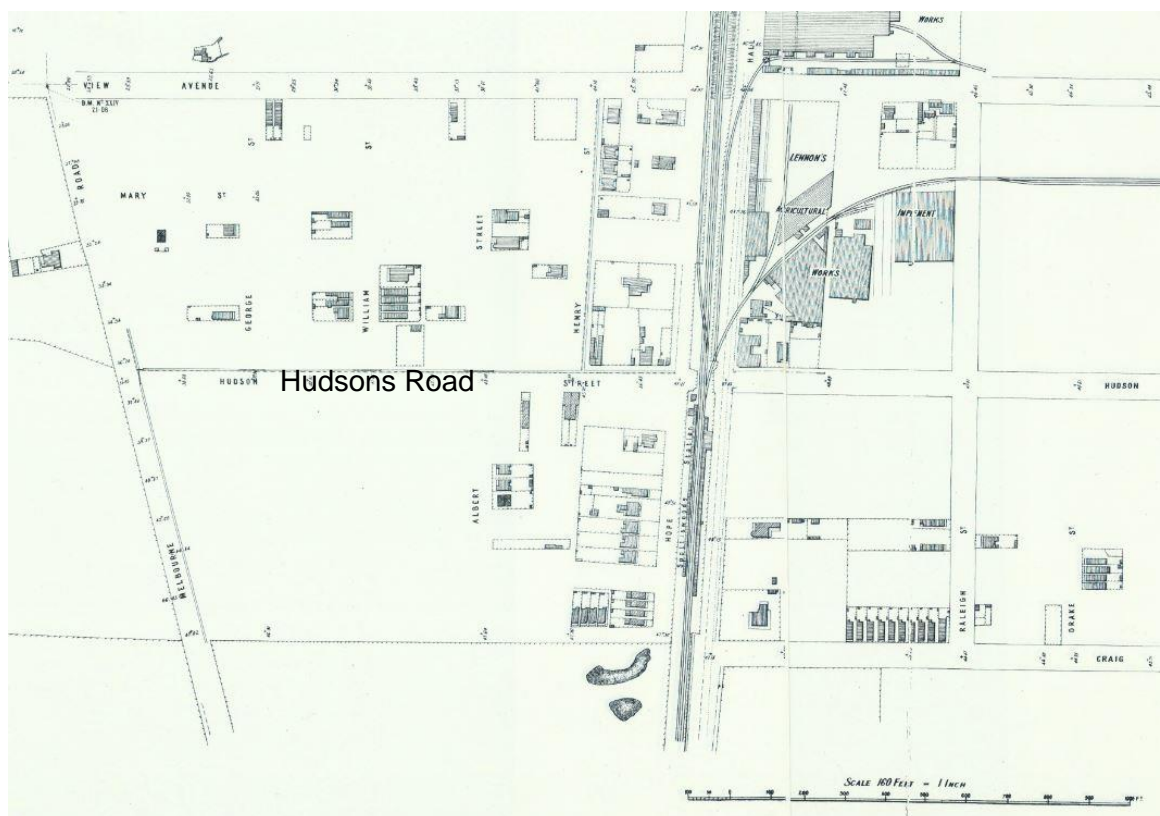
In 1890, a re-subdivision plan was lodged for most allotments located to south of Hudson Road and west of the railway line – although this subdivision did not include the whole precinct area, just parts to the west. The survey was lodged by Hall and declared by J S Jenkin in 1911-12. It was, in turn, once part of a larger estate, declared in 1890, which included Hope (formerly Station), Robert, Manchester and Birmingham streets (LP2966) stretching from Melbourne Road to the railway. The surveyor was Robert Poole and it was lodged by solicitors and land boomers, Fink Best & Phillips (VTO). Some of the land south of Hudson Road was later taken up by the Spotswood State school. Part of the area around the Hudsons Road railway crossing was built on a plan lodged in 1890 for A C Thomas solicitors and surveyed by Bruford & Braim.

Street names were changed over time, William Street becoming Bolton, and Henry Street becoming Forrest (1911). Bay View Avenue was changed to simply, The Avenue, while Mary Street was changed to Little Mary Street.

The 1894 MMBW Record Plan No. 8 showed that there were about 65 houses in the precinct area, scattered between largely vacant blocks. This included four brick houses in Hope Street and four timber cottages in McLister Street. On the south side of McLister Street, where the Victorian Railways Stores complex is, was a quarry. Across the railway, to the east, was another isolated row of ten similar timber houses facing Craig Street, with a few houses located nearby on both Raleigh and Drake (now Robb) streets. Further north there were several larger weatherboard houses facing Hope

<sup>11</sup> Victoria Government Gazette, no.44, 16 March 1894, p1301

Street, and several timber cottages to William Street (now Bolton). There were also a few houses to Hudson Street, The Avenue, Henry Street (now Forrest) and Albert Street (now Robert). At this time, the Spotswood Railway Station had a timber building on the eastern side only with a platform and small store on the west.

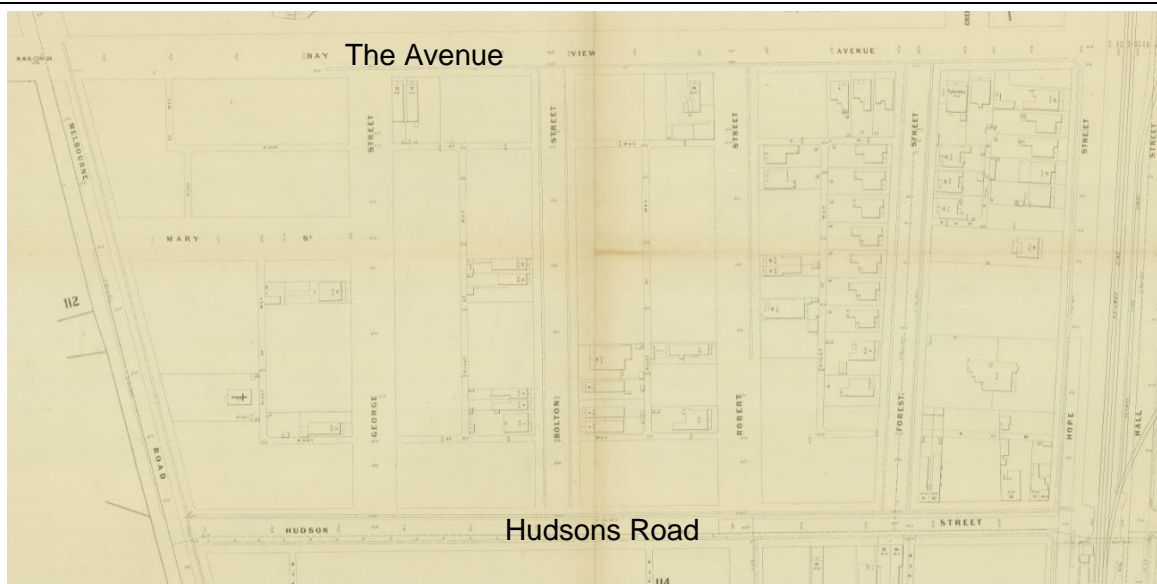


The precinct area in 1894

(Source: MMBW plan no. 8,SLV)

By 1904, there had been little further development in the north-south streets to the west of the precinct, George, Bolton and Roberts, with only 14 houses in that area.<sup>12</sup> This sporadic Victorian and early Federation period development is evident on the below MMBW plan which shows much of the precinct west of the railway line in 1904.

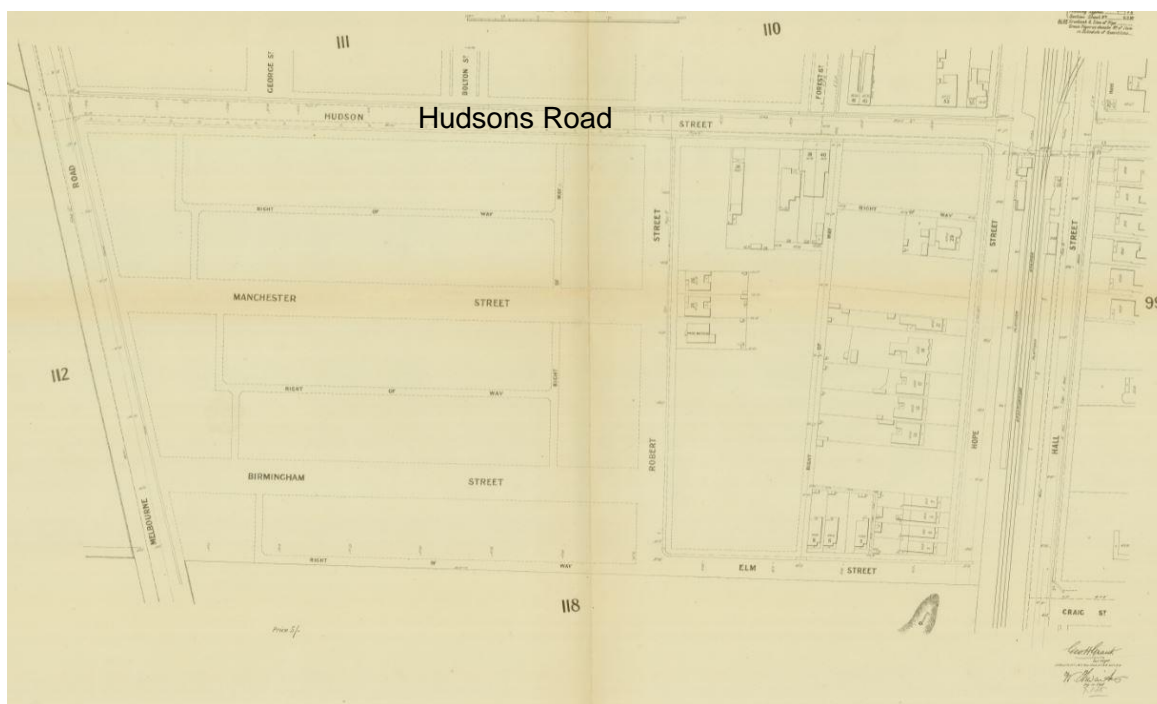
<sup>12</sup> Sands and MacDougall's Directory, 1904



The precinct in 1904

(Source: MMBW detail plan 110 and 111, SLV)

An alternative street layout existed south of Hudsons Street at that time, prior to the establishment of the primary school - shown on the below 1904 MMBW detail plan. Evident are two wide streets, Manchester (now Reed) and Birmingham, with rights of way to the rear.



The south side of Hudson street in 1904

(Source: MMBW detail plan 114, SLV)

Substantial redevelopment occurred in the Interwar period, with seven houses constructed on George, Bolton and Robert streets between 1904 and 1911, taking the total to 18.<sup>13</sup> Eight further houses were constructed over the following three years to 1914 and a further six between 1914 and 1916. By 1918, there were 38 houses on George, Bolton and Robert streets.<sup>14</sup>

By 1920, most allotments on Hope Street had been developed and many residences had also been erected in Bolton, Robert and Raleigh streets. Many allotments however at the western end of both Hudsons Road and The Avenue, as well as the western side of George Street, were yet to be developed.

At this time, there was only one house on Craig Street, west of Raleigh Street and no residences to Reed Street, though several were erected in the next ten years. Between 1920 and 1930, several additional houses had also been erected on The Avenue, the western side of both Bolton and George streets, as well as the western end of Hudsons Road.<sup>15</sup> The burgeoning area is evident in the below aerial photograph, taken in 1931.



Precinct area in 1931

(Source: Landata, Maldon Prison, Run 6, Frame 2874)

An aerial photograph from this time shows the part of precinct south of Hudsons Road. Evident in the foreground is the group of late Victorian period development to the east side of Robb, with row of mostly Federation period development opposite. In the vicinity several large industrial complexes had been established.

<sup>13</sup> Sands & McDougall's Directory, 1911

<sup>14</sup> Sands & McDougall's Directory, 1911, 1914, 1916, 1918

<sup>15</sup> Sands & McDougall's Directory 1920 and 1930



Southern part of the precinct, between Robb Street and Melbourne Road, in 1930

(Source: Aerial view of M.M.B.W. pumping station at Spotswood, Shaw Ross Aviation, Co H29860, SLV)

In 1945, there was still several vacant allotments in the Spotswood area, most of which were located to the southern end of Robert Street and the northern side of Hudsons Road (seen on below aerial). By this time, street trees had been planted to George, Bolton and Robert streets as well as the northern side of The Avenue.<sup>16</sup>



Precinct area in 1945

(Source: Melbourne and Metropolitan Area Project, Run 21, Frame 58566, Landata)

<sup>16</sup> Photo-map Melbourne 848 B4A, 1945, University of Melbourne



## Description

The Spotswood Residential Heritage Precinct includes residential streets located east and west of the railway line that were developed during the late-Victorian, Federation and Interwar periods (through to the end of WWII).

Typically, houses are freestanding, timber-framed, have a verandah or porch, and are setback from the street with a garden and low timber fence to the front. They have hip or gable roof forms clad in terracotta tiles (Interwar period) or corrugated iron. Additionally, many retain original decorative elements to the cornices (brackets and paneling), gable ends (battened sheeting, shingles, etc.), verandahs (cast iron or timber components) or porches (brick or brick and timber). There are some mature street trees (Ash and Plane species) in the streets north of Hudsons Road. Most houses are modest, economical versions of the contemporary styles.

The Victorian period places are concentrated in the streets closest to the railway station – primarily Craig, Hope and Raleigh with a few in Bolton and Forrest. The cottages generally have hip roofs clad in corrugated sheet metal, rendered chimneys, a decorative cornice (incorporating brackets alternating with panelling), ashlar boards to the façade, and verandah with cast iron frieze and timber posts. Windows are double hung sashes, often tripartite.

Some of the Federation period places may appear to be Victorian, referred to as Victorian Survival style (hip roofs, rendered chimneys) but can often be distinguished from examples dating to the preceding period by having paired, often longer, timber windows. The Queen Anne style was the dominant mode of the Federation period and is characterised by asymmetric facades, gambrel roofs, tall red brick chimneys with roughcast rendered caps, and gable ends with battened sheeting. Walls may include a band/section with shingled (notched) boards, though ashlar boards remained popular in the area. Verandahs have turned timber posts with friezes displaying geometric motifs and/or curvilinear brackets and windows typically are casements with toplights. Only a few examples have terracotta tiled roofs and what was likely corrugated sheet metal cladding has often been replaced with metal sheeting with a tile-like profile.

The Interwar period places are usually indicative of the bungalow type, especially those dating to the 1920s. They tend to be concentrated in the streets furthest from the railway station. Typical of bungalows from this period they have prominent gable ends, usually two – a minor and major – and both orientated to the street given the width of the blocks. Other characteristics include gable ends with battened sheeting or timber shingles, boxed-framed windows, and porches with brick piers and (paired) timber posts. During the 1930s and early 1940s, hip roofs were the norm usually tile-clad. There are hardly any examples indicating the influence of some of the other popular styles of this period (e.g. Spanish Mission, Old English/Tudor Revival), though there are several circa 1940s buildings in a restrained mode, some with a slight Moderne influence by way of horizontal glazing bars to the windows and/or a concrete canopy at the entrance.

A summary of each street within the precinct is outlined below. Refer to the schedule for details of each building.

### *Bolton Street*

Bolton Street includes a mix of late-19<sup>th</sup> century and early 20<sup>th</sup> century houses, including several Interwar bungalows. There are also a few single fronted Victorian period cottages, including two pairs to the western side of the street. On both sides of the street, there is a mixture of Plane and Norfolk Island hibiscus street trees.

### *Craig Street*

Craig Street includes a group of similar (now with some alterations) Victorian single fronted timber cottages at Nos. 52-70, though the similar cottage at no. 62 was only constructed in 2013. Further to the east, there are five early 20<sup>th</sup> century houses, four of which are Interwar period bungalows.

### *Forrest Street*

Forrest Street includes a mix of late 19<sup>th</sup> century and Federation period timber houses which are, typically located in groups of three similar residences. Mature Ash street trees contribute to the character of the streetscape.

### *George Street*

There are several Federation period houses to George Street, some of which are good examples of their type (nos 3, 5 and 9). Additionally, there are a few houses from both the Victorian and Interwar periods as well as two 1940s masonry houses which are similar to the earlier dwellings in terms of their form, scale and setbacks.

### *Hope Street*

Hope Street is notable for the group of largely intact Victorian residences at the southern end, consisting of a group of three double fronted Victorian and Federation period houses at nos 9, 11 and 13. Other contributory places are a mix of Federation and Interwar period houses and include a group of three largely intact Federation dwellings at nos 37, 39 and 41.

### *Hudsons Road*

The section of the street immediately to the west of the railway consists of commercial development whilst the part further to the west, between Robert Street and Melbourne Road, is largely residential. Contributory houses mostly date from Interwar period or were constructed circa 1940. There are also a few Federation period residences and one largely intact shop (constructed in Interwar period and enlarged in the same style in the early Post-WWII) with residence to the rear.

### *Raleigh Street*

On the eastern side of Raleigh Street there is a group of three symmetrical Victorian residences, two of which are mostly intact. Other contributory places include a symmetrical Victorian residence, a similar symmetrical Federation period house and an Interwar bungalow.

### *Reed Street*

The northern side of Reed Street consists mostly of Interwar period weatherboard houses facing the primary school. These are a mix of 1920s and 1930s bungalows, and other timber houses that were erected circa 1940.

### *Robb Street*

Contributory places in Robb street are mostly Federation period houses and include a group of three symmetrical houses flanked on either side by a pair of asymmetrical dwellings. Within this consistent part of the street, some houses have been altered, but could be restored as they are part of a pair/group. Other contributory places include two Victorian period residences, another Federation period house and an Interwar bungalow.

### *Robert Street*

Robert Street contains a mix of Victorian, Federation and Interwar period timber houses, mostly located to the west side of the street. Notable examples include the group of five Federation period houses at nos 51-59. A largely intact pair of attached Victorian residences, which are rare in the precinct, is located on the east side of the street at nos 46 and 48. The northern end of Robert street is enhanced by mature plane street trees.

### *The Avenue*

The Avenue east of Melbourne Road includes a few Interwar bungalows and a pair of Victorian cottages. Together these bookend both Bolton and George streets.

## **Integrity**

Moderate – refer to specific comments above.

## **Context**

Set on flat land surrounding the Spotswood Railway Station. It is adjacent to the Spotswood Industrial precinct on the east and south sides.

## Comparative Analysis

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Much of the housing in other parts of the municipality that were developed early - Williamstown and Newport – also dates to the Victorian, Federation and Interwar periods and is timber-framed. Williamstown has a higher percentage of Victorian period houses than Spotswood, reflecting the fact it was developed more so during this period.

The Spotswood precinct is distinguished by an established tree canopy to several streets and the relatively high proportion of contributory places as the larger precincts further south tend to include more altered and later infill (non-contributory) places. The houses in Spotswood are also relatively modest, many of which are cottages or single-fronted examples.

- Halls Farm Heritage Precinct (HO11): a large precinct generally with double fronted houses and few cottages.
- Newport Estate Residential Heritage Precinct (HO23): a large precinct which includes a higher proportion from the Interwar period, especially the 1930s.
- Power Street Heritage Precinct (HO26): this linear precinct includes some more substantial examples, in part due to larger allotments.
- Private Survey Heritage Precinct (HO27): this large precinct has a varied building stock with more masonry examples and a distinct character with many wide road ways and parts with an established tree canopy.

## Thematic Context

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David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

*Theme 4: Building settlements, towns and cities – Nineteenth Century Private Estate development (4.2), Twentieth Century Residential Development (4.3)*

### *Associations*

Robert Poole, Clement Hodgkinson.

## Recommendations

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### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes, in part. Tree controls.
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	No

### *Management objectives & conservation actions*

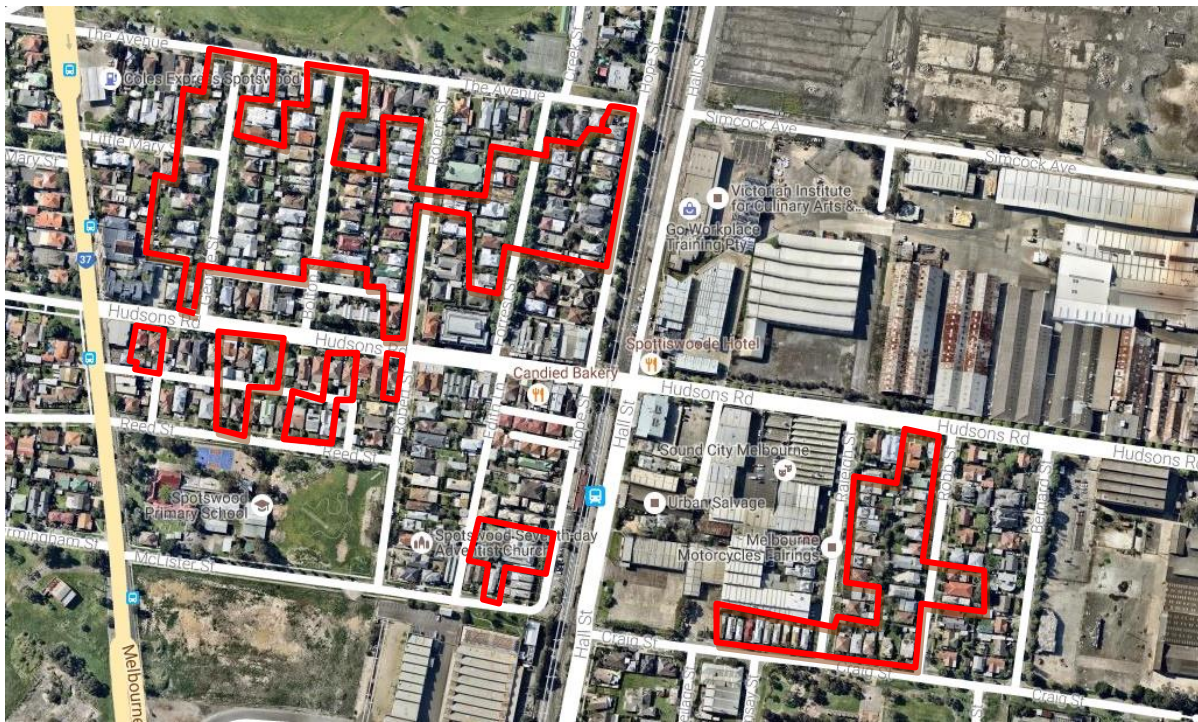
Conserve elements that contribute to the significance of the precinct and ensure that new development is sympathetic to the historic character of the precinct in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 15.03 of the Hobsons Bay Planning Scheme.

## References

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- Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003
- Graeme Butler & Associates (2001) *Altona, Laverton and Newport Districts Heritage Study*
- Victorian Titles Office (VTO) lodged plans
- Sands & McDougall's Victorian directories (D)
- MMBW Record Plan No. 8 (c.1894)
- The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*
- Certificate of Title Vol 894, Folio 646 + Vol. 998 Folio 593 + Vol. 1511, Folio 188
- Parish Plan C345(19).
- 'Plan showing subdivision of Allotment 16 of Section 7, Parish of Cut-Paw-Paw, circa late 1870s, State Library Victoria
- Victoria Government Gazette, no.44, 16 March 1894, p1301 *Williamstown Chronicle, The Age and the Argus*



### Extent of overlay boundary



Proposed revised HO boundary







## H030 SPOTSWOOD RESIDENTIAL HERITGE PRECINCT SCHEDULE

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
<b>The Avenue, south side</b>				
House 29 The Avenue, Spotswood	Interwar Mid-1920s	Intact, weatherboard bungalow with gable roof clad in corrugated metal sheeting, original porch with brick piers & shingles to gable end, intact timber openings.		C
House 31 The Avenue, Spotswood	Interwar Mid-1920s	Weatherboard (some shingled) bungalow, intact to front with prominent second level addition, altered detailing to porch (posts & brackets), intact timber openings.		C
House 35 The Avenue, Spotswood	Interwar Late 1920s	Intact form to front with 2 <sup>nd</sup> level addition to rear.  Weatherboard, battened sheeting to gable ends, some intact timber windows but verandah detailing altered.		C
House 37 The Avenue, Spotswood	Late Victorian Mid-1890s	Mostly intact, ashlar boards to front (possibly altered), hipped roof clad in corrugated metal sheeting, original cornice, now has plain verandah (no decorative details), intact timber sash window.		C
House 39 The Avenue, Spotswood	Late Victorian mid-1890s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, original cornice, original verandah with cast iron, original timber openings.		C
House 41 The Avenue, Spotswood	Interwar Late 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, verandah mostly intact, original hoods & timber windows with multi-paned upper sashes.		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
<b>Bolton Street, west side</b>				
House 1 Bolton Street, Spotswood	Late Victorian Mid-1890s	Intact form, weatherboard elevations and hipped roof clad in corrugated metal sheeting. Verandah detailing & windows are partly altered but not unsympathetic.		C
House 3 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, bracketed cornice, altered verandah detailing, original timber tripartite window. Interwar period brick fence.  A pair with no. 5		C
House 5 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof now clad in tile shaped sheeting, bracketed cornice. Verandah now has simplified detailing, original tripartite timber window.  A pair with no.3		C
House 7 Bolton Street, Spotswood	Interwar Mid-1920s	Largely intact, weatherboard with some shingle boards, hipped roof clad in corrugated metal sheeting. Timber verandah with turned timber posts & timber frieze, original timber casement window, altered door (offset).		C
House 9 Bolton Street, Spotswood	Circa 2020	Contemporary two-storey faux historic residence.		-
House 11 Bolton Street, Spotswood	Interwar Mid-1920s	Intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting, decorative cornice, battened roughcast to gable end. Intact timber bay window with hood, now has plain verandah. Federation period character.		C







Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 13 Bolton Street, Spotswood	Circa 1970s	Brick, hipped roof clad in tiles.		-
House 21 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with turned timber posts & probably later frieze, original timber openings & rendered chimney.  A pair with no. 23		C
House 23 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with turned timber posts & probably later frieze, original timber openings & rendered chimney.		C
House 25 Bolton Street, Spotswood	Circa 1940	Partly altered, weatherboard, hipped roof clad now clad in wide profile metal sheeting, original brick chimney, metal support to verandah may be original, altered windows (large aluminium), side entry.  Works underway.		-
House 27 Bolton Street, Spotswood	Interwar Early-1920s	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting, batted textured sheeting to gable end. Verandah with turned timber posts & timber frieze, altered windows (aluminium).		C
House 29 Bolton Street, Spotswood	Interwar Late-1920s	Largely intact, weatherboard, broad gable roof clad in terracotta tiles, corner porch, continuous hood above original box-framed timber windows with multi-paned upper sashes, original brick chimney.		C



Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 31 Bolton Street, Spotswood	Interwar Late-1920s	Intact to front with 2 storey addition to rear.  Weatherboard, gable roof clad in corrugated metal sheeting, shingles to gable end, original porch & box-framed timber windows.		C
<b>Bolton Street, east side</b>				
House 8 Bolton Street, Spotswood	Late Victorian Late-1890s	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with frieze (appears later), altered timber openings.		C
House 10 Bolton Street, Spotswood	Late Victorian Late-1890s	Much altered, probably mid-20 <sup>th</sup> century, to front with atypical recessed entry & timber windows. Verandah (possibly replaced) generally in keeping with period but lacking frieze. Weatherboard, hipped roof clad in corrugated metal sheeting, original timber panels to cornice though brackets removed (location evident).		-
House 12 Bolton Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, gambrel roof clad in corrugated metal sheeting with additions set behind ridge, decorative cornice. Original verandah with frieze & turned timber posts, original timber sash windows & door with sidelights, original brick chimneys with terracotta pots.		C
House 14 Bolton Street, Spotswood	Circa 1960	Brick with hipped roof clad in variegated tiles		-
House 16 Bolton Street, Spotswood	Federation Early 1910s	Partly altered, ashlar boards to front, hipped roof now clad in tiled sheeting, non-original chimney, original brackets to cornice. Bullnose verandah with metal frieze, altered windows (large aluminium), recessed entry probably later.		-






Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 18 Bolton Street, Spotswood	Interwar Late 1930s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end, original timber box-framed windows, side entry.		C
House 20 Bolton Street, Spotswood	Interwar Mid-1920s	Mostly intact with two storey addition to rear.  Weatherboard, hipped roof clad in variegated tiles, enclosed porch (retains continuous hood to projecting part), intact timber box-framed window.		C
<b>Craig Street, north side</b>				
House 42 Craig Street, Spotswood	Interwar 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, shingles to gable ends. Timber porch, non-original timber windows, original timber door.		C
House 44 Craig Street, Spotswood	2020	Timber framed house under construction.		-
House 46 Craig Street, Spotswood	1940s	Mostly intact, weatherboard, hipped roof clad in variegated tiles, brick chimney, porch now enclosed, though with original clinker brick piers & low brick wall (now painted). Original timber boxed frame window to projecting part.		C
House 48 Craig Street, Spotswood	1940s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, porch with timber deck, original timber windows, non-original door.		C







Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 50 Craig Street, Spotswood	1940s	Intact, weatherboard, hipped roof clad in variegated tiles, porch with shingled skirt & steel supports, prominent red brick chimney with decorative banding, original timber boxed frame windows, original door.		C
House 52 Craig Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with timber deck & wing wall, timber window with vertical glazing bars, original highlight to door.  Part of group of 9		C
House 54 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof now clad in tile shaped sheeting, decorative cornice, concave verandah with timber deck, non-original timber windows, original highlight to door.  Part of a group of 9		C
House 56 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, straight verandah with tiled deck & later frieze, timber sash window, non-original door.  Part of a group of 9		C
House 58 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with concrete deck & later frieze, non-original timber window.  Part of a group of 9		C
House 60 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with concrete deck & cast iron, altered timber window.  Part of a group of 9		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 62 Craig Street, Spotswood	2013	Victorian style, constructed in location of demolished Victorian cottage  Ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, verandah with cast iron, timber openings.		-
House 64 Craig Street, Spotswood	Victorian	Partly altered, shiplap cladding, hipped roof clad in corrugated metal sheeting, straight verandah with later frieze, steel poles & tiled deck, altered windows (aluminium), non-original door.  Part of a group of 9		C
House 66 Craig Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with cast iron & timber deck, original timber windows with vertical glazing bars, non-original door.  Part of a group of 9		C
House 68 Craig Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, concave verandah with cast iron & timber deck, original timber windows with vertical glazing bars. Part of a group of 9		C
House 70 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, straight verandah with concrete deck, non-original timber windows, altered door.  Part of a group of 9		C
<b>Forrest Street, west side</b>				
House 7 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, original gable end with battened roughcast sheeting. Now has simplified verandah detailing. Timber sash windows, early timber door with textured glass highlight, original brick chimney.		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 9 Forrest Street, Spotswood	Late Victorian  Late 1890s	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting. Verandah now has plain timber posts & timber frieze, timber sash windows & timber door with original highlight & sidelights, original rendered chimney, circa 1960s fence.		C
House 11 Forrest Street, Spotswood	Circa 1970s	Brick, hipped roof clad in concrete tiles.		-
House 13 Forrest Street, Spotswood	2023	Gable roof, timber screen		-
House 15 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard (some shingled), gable roof clad in corrugated metal sheeting, decorative cornice, battened sheeting to gable end. Altered timber windows, addition to side.  Part of a group with nos 19 & 21		C
House 17 Forrest Street, Spotswood	Circa 2020	Flat roof, rendered elevations and horizontal emphasis.		-
House 19 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, original brackets to eaves & bargeboard to gable end. Hipped verandah now has plain detailing, intact timber sash windows, mid-20 <sup>th</sup> century hood, original brick chimney. Rear addition.  Part of a group with nos 15 & 21		C






Name/Address	Date/ Period	Description/Notable Features	Photograph	Grading
House 21 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, original brackets to eaves, sympathetic verandah detailing including timber frieze, intact tripartite timber windows, original brick chimney.  Part of a group with nos 15 & 19.		C
<b>Forrest Street, east side</b>				
House 10 Forrest Street, Spotswood	Late Federation	Largely intact, weatherboard (some shingled boards), gambrel roof now clad in tile shaped sheeting. Original verandah with turned timber posts & timber frieze, original timber casement windows with leadlight highlights & timber door with highlight, original brick chimney.  Part of a group (nos 10-14).		C
House 12 Forrest Street, Spotswood	Late Federation	Partly altered, weatherboard (some shingled boards), with gambrel roof now clad in tile shaped sheeting. Verandah frieze removed, altered windows (large timber), original brick chimney.  Part of a group (nos 10-14).		C
House 14 Forrest Street, Spotswood	Late Federation	Largely intact, weatherboard, hipped roof now clad in tiled sheeting. Verandah has turned timber posts & timber frieze, original timber casement windows with leadlight highlights.  Part of a group (nos 10-14).		C
House 16 Forrest Street, Spotswood	Late 20 <sup>th</sup> century	Brick, hipped roof clad in corrugated metal sheeting.		-
House 20 Forrest Street, Spotswood	Late Victorian Late-1890s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, bullnose verandah with cast iron frieze, intact timber sash windows. Decorative bargeboards possibly removed, original rendered chimney.  Part of a group (nos 20-24).		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 22 Forrest Street, Spotswood	Late Victorian/ late-1890s	Intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative bargeboards. Verandah has turned timber posts & timber frieze, intact timber sash windows (including arched type), original rendered chimney.  Part of a group (nos 20-24).		C
House 24 Forrest Street, Spotswood	Late Victorian/ late-1890s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative bargeboards. Verandah has turned timber posts & later frieze, tripartite timber sash windows, original rendered chimney.  Part of a group (nos 20-24).		C
<b>George Street, west side</b>				
House 1 George Street, Spotswood	Late Victorian Mid-1890s	Partly altered, weatherboard (possibly originally ashlar boards – remnants visible above door), hipped roof clad in corrugated metal sheeting, decorative cornice. Front verandah removed & replaced by hoods, non-original but sympathetic timber windows, highlight & sidelights remain to entry.		C
House 3 George Street, Spotswood	Late Federation	Largely intact, enlarged to rear, weatherboard, mostly hipped roof clad in corrugated metal sheeting, gable end with shingled boards, decorative cornice. Verandah with frieze, original timber openings, including paired sash windows.  A pair with no. 5		C
House 5 George Street, Spotswood	Late Federation	Intact, weatherboard, mostly hipped roof clad in corrugated metal sheeting, gable end with shingled boards, decorative cornice, Verandah with timber framed cast iron frieze, original timber openings including paired sash windows.  A pair with no. 3		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 9 George Street, Spotswood	Late Federation	Intact, ashlar boards to façade, mostly hipped roof clad in corrugated metal sheeting, gable end with roughcast sheeting, decorative cornice to eaves, Original timber verandah with frieze, original paired timber sash windows & leadlight sidelight to door, original brick chimneys.		C
House 11 George Street, Spotswood	Late Victorian  Circa 1890	Mostly intact with Interwar period brick & render porch added to front.  Original part is weatherboard, hipped roof clad in corrugated metal sheeting, original timber sash windows & central door with highlight & sidelights, early 20 <sup>th</sup> century fence.		C
House 13 George Street, Spotswood	Circa 1970s	Brick, hipped roof clad in concrete tiles.		-
House 21 George Street, Spotswood	Late 1940s	Intact, clinker brick, hipped roof clad in concrete tiles, original timber sash windows, original brick chimney.		C
House 23 George Street, Spotswood	Late Federation	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, gable end with battened roughcast sheeting. Original verandah with timber frieze, paired timber sash windows, original brick chimneys.		C
<b>George Street, east side</b>				
House 6 George Street, Spotswood	Late Federation	Largely intact, ashlar boards to façade, hipped & gable roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end. Verandah now has simplified detailing, tripartite timber sash windows, original brick chimney with terra cotta pots.		C



Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 10 George Street, Spotswood	Interwar Late 1920s	Intact weatherboard bungalow, gable roof clad in corrugated metal sheeting, shingles to gable ends (also battened sheeting to large gable), original porch with rendered columns, original timber windows & brick chimneys with terra cotta pots.		C
House 12 George Street, Spotswood	Interwar Mid-1920s	Intact, weatherboard, hipped roof clad in corrugated metal sheeting, exposed rafter ends, verandah with brick piers supporting paired timber posts, original paired timber windows with multi-paned upper sashes, original brick chimney.		C
House 14 George Street, Spotswood	Interwar Late 1920s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, shingles to gable end, original timber verandah & paired timber sash windows.		C
House 16 George Street, Spotswood	Late Federation	Largely intact, modest second level additions (rear dormers). Ashlar boards to façade, hipped & gable roof clad in corrugated metal sheeting, battened roughcast to gable end, original verandah with timber frieze, timber casement windows (with coloured glass highlights) & original sidelight & highlight to door, original brick chimney.		C
House 18 George Street, Spotswood	Early 1940s	Mostly intact, rendered (probably later), hipped roof clad in variegated tiles, enclosed Spanish Mission style porch, intact timber windows.  Original brick fence (now painted)		C Include as part of extend. period of sig.
House 20 George Street, Spotswood	Late Federation	Partly altered - clad with faux brick sheeting (original weatherboards are visible beneath). Hipped & gable roof clad in tile shaped sheeting, original brick & render chimneys with pots, original front door, altered verandah, altered windows (aluminium).		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 22 George Street, Spotswood	Late Interwar  Circa 1940	Partly obscured but appears to be mostly intact.  Clad in horizontal boards, hipped & gable roof clad in corrugated metal sheeting, enclosed/altered verandah, some altered openings (timber). Early fence.		C
<b>Hope Street, west side</b>				
House 9 Hope Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber verandah without frieze, original paired timber windows, original rendered chimneys.  A pair with no.11. Similar to 39 Robert St, Spotswood		C
House 11 Hope Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber verandah with cast iron frieze removed (refer 2009 Google Street View, the panels to the cornice also appear to have been altered). Original paired timber windows & panelled door with highlight & sidelights.  A pair with no.9		C
House 13 Hope Street, Spotswood	Late Victorian  Mid-1890s	Obscured though appears intact.  Ashlar boards to front, hipped roof clad in corrugated metal sheeting, intact verandah with cast iron frieze, tripartite timber sash windows.		C
House 37 Hope Street, Spotswood	Late Federation	Mostly intact, weatherboard, gambrel roof now clad in tile shaped sheeting, original brick & render chimney, brackets and panels to eaves. Convex verandah (frieze removed), original timber casement windows, central panelled door with highlight.  Part of a group (nos 37-41)		C







Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 39 Hope Street, Spotswood	Late Federation	Largely intact, weatherboard, gambrel roof clad in corrugated metal sheeting, brackets & panels to eaves. Convex verandah (possibly with later frieze), timber casement windows with leadlight highlight, original brick & render chimney.  Part of a group (nos 37-41)		C
House 41 Hope Street, Spotswood	Circa 2020	Single storey with hit and miss wall/screen to façade.		-
Paired houses 53, 55 Hope Street, Spotswood	2010s	2 storey, brick & render, hipped roof clad in concrete tiles.  Replaced a circa 1900 timber house.		-
House 57 Hope Street, Spotswood	Circa 1940	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting, sheet lining to eaves, original box-framed timber windows, timber verandah with Federation style brackets.		C
House 59 Hope Street, Spotswood	1930s	Heavily altered with dominating 2 <sup>nd</sup> level addition.  Weatherboard, altered porch, altered windows.		-
House 61 Hope Street, Spotswood	Late Victorian Mid-1890s	Mostly intact, rendered brick, hipped roof now clad in tile shaped sheeting, string moulding & brackets to eaves. Original verandah removed & replaced with smaller porch, original timber openings & chimney.		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 63 Hope Street, Spotswood	Early Federation	Mostly intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, verandah with turned timber posts & cast iron frieze, intact timber openings, original brick chimney.		C
House 65 Hope Street, Spotswood	Early Federation	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, original brick chimney (same type as no. 67), batted sheeting to gable end, original brackets & panels to eaves. Hipped verandah (without frieze), original timber sash windows, original highlights & sidelights to door		C
House 67 Hope Street, Spotswood	Late Victorian	Intact, ashlar boards to façade, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with cast iron frieze & timber sash windows, sidelights to door, original rendered chimneys.		C
<b>Hudsons Road, north side</b>				
House 104 Hudsons Road, Spotswood	Circa 1940	Intact, weatherboard bungalow, hipped roof clad in tiles, original porch with brick piers & nib wall, original timber windows with leadlight to upper sash.		C
House 128 Hudsons Road, Spotswood	Interwar/ Late 1920s	Intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, shingles to gable ends (also with batted sheeting to large gable). Porch with timber detailing, original timber windows with leadlight to upper sash, original brick chimney.		C







Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
<b>Hudsons Road, south side</b>				
House 41 Hudsons Road, Spotswood	Interwar	Obscured though appears largely intact, weatherboard, gable roof clad in corrugated metal sheeting, shingles to gable ends & porch, exposed rafter ends.		C
House 43 Hudsons Road, Spotswood	Interwar	Largely intact bungalow, weatherboard, gable roof clad in terracotta tiles, shingles & lattice ventilator to gable end, exposed rafter ends. Original timber windows, non-original timber door, porch with timber deck.		C
House 105 Hudsons Road, Spotswood	Circa 1940	Intact, weatherboard, hipped roof clad in variegated tiles, cantilevered porch, original timber box-framed windows with leadlight to upper sash, original brick chimney.		C
House 111 Hudsons Road, Spotswood	Circa 1940	Largely intact, weatherboard, hipped roof clad in variegated tiles, sheet lining to eaves, original timber sash windows, later/alterd entry porch.		C
House 113 Hudsons Road, Spotswood	Circa 1940	Intact, weatherboard, hipped roof clad in variegated tiles, clinker brick entry porch. Original box-framed windows with horizontal glazing bars.		C
House 121 Hudsons Road, Spotswood	Interwar 1920s	Intact, weatherboard bungalow, hipped & gable roof now clad in tile shaped sheeting. Intact porch with roughcast rendered piers supporting paired timber posts, original timber sash windows, original sidelight to door.		C







Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 123 Hudsons Road, Spotswood	Late Federation	Intact, ashlar boards to façade, gambrel roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end, rendered chimney, cornice to eaves. Bullnose verandah with fretwork, original timber sash windows & panelled timber door with highlight & sidelights.		C
House 125 Hudsons Road, Spotswood	Interwar Mid-1930s	Partly intact, weatherboard, hipped roof clad in variegated tiles, slatted soffits. Altered porch, partly altered windows (combination of box-framed & aluminium).		C
Shop & residence 127 Hudsons Road, Spotswood	House and part shop: Interwar Circa 1930  Part shop: Post-WWII	Mostly intact, brick shop and house. Shop with rendered parapet, early cantilevered awning, recently restored shopfront with recessed entry.  Shop built in stages: shorter red brick section to west dates to Interwar period, cream brick section to east added post-1945 in same style.  Weatherboard bungalow to rear, gable roof clad in terracotta tiles, shingles to gable end.		C
House 135 Hudsons Road, Spotswood	Interwar Late 1920s	Partly altered, weatherboard, gable roof clad in terracotta tiles + finial (uncommon), chimney removed, battened roughcast to gable ends (also vent to main gable), mid-20 <sup>th</sup> century verandah, altered openings (aluminium).		C
House 137 Hudsons Road, Spotswood	Circa 1940	Mostly intact though partly obscured. Weatherboard, hipped roof clad in variegated tiles, flat roofed entry porch, altered windows (aluminium), original brick chimney. Masonry component of fence probably original.		C






Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
<b>McLister Street, north side</b>				
House 2 McLister Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, brackets & panels to eaves, hipped verandah with metal frieze, tripartite timber sash windows.		C
<b>Raleigh Street, east side</b>				
House 6 Raleigh Street Spotswood	1940s	Mostly intact, weatherboard, hipped roof clad in terracotta tiles, sheet lining to eaves, altered porch with concrete deck & steel poles, original timber boxed frame windows, altered door.		C
House 8 Raleigh Street, Spotswood	Victorian	Ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Verandah with turned timber posts and chamfered beam, original timber windows with red etched glass & barley twists, original timber door.		C
House 10 Raleigh Street, Spotswood	Late 20 <sup>th</sup> century	Face brick, hipped & gable roof clad in corrugated metal sheeting, timber windows.		-
House 12 Raleigh Street, Spotswood	Interwar	Mostly intact, weatherboard, hipped & gable roof clad in concrete tiles, brick chimney. Porch with concrete deck, brick pier & steel support, altered windows (aluminium), side entry.		C
House 14 Raleigh Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in slate, decorative cornice, altered verandah (extended forwards) with Federation style frieze & concrete deck. Original timber windows, original timber door, 2 storey additions to rear.  Group of 3 with nos 16 & 18		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 16 Raleigh Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, verandah with cast iron frieze & concrete deck, timber windows (possibly replaced), non-original door.  Group of 3 with nos 14 & 18		C
House 18 Raleigh Street, Spotswood	Victorian	Partly altered, weatherboard, hipped roof clad in corrugated metal sheeting, original chimneys, decorative cornice (brackets removed), altered verandah with concrete deck & flat roof, Interwar timber windows, non-original door.  Group of 3 with nos 14 & 16		C
House 20 Raleigh Street, Spotswood	Federation	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative cornice, bullnose verandah with cast iron & timber deck, original paired timber windows, original door with stained glass highlight.		C
<b>Reed Street, north side</b>				
House 4 Reed Street, Spotswood	Interwar Mid-1920s	Largely intact, ashlar boards to front, gambrel roof clad in corrugated metal sheeting, battened sheeting to gable end. Convex verandah (frieze possibly replaced), timber casement & sash windows. Federation style but with exposed rafter ends & low pitched gable end.		C
House 6 Reed Street, Spotswood	Early 1950s	Partly intact, weatherboard, transverse gable roof clad in tile shaped sheeting, verandah with concrete deck & steel supports, timber sash windows, original squat brick chimney.  Outside period of significance		-
House 8 Reed Street, Spotswood	Interwar Early 1930s	Intact weatherboard bungalow, gable roof clad in terracotta tiles, shingles to gable end. Original porch with brick piers & Tuscan columns, intact timber sash windows, original brick chimney.		C











Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 16 Reed Street, Spotswood	Late Interwar Circa 1940	Intact, weatherboard, hipped roof clad in tiles, original timber box-framed windows, porte cochere appears to be early.		C
House 18 Reed Street, Spotswood	Late Interwar Circa 1940	Largely intact weatherboard, hipped roof clad in variegated tiles, original boxed-framed timber windows, later bullnose verandah with Federation style timber frieze.		C
<b>Robb Street, west side</b>				
House 1 Robb Street, Spotswood	Interwar 1920s	Largely intact, weatherboard, hipped & gable roof now clad in tile shaped sheeting, 2 red brick chimneys, exposed rafter ends, porch with low brick wall & Tuscan columns, original timber windows, side entry.		C
House 3 Robb Street, Spotswood	Federation	Mostly intact, horizontal sheeting, hipped roof clad in corrugated metal sheeting, original decorative cornice, verandah with central gable, later frieze & concrete deck, altered windows (large aluminium), non-original door.		C
House 5 Robb Street, Spotswood	Late 20 <sup>th</sup> century	Two storey, mansard roof, part render, part shingle boards.		-
House 7 Robb Street, Spotswood	Federation	Partly altered, weatherboard, gable roof clad in corrugated metal sheeting, original brick chimney, brackets to eaves (possibly reconstructed), bullnose verandah, non-original timber windows & door.  Pair with no. 9 (similar to nos 19-21 Forrest Sreett)		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 9 Robb Street, Spotswood	Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, decorative timber bargeboard & brackets, verandah with concrete deck, non-original timber windows.  Pair with no.7 (similar to nos 19-21 Forrest Street)		C
House 11 Robb Street, Spotswood	Federation	Partly altered, weatherboard with some shingle boards, gambrel roof now clad in tile shaped sheeting, original brick chimney, circa 1950s verandah with concrete deck, original timber windows, altered door.  Part of a group with nos 13 & 15		C
House 13 Robb Street, Spotswood	Federation	Largely intact, weatherboard with some shingle boards, gambrel roof clad in corrugated metal sheeting, brick chimney, exposed rafter ends, straight verandah with concrete deck & timber frieze, original timber windows, original highlight & sidelight to door.  Part of a group with nos 11 & 15		C
House 15 Robb Street, Spotswood	Federation	Mostly intact, weatherboard, gambrel roof now clad in tile shaped sheeting, brick chimney, exposed rafter ends, straight verandah with mostly original supports+ frieze, concrete deck, non-original windows (aluminium) but original proportions, original sidelight to door.  Part of a group with nos 13 & 15		C
House 17 Robb Street, Spotswood	Federation	Much altered, weatherboard, hipped roof now clad in tile shaped sheeting, original verandah removed, non-original windows (aluminium), altered door, original brick chimney. Part of a consistent streetscape.		-
House 19 Robb Street, Spotswood	Federation	Altered but similar to no. 21 & part of a consistent streetscape. Weatherboard, gable roof clad in corrugated metal sheeting, decorative timber bargeboard, mid-20 <sup>th</sup> century verandah with concrete deck. Altered windows (large aluminium), altered door. Known original detailing could be reinstated.		-

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 21 Robb Street, Spotswood	Federation	Building form intact but refurbished although some original fabric remains, similar to no. 19 & part of a consistent streetscape. Weatherboard with some shingle boards, gable roof clad in corrugated metal sheeting, decorative timber bargeboard, bullnose verandah with timber deck & cast iron, non-original timber windows with horizontal glazing bars, possibly original highlight to door.		C
<b>Robb Street, east side</b>				
House 10 Robb Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, rendered chimney, decorative cornice. Concave verandah with original timber post with cast Corinthian capital, original timber window, original highlight to door, mid-20 <sup>th</sup> century fence.		C
Paired houses 12 & 12A Robb Street, Spotswood	1980s	Brick, hipped & gable roof clad in concrete tiles, large aluminium windows.		-
House 14 Robb Street, Spotswood	Federation	Largely intact, weatherboard with central band of shingle boards, gambrel roof clad in corrugated metal sheeting, exposed rafter ends. Timber verandah with fretwork, original timber windows & door, original chimney.		C
<b>Robert Street, west side</b>				
House 35 Robert Street, Spotswood	Late Victorian  Late 1890s	Intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber brackets & panels to eaves, verandah with cast iron frieze (possible rejuvenated), tripartite timber windows, highlight & sidelights to door, original rendered chimneys.		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 37 Robert Street, Spotswood	Late Interwar 1930s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, porch with brick piers & later metal railing, original box-framed timber windows, original brick chimney.		C
House 39 Robert Street, Spotswood	Late Federation	Intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, original cornice. Verandah with cast iron frieze, original tall timber sash windows, door with highlight and sidelights.  Similar to 9-11 Hope St, Spotswood.		C
House 41 Robert Street, Spotswood	Late Victorian Circa 1900	Intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, original cornice. Verandah with turned timber posts & cast iron frieze, original tripartite timber sash window, original rendered chimney.		C
House 43 Robert Street, Spotswood	Late Interwar Circa 1940	Intact to front with prominent second level addition.  Weatherboard, hipped & gabled tiled roof, porch with Ionic column, original box-framed timber windows, altered chimney.		C
House 45 Robert Street, Spotswood	Late Interwar Circa 1940	Intact weatherboard bungalow, hipped & gable roof clad in corrugated metal sheeting. Original porch with brick piers & squat columns, original timber windows with leadlight to upper sashes, original brick chimney.		C
House 47 Robert Street, Spotswood	Interwar Mid-1920s	Intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, roughcast sheeting to gable end, decorative cornice, verandah obscured, original timber sash windows.		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
49 Robert Street, Spotswood	Interwar Mid-1920s	Intact, ashlar boards to front, gable roof clad in corrugated metal sheeting, original gable end with roughcast sheeting. Original timber verandah with timber brackets, original timber casement windows with textured glass.		C
House 51 Robert Street, Spotswood	Late Federation	Intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting, original gable end with roughcast sheeting, return timber verandah with fretwork, original casement windows & rendered chimney.  Part of a group (nos 51-59)		C
House 53 Robert Street, Spotswood	Late Federation	Largely intact, weatherboard, gable & hipped roof clad in corrugated metal sheeting, later vertical boards to gable end & partition wall to entry. Return verandah with turned timber posts & fretwork, now with concrete deck. Timber casement windows to front.  Part of a group (nos 51-59).		C
House 55 Robert Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting, gable end with roughcast sheeting, construction works underway.  Part of a group (nos 51-59).		C
House 57 Robert Street, Spotswood	Late Federation	Intact, weatherboard (some shingled), hipped & gable roof clad in corrugated metal sheeting, roughcast sheeting to gable end. Return verandah with turned timber posts & fretwork, original casement windows to front.  Part of a group (nos 51-59).		C
House 59 Robert Street, Spotswood	Late Federation	Partly altered, weatherboard (some shingled), gable & hipped roof clad in corrugated metal sheeting, original gable end with roughcast sheeting. Mid-20 <sup>th</sup> century return verandah in location of original, altered windows (timber).  Although partly altered, forms part of a group (nos 51-59).		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 46 Robert Street, Spotswood	Late Victorian	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, retains timber brackets to eaves. Now has plain verandah (loss of cast iron frieze, timber framing), tripartite timber window, original rendered chimney.  A pair with no. 48. Was used as a private school during the late 1890s.		C
House 48 Robert Street, Spotswood	Late Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, retains timber brackets to eaves. Verandah has metal frieze (possibly recent), tripartite timber sash window.  A pair with no. 46		C

## AGM FACTORY COMPLEX, FORMER (HO46)

<b>Address</b>	1 (part) Hudsons Road + 1 (part), 8 and 21 (part) Simcock Avenue
<b>Significance</b>	Local
<b>Construction Date</b>	1897, circa 1931, early-to-mid 1950s
<b>Period</b>	Victorian, Federation, Interwar, Postwar
<b>Date Inspected</b>	Early and late 2021



Basalt Wall, Douglas Parade



AGM Company Headquarters, Simcock Avenue



Street Wall, Hudsons Road (north)



Glassmaking Plant, Hudsons Road (north)

### Statement of Significance

#### What is Significant?

The *AGM Factory Complex (Former)* across four sites in Spotswood is significant. This vast, densely developed industrial site emerged east of Booker Street during the late Victorian period and expanded west, southwest and north during the early 20<sup>th</sup> century as a principal site of production for the nationally important company Australian Glass Manufacturers Co Ltd (AGM) (1915-39) and descendent Australian Consolidated Industries (ACI) (1939-98). Due to recent redevelopment, much of the historic built fabric has been lost or compromised; however, some significant elements survive.

The significant components are:

- Basalt Wall (1897) - west side of Douglas Parade,
- AGM Company Headquarters (1916); Tennis Clubhouse, excluding the south skillion (circa 1916); and WWII air raid shelter/bunker - north side of Simcock Avenue,
- Moulded Plastics Factory, east bay (that is, excluding west bay) - west side of Booker Street

- Gabled Workshop (brick section only); Glassmaking Plant – two and single storey sections (circa 1934); Office Building and Street Wall (early 1950s) - north side of Hudsons Road.

The extent of the significant fabric of the various buildings differs. In some instances, the building was erected at one point in time and the three-dimensional form remains. In other cases, the extant brick façade was added to the front of a pre-existing shed (such as to some of the buildings on the north side of Hudson Road).

### How is it Significant?

The *AGM Factory Complex (Former)* is of local historical, rarity, representative, and aesthetic significance to the City of Hobsons Bay.

### Why is it Significant?

The *AGM Factory Complex (Former)* is of historical significance as a long-standing, continuously operating industrial complex, possibly the oldest in metropolitan Melbourne. The present industrial fabric is illustrative of the various phases of the development that characterised its growth from the late 19<sup>th</sup> century. Charting its progressive expansion from its original holding east to the west of Booker Street and beyond during the interwar year and marked consolidation during postwar years as the place evolved into a colossal, tightly packed quarter of technically advanced factories, administrative buildings, staff amenities, warehouses, and furnaces. The presence and character of which came to define the locale, underlying Spotswood's reputation as a notable industrial suburb in Melbourne. Generations of local men and women have laboured at the complex, which was a major employer for much of its history. The associations of the place with the glassmaking industry and the various iterations of its nationally noteworthy parent company – Felton, Grimwade & Co/Melbourne Glass Bottle Works, Australian Glass Manufacturers Co Ltd, and Australian Consolidated Industries, and its many subsidiaries – is also of note. (Criterion A)

The *AGM Factory Complex (Former)* is of representative significance as an extensive industrial complex with intact building fabric from its key phases of development being the Victorian, Federation, Interwar and Postwar periods. The near-continuous street wall of masonry buildings/facades along Hudsons Road forms a highly evocative industrial streetscape of fabric mainly dating to the Interwar (red brick) and Postwar (cream brick) periods, reflecting the scale of facilities required at the place (Criterion D).

As a complex, it consists of an unusually varied range of industrial buildings and staff facilities, for which there is no ready comparison in the municipality and few in Melbourne. Of these, the rare surviving elements are the *Basalt Wall*, *Tennis Club*, and parabolic *WWII Bunker* (Criterion B)

The elements of particular aesthetic significance are:

- the *Basalt Wall* (1897, Victorian period), a long and finely made wall with landmark qualities,
- *AGM Company Headquarters* (1916, Federation period), a good and intact example of the Free Style in red brick with a terracotta tiled roof and a symmetrical façade design with an original entrance canopy, and
- *Glassmaking Plant* (circa 1934, Interwar Period), an unusually restrained façade design – articulated with minimal masonry and with large, openable steel-framed windows reflecting the manufacturing function of the building (and the need for good lighting and ventilation).

(Criterion E)

### Description

The *AGM Factory Complex (Former)* is comprised of a series of non-contiguous industrial buildings and elements that reflect late Victorian, Federation, Interwar, and Postwar phases of development. These discrete components are predominantly located along the eastern end of Hudsons Road (north side) but also include a cluster of elements on the north side of Simcock Avenue and the east side of Douglas Parade.

These groups are examined below.

#### Basalt Wall (1897)

Affectionately referred to by locals as the 'The Great Wall of Spotswood', this basalt rubble wall was constructed soon after the establishment of the complex and is a highly visible built element on the west side of Douglas Parade. The majority remains, although the original northern return, which included an entrance, has been removed. The existing north end of the wall was reconstructed around 2000, with some red brick-lined openings omitted (these were related to the former abutting boiler house).



The wall is approximately 120 metres long, extending northwards from the MMBW Spotswood Pumping Station (HO82/VHR-H1555), and has a height of about 4 metres.

The constituent blocks are rock-faced in regular courses (twelve in total). In some random sections, narrower blocks are utilised, although the overall format of the wall was maintained. The coping course is wider, projecting forward (and likely mirrored to the rear) with a margin. There is also a pier with a margin, a defined plinth, and a wide elaborately moulded cap at the southern end.

Mortar repair is apparent across the length of the wall; however, some likely original incised and ribbon/strap pointing remains evident in part. Plantings obscure the termination of the wall at the north end.



South end of the *Basalt Wall*

### **AGM Company Headquarters (1916)**

On the north side of Simcock Avenue, between AGM Park and Memorial Park, is the former *AGM Company Headquarters*, a *Tennis Clubhouse* (circa 1916), and a World War II (WWII) air raid shelter (*WWII Bunker*).



Aerial photograph of the former administrative centre, north is top of frame (Source: Nearmap, November 2020)

The *AGM Company Headquarters* is a single-storey office building designed in the Federation Free Style, likely by an architect or skilled company engineer, and built to Simcock Avenue. It has a hipped roof with a broad ridge and is clad in terracotta tiles. Five squat red-brick chimneys are present on the roof. The western chimney retains one tall terracotta pot (initially paired). Much of the roof has an eaves overhang with exposed rafter ends. At each end of the façade is a corner bay with gently curving rendered copings and panels.

The building is constructed of red brick in an English garden bond (three courses of stretchers to each row of headers). There are rendered bands (possibly concrete) at lintel (bay only) and sill heights.

The façade is symmetrical and divided into five bays by engaged piers. The central bay performs as the main entrance. Original elements include its original double timber board doors, cantilevered canopy with modillion brackets, and a highlight window. The other flanking bays feature paired timber-framed, double-hung sashes (the upper pane is smaller than the lower).

There is a small weatherboard volume on the west elevation that is likely a later addition.



AGM Company Headquarters, Simcock Avenue frontage

The *Tennis Clubhouse* is located west of the office building at a moderate setback from Simcock Avenue. It has a hipped roof clad in corrugated sheet metal with walls clad in timber weatherboard. The building was orientated away from the street towards the rear, where the company's tennis court was located. Attached to the street-facing elevation is a skillion-roofed weatherboard volume, which is an addition. At the rear (north end) of the clubhouse is a timber verandah.



*Tennis Clubhouse* from Simcock Avenue (left), addition highlighted



*WWII Air Raid Shelter/Bunker*, west elevation, brick end walls (arrow) with the parabolic concrete core behind

Behind the *Tennis Clubhouse* is a *WWII Air Raid Shelter/Bunker*. It was installed during the early 1940s as a shelter for anticipated Japanese air raids for staff at the militarily important complex, which became a major producer of munitions during the conflict. The reinforced concrete core of the structure has a distinctive parabolic profile with brick end walls.<sup>1</sup>

### Hudsons Road Buildings

Lining the north end of Hudsons Road (east of Werribee/Williamstown line), on the north side, is a series of industrial factories and production sheds built to the street from the early 1930s and early-to-mid 1950s. Some of these structures have been progressively modified, likely as their functions have changed. Yet, their 'street walls' are broadly intact and possess a robust/industrial character.

Individual buildings are discussed below.

<sup>1</sup> Documentation pertaining to the bunker is likely located in the archives of the Allied Works Council (1942-45) held at the NNA.



Aerial photograph of the *Hudsons Road Buildings* with significant fabric shaded red  
(Source: Nearmap, November 2020)

#### *Former Moulded Plastics Factory* (circa 1931)

The *Moulded Plastics Factory* extends along Booker Street, near the intersection with Hudsons Road. It has a paired gable roof clad in corrugated sheet metal and each gable is surmounted by a ventilating lantern. The western bay was an early addition (late 1930s and 1945) but has limited visibility.

The original timber-louvres remains visible from Booker Street, although metal sheeting has been installed in the other parts. The southern gable ends are clad in short-length sheeted metal. Its visible wall along Booker Street is constructed of red brick in English garden wall bond.

Fenestration to the building's long east elevation (Booker Street) is generally intact, defined by ten recessed window units, each with concrete lintels, bullnose brick sills and multipaned timber-framed windows (fixed highlights). The upper part of the brick wall has been overpainted.

Between the southern end of the *Moulded Plastics Factory* and the corner of Hudsons Road/Booker Street is an original but modified gabled wing, which is set lower than the adjoining paired gables at the rear.<sup>2</sup> Due to the extent of visible alterations, this section is not identified as significant.



*Moulded Plastics Building* (significant part shaded red) viewed from the intersection of Hudsons Road and Booker Street

#### *Gabled Workshop* (circa 1931)

Between the *Glassmaking Plant* (west) and *Moulded Plastics Factory* (east) is a single-storey building with a transverse gabled roof clad in corrugated metal sheeting. Its Hudsons Road-facing wall is of red brick in a garden wall bond (three courses of stretchers, alternating with a course of headers). Puncturing the wall are three steel-framed windows with a central pivoting section. These are early insertions. The double-height section in the west is a later addition.



*Gabled Workshop* Hudsons Road, facing west

<sup>2</sup> At the Hudsons Road/Booker Street corner, a short section of return wall has been constructed, generally continuing the details of the *Moulded Plastics Factory*'s east elevation. The remainder of the Hudsons Road elevation has been re-clad with profiled sheet metal. The windows are timber-framed with wide panes. The highlight panes have timber louvres.

### *Former Glassmaking Plant (circa 1934)*

The *Former Glassmaking Plant* is located on the north side of Hudsons Road and is formed by a double-height (east) and single-storey (west) section.

The roof form of the double-height section, originally a series of abutting traverse gables, has been modified into a conspicuously tall – even dramatic – industrial roofscape; however, the southern plane of the original gable-front has been largely retained. This element, visible obliquely from Hudsons Road, is identified as significant. Attached to the east side of the double-height section was a tall industrial chimney. Its removal has left this side effectively open.

The double-height street wall has a concrete parapet that displays moulded edges and projects forward over regularly spaced brackets. Concrete piers frame the wall. These are faceted to the upper part with a capital-like projection to the top edge. The outer piers project above the parapet. Infill panels form a plinth/dado of red brick in an English garden wall bond with a rendered (concrete) band. Above are two levels of steel-framed multipaned windows that pivot centrally. This window bank consists of eight bays, the middle of which includes a metal roller door. Overhead is a band of fixed timbered louvres.



Double-height section of the *Glassmaking Plant*

The parapet of the single-storey section conceals four original hipped-roof sheds clad in corrugated metal sheeting. The outer hips have both been modified and so only the front section of this building, approximately 6.5 metres back from the street wall, is defined as significant. The façade is comprised of ten bays (nine original) and displays similar format and detailing, including concrete piers with chamfered edges and a projecting capital-like element (Art Deco motif) and brick plinth/dado. The parapet has a projecting coping course and there is another similar course above the concrete lintels of the windows. The steel-framed highlights are original with the lower band being a mixture of later aluminium frames and a multi-paned type. Three bays initially had a roller door (evidenced by slightly different coloured brickwork). The westernmost bay, which is an addition, has a central recessed opening (non-original doors) with a concrete lintel.



Single-storey section of the *Glassmaking Plant*, the original nine bays. Bays initially with roller doors highlighted



Addition to single-storey section of *Glassmaking Plant* (dashed) at the junction with the adjoining *Postwar Office Building* (left)

The lack of decoration and extensive banding of the windows, which emphasise the plane's horizontality, counterpoised by the vertical regularly spaced piers of the *Glassmaking Plant's* façade, is reflective of the influence of the Art Deco/Moderne idiom. This internationally-grounded design approach evolved as a popular industrial expression over the course of the 1930s due to its association with progress/modernity and machine-like design. This example is more restrained than most and reflects the practical, industrial application of the style.

*Postwar Office Building and Street Wall (early 1950s)*

Adjoining the *Glassmaking Plant* façade to the west is a multistorey building – originally likely an office – with a skillion roof and cubic form. Its façade extends to the parapet and is characterised by a generous extent of aluminium-framed glazing, divided vertically, with original textured glazing and some louvred sections. The plinth/dado is cream brick in stretcher bond, while the upper part of the façade is clad in profile metal sheeting. This expression is repeated on the façade of the building to the west. Such a restrained aesthetic, particularly the uninterrupted bank of windows, is indicative of the International Style as employed at industrial buildings during the 1950s.

Separating the *Postwar Office Building* from the *Street Wall* in the west is a recessed loading area. Its presence allows for some of the return/west elevation of the *Postwar Office Building*, a cream brick wall (recently overpainted), to be interpreted from the public realm.



*Postwar Street Wall, west of the entrance bay*



## History

### Context

The suburb of Spotswood covers the unceded Country of the Yalukit-Willam people of the Kulin nation, whose descents today belong to part of the world's oldest living culture and maintain an ongoing cultural connection to the area. From the late 1830s, this low-lying, flat, riverside environment was alienated for agricultural uses. Active amongst the early landowners was John Stewart Spotswood, who took up 119 acres (48 ha) below Stony Creek in 1841, grazing cattle (mainly for dairying), quarrying basalt for ballast and operating a punt service across the *Birrung/Yarra* River. As a 'pioneer', whose children were also notable locally, Spotswood's family name was eventually bestowed upon the area, replacing the earlier usage of 'Edom' and 'Spottiswoode'.<sup>3</sup>

Spotswood emerged from the late 1870s as a principal stretch of the industrial belt developing in western Melbourne, between Footscray and Williamstown. Large-scale industrialists flocked to the region, drawn by cheap, level land and proximity to river and rail transport (with its urban and western Victorian linkages). Over the late 19<sup>th</sup> century, Spotswood developed rapidly into an urban manufacturing centre, with much of its industry noxious. This reputation intensified in the wake of the First World War, with various petrochemical companies setting up vast storage and distribution nodes in Spotswood. The identity of the locality as one of the city's 'most important industrial suburbs' had solidified by the late 1920s.<sup>4</sup> The postwar period witnessed another surge of industrial construction and, often, site redevelopment.<sup>5</sup>

Speculative modest homes for workers had been built from the late 1880s and a small commercial strip emerged west of the railway. This residential layer later included considerable developments overseen by the Department of Repatriation and then the Housing Commission and company housing. From the late 1940s, the once more isolated locality combined with the suburban sprawl of Western Melbourne, with houses and factory jobs often taken up by postwar immigrants. Spotswood's distinctive industrial landscape of sawtooth and gabled roofs, sprawling factories and warehouses, railway spurs, chimney stacks, and storage tanks began to be rationalised from the late 1990s, a process that continues. The 1991 Australian film *Spotswood* showcased the locality's working-class/industrial character.



1979 aerial photograph of the northern part of Spotswood with the Westgate Bridge in the foreground (Source: Wolfgang Sievers, NLA, <http://nla.gov.au/nla.obj-160597704>)

<sup>3</sup> Spotswood Railway Station (1878) was known as Edom until 1881, then Spottiswoode. In 1905, it was renamed Spotswood.

<sup>4</sup> 'Spotswood Progress', *Williamstown Chronicle*, 12 January 1929, p2

<sup>5</sup> For a summary of industrial development in Spotswood see Graeme Butler & Associates (Jill Barnard), *Altona, Laverton and Newport Districts Stage 2, Volume 2: Environmental History*, section 3; and Gary Vines, *Industrial Heartland: Introduction to the Western Region Industrial Heritage Study*, Melbourne's Living Museum of the West, 1990, passim

## Place-specific

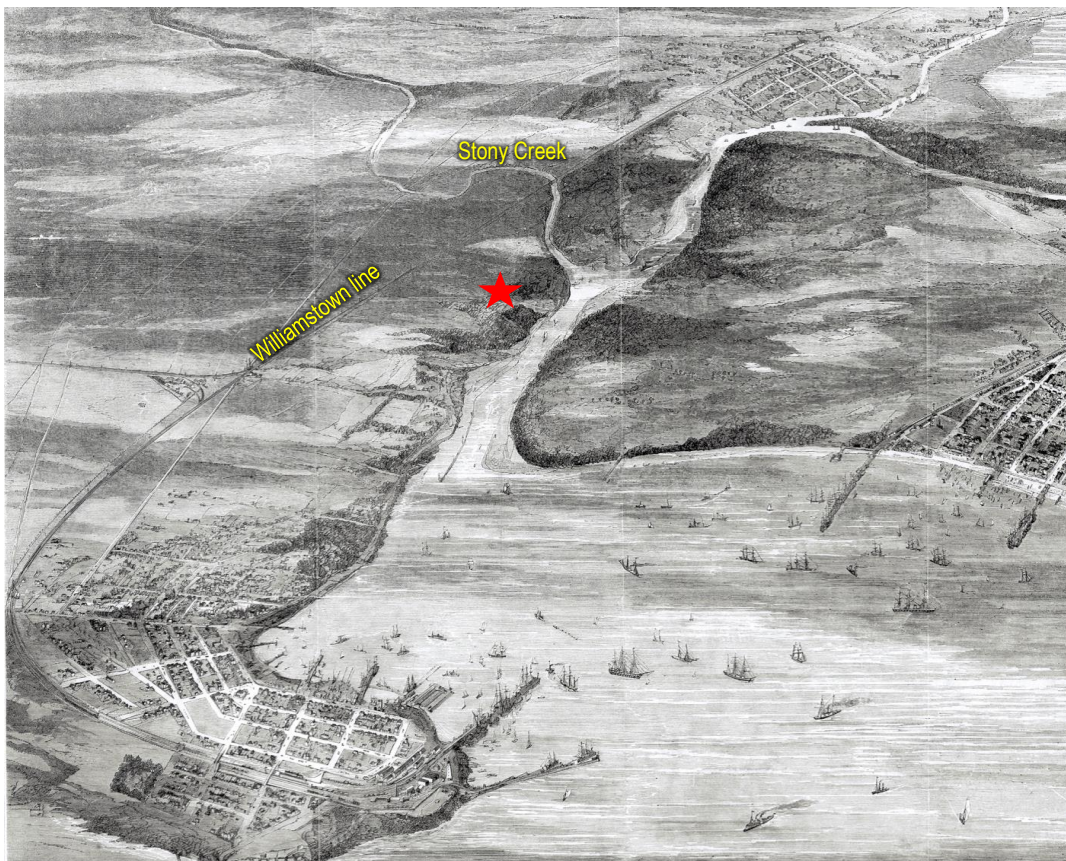
A comprehensive and broader history of the place is provided by David Moloney's *A History of the Glass Bottle Works site* (2012). This work examines glass production and technology, the company's evolving culture and structure, principal figures, its large multi-ethnic workforce, noteworthy industrial disputes, and its community presence/role in detail.

The company that owned and developed the place until the late 20<sup>th</sup> century underwent three major rearrangements and sectionalisation's during its history:

- Felton, Grimwade & Co (FGC) established the Melbourne Glass Bottle Works (MGBW) in 1872 by on Graham Street, South Melbourne
- MGBW relocates to Spotswood, 1889/9
- FGC become the Australian Glass Manufacturers Co Ltd (AGM) following interstate merges, 1915 – the new name reflected their national operation and effective monopoly of glass production for the next several decades
- AGM reformed into Australian Consolidated Industries (ACI) in 1939 (ACI International from 1981)

During this time, the *AGM Factory Complex* was responsible for manufacturing a wide diversity of bottles, glassware, sheet glass, engineering products and plastics.

The subject land derives from an assemblage of allotments in Section 7 of the Parish of Cut-Paw-Paw, County of Bourke, an area that formed part of the district's characteristic flat, swampy landscape.<sup>6</sup> This locale was taken up by the Spotswood family as a dairy and ballast quarry from the early 1840s.



Extract from a panorama depicting Williamstown (bottom left), dated 1873 – Spotswood is shown as largely underdeveloped. The approximate location of the place is marked by the red star  
(Source: Albert C. Cooke, NLA, <https://nla.gov.au/nla.obj-230007895>)

<sup>6</sup> Specifically – Crown Allotments 47, 48; portions 1, 2, 3, 4, 5 of Crown Allotments 57 and 58; part of Crown Allotment 49; and part of portions 1, 2, 3, 4, 5 of Crown Allotments 56 (Section 7).

In 1885, the fast-growing pharmaceutical firm of Felton, Grimwade & Co. purchased 11 acres (4.45 ha) of riverside land at Spotswood as a 'greenfield' site for the relocation of their South Melbourne-based bottle works plant, the Melbourne Glass Bottle Works (MGBW).<sup>7</sup>

### *Basalt Wall*

The first MGBW complex at Spotswood was located between Booker Street and the *Birrung/Yarra* River, as depicted in the MMBW plan below. It consolidated rapidly as a thriving industrial plant over the late 19<sup>th</sup> century. The only known above surface remnant of this formative layer is the tall basalt perimeter wall along Douglas Parade. It was constructed from locally quarried stone in 1897 and has long defined the eastern boundary of the place, attaining the status of a local landmark.<sup>8</sup>

In the mid-1990s, the northern end of the *Basalt Wall* collapsed, revealing the foundations and basement of the former boiler house on the west side. There were infilled red-brick lined openings in the damaged section of the wall associated with the boiler house; however, these were left out when reconstruction of the northern end occurred. It is possible that other foundations and underground stores related to the early phase of the complex survive adjacent to or in the vicinity of the wall.<sup>9</sup>

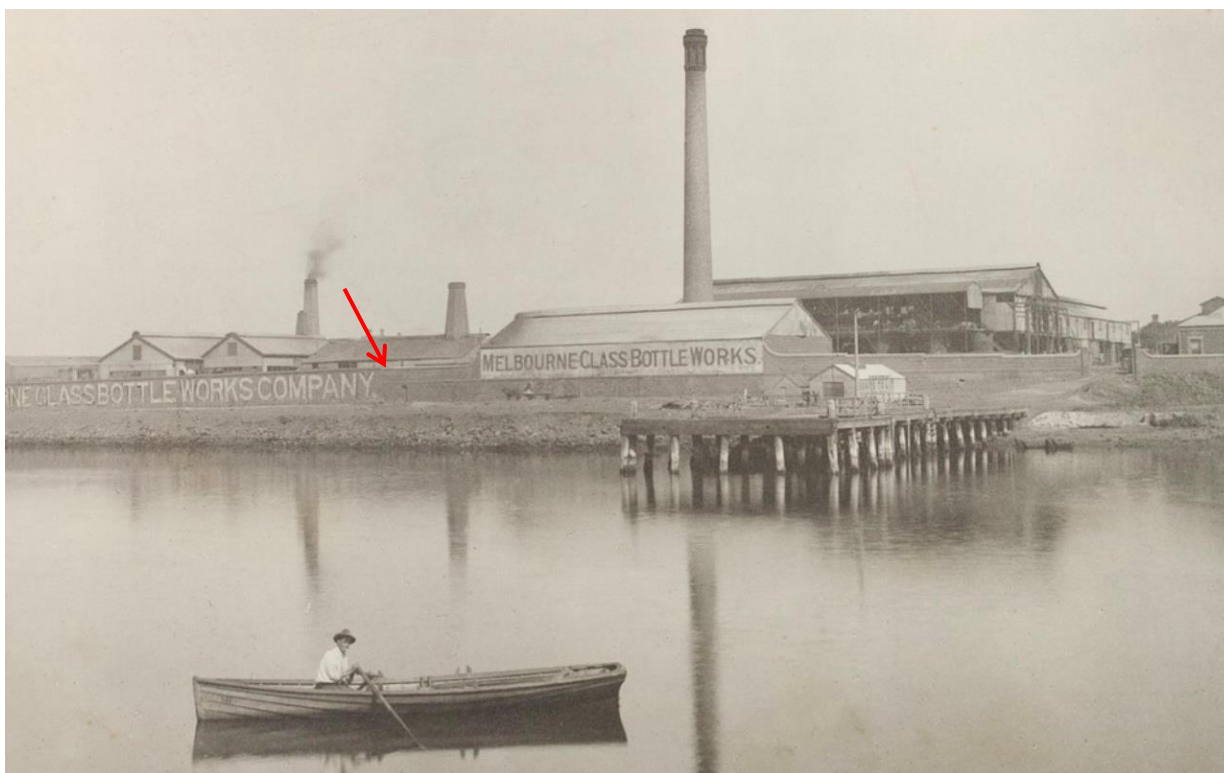


MMBW plan, no. 19, dated 1899, showing the MGBW complex (circled in dashed green) at the turn of the century. The original extent of the basalt wall is identifiable along the east boundary of the site with boiler house adjacent. (Source: SLV, Town of Williamstown, scale 400 feet to inch, <https://viewer.slv.vic.gov.au/?entity=IE7325845&mode=browse>)

<sup>7</sup> David Moloney, *A history of the Melbourne Glass Bottle Works site: including its industrial context Spotswood, Victoria*, Museum Victoria, 2012, p11

<sup>8</sup> S G Garnsworthy, *History of ACI*, unpublished manuscript, 1964, pp22-23 in Moloney, *A history of the Melbourne Glass Bottle Works site*, p12)

<sup>9</sup> Graeme Butler & Associates, *Altona, Laverton & Newport Districts Heritage Study Stage Two, Volume One*, City of Hobson Bay, 2000, Place Identifier 1539



Photograph of the *Basalt Wall* (red arrow) with MGBW complex in the background, taken from the river or opposite bank, 1908  
The northern section has been removed  
(Source: SLNSW MLMSS 5146 139X via MV Tours, Spotswood Industrial Heritage Walk)

#### *AGM Company Headquarters*

In 1916, the AGM acquired at auction 4.5 acres (1.8 ha) of land on the north side of Simcock Avenue (initially 'The Avenue', then 'Bay View Avenue') opposite their original site. That year, the company constructed their new company headquarters at the new holding.<sup>10</sup> Around the same time the *Tennis Clubhouse* was built, a tennis court was formed, and – in the 1920s – staff accommodation was provided (since removed) at what is now AGM Park.

The red brick office (*AGM Company Headquarters*) remained utilised as such until 1932, when management was relocated to Spencer Street, Melbourne. The building remained occupied by the AGM's accounting wing (until 1955) and accommodated a social club for the complex's workforce. In the second half of the 20<sup>th</sup>-century, Bruntons Bright Steel (est. circa 1939), a major subsidiary of the AGM, utilised the building as an office. In October 1970, it was commandeered as a base to organise rescue efforts at the site of the West Gate Bridge collapse.<sup>11</sup>

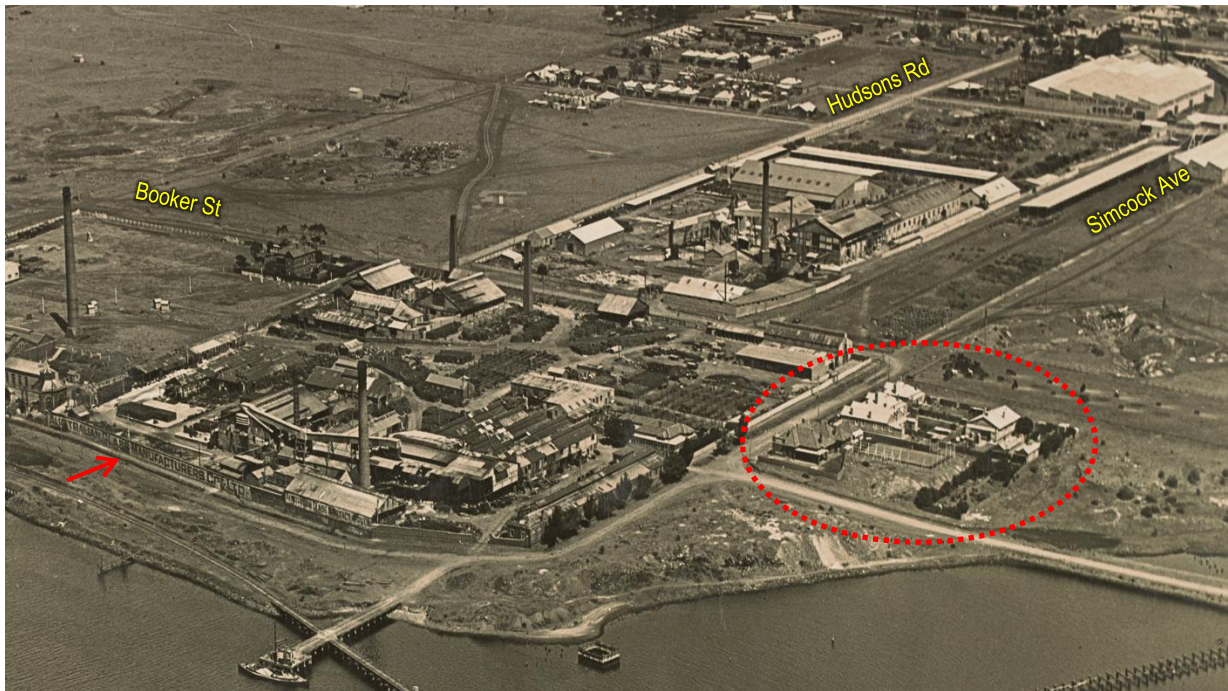
During WWII, much of the Spotswood complex east of Booker Street was adapted into a mass production munitions centre under the Australian Government's commercial annexe program.<sup>12</sup> As these buildings were demolished in 2012, one of the last tangible reminders of the place's associations with wartime activity is the circa 1941 bunker, which was constructed in place of the tennis court. It was installed to provide staff at the vital munition works shelter in the case of Japanese air raids. Other bunkers were provided elsewhere at the complex but appear to have been removed. In the postwar period, the shelter at the *AGM Company Headquarters* was utilised for record storage.<sup>13</sup>

<sup>10</sup> Moloney, *A history of the Melbourne Glass Bottle Works site*, p51

<sup>11</sup> Moloney, *A history of the Melbourne Glass Bottle Works site*, p161

<sup>12</sup> See Moloney, *A history of the Melbourne Glass Bottle Works site*, chapter 4

<sup>13</sup> Peter White interview, 26 June 2012 in Moloney, *A history of the Melbourne Glass Bottle Works site*, p107



Aerial photograph of the Spotswood Complex from across the river, dated 1930  
 Note the *Basalt Wall* (red arrow) with hand-painted advertising, facing Douglas Parade  
 The *AGM Company Headquarters* is circled in red – note the *Tennis Clubhouse*, tennis court and adjacent staff housing  
 (Source: Charles D Pratt, *Aerial View of the M.M.B.W pumping station at Spotswood*, SLV, <http://handle.slv.vic.gov.au/10381/308321>)

#### *Hudsons Road Industrial Buildings*

Between 1908 and 1912, vacant land west of Booker Street had been acquired for the MGBW. This block – bounded by Simcock Avenue in the north, Hudsons Road in the south, and Raleigh Street in the west – emerged over the 1920s and 1930s as the core of the AGM's highly advanced, mass, mechanised production of glass products.<sup>14</sup>

Comparisons between various aerial photographs show that *Moulded Plastics Factory* at the corner of Booker Street and Hudsons Road, the *Gabled Workshop* along Hudsons Road, and the adjacent *Glassmaking Plant* were constructed between 1930 and 1934. By the latter, four (then five) large, corrugated metal sheds with paired gable roofs were also erected further west, facing Hudsons Road at a moderate setback. A second gabled wing was added to west side of the *Moulded Plastics Factory* by 1945.

<sup>14</sup> By 1908, the Spotswood works employed nearly 500 hands manufacturing over 30,000 gross (over 4.3 million) aerated water bottles and enormous quantities of other various bottle types per year. (Moloney, *A history of the Melbourne Glass Bottle Works site*, p8, 16)



Aerial photograph of the AGM complex, 1931  
 Note that the presence of the *Moulded Plastics Factory*, *Gabled Workshop*, and most of the *Glassmaking Plant*  
 The fifth (westmost) shed has not been built (Source: *Maldon Prison 1931*, Frame 11, Landata)

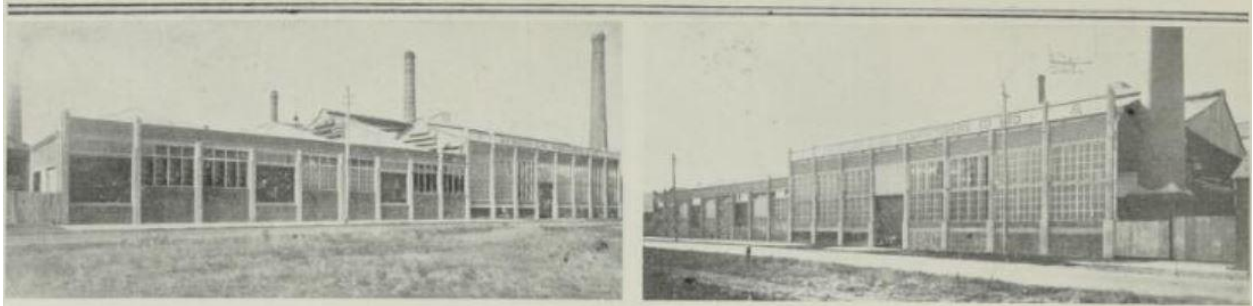


Aerial photograph of the complex, viewed from the east, 1933-34<sup>15</sup>  
 The extant masonry façade of the *Glassmaking Plant* had been completed (arrow).  
 Note the setback of the four (later five) sheds from Hudsons Road west (without a façade)  
 (Source: Tom Marshall Collection via Moloney, *A history of the Melbourne Glass Bottle Works site*, p56)

<sup>15</sup> This image was reproduced in the *Herald*, 5 December 1934, p16.

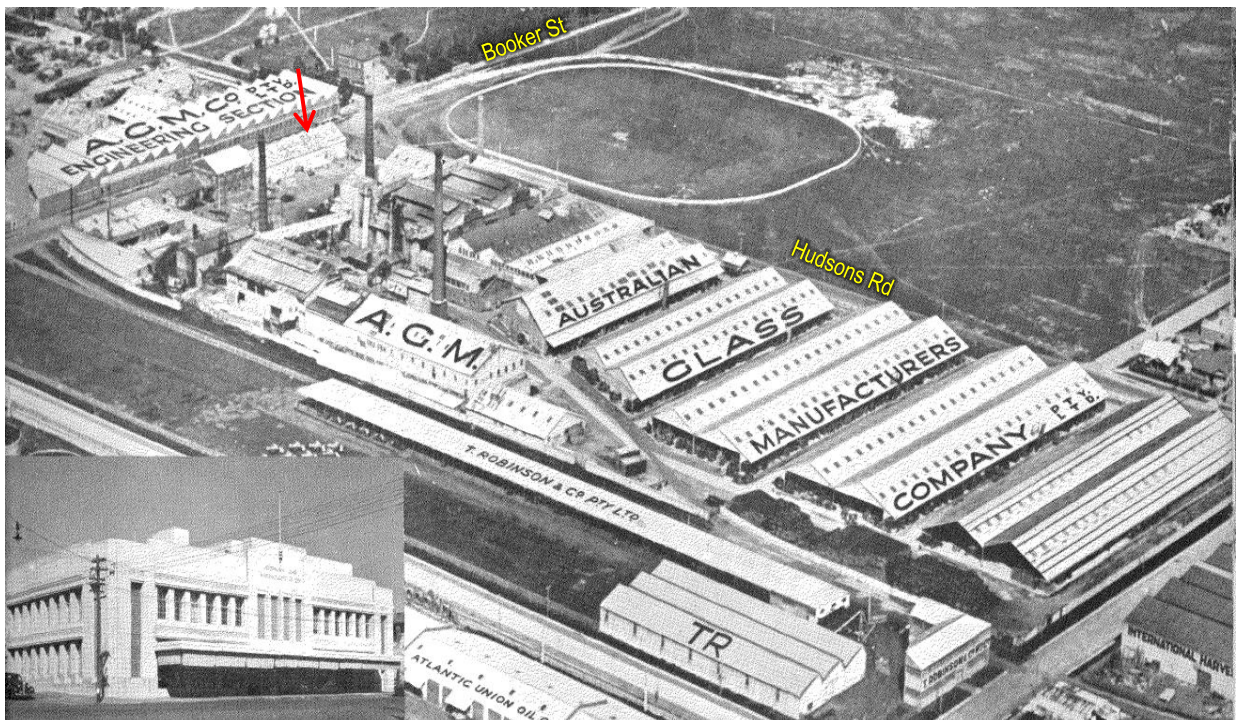
The recently completed front brick façade of the *Glassmaking Plant*, added to the pre-existing sheds, was identified in the *Glass* journal in early 1935 as demonstrating the modern approach to ‘utility and beauty’:

Facing south to Hudson [sic] Road, with a frontage of 235 feet, the building presents a fine example of modern factory construction. The main building is of steel-encased concrete, with automatically operated casement type windows, the lower section being glazed with Australian figured rolled glass and the upper sections with “Koala” clear glass.<sup>16</sup>



1935 image showing recently completed single and two storey sections of the *Glassmaking Plant*  
(Source: ‘New Building for A.G.M., Melbourne’, *Glass: the official journal of the Australian Glass Industry*, vol. 2, no. 8 (April 1935), p20)

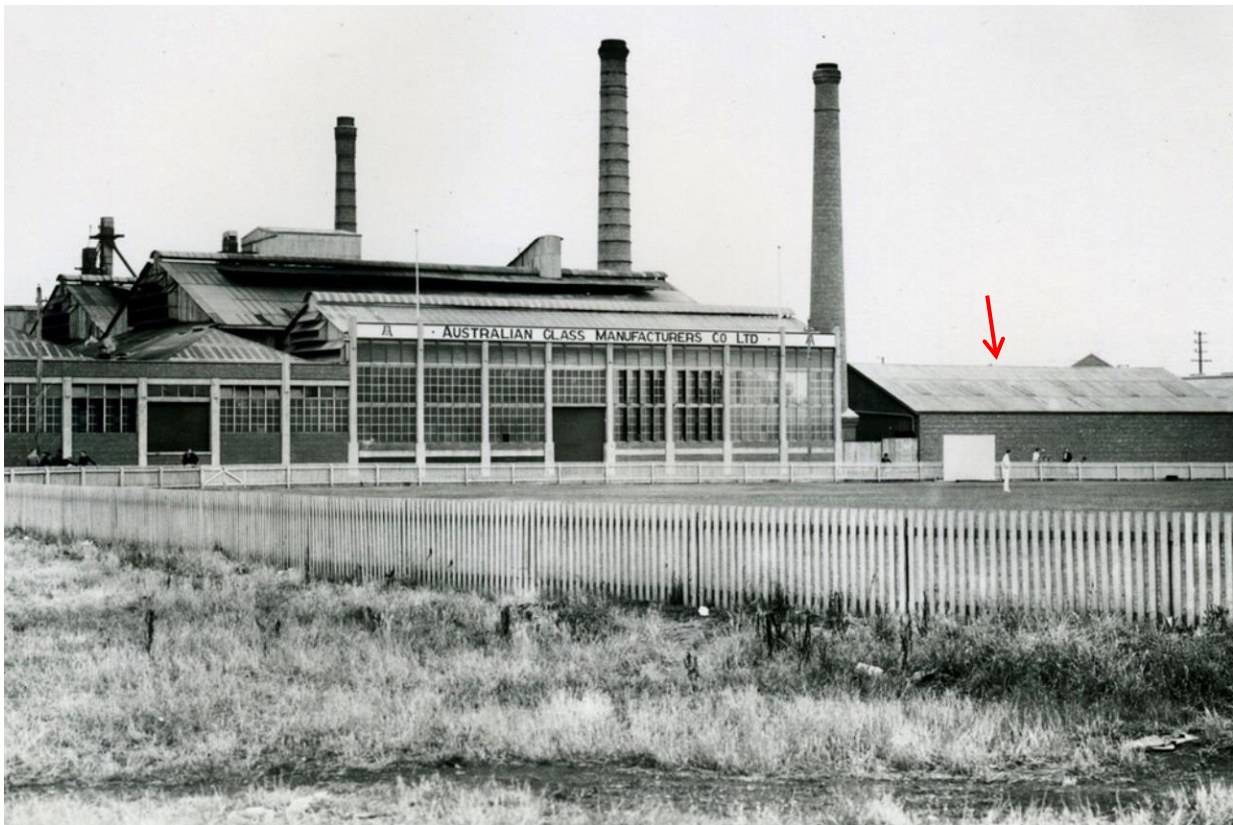
The façade was ‘designed and constructed by the work’s staff of the A.G.M., Spotswood’ and in the previous edition of the same journal, reference was made to a worker who was ‘employed in the drawing office at Spotswood’.<sup>17</sup> This was a common circumstance at the time, with large manufacturing companies having their own design department.



Aerial photograph of the complex, viewed from the north, late 1930s (note completion of the westmost gabled shed)  
The *Moulded Plastics Factory* is indicated by the red arrow (the western bay has not yet been constructed)  
(NB - Insert is of metropolitan offices and showrooms in Spencer Street, not at Spotswood)  
(Source: Australian Consolidated Industries, *Looking Backward and Forward Through Glass*, 1941, Powerhouse Museum, NSW)

<sup>16</sup> ‘New Building for A.G.M., Melbourne’, *Glass: the official journal of the Australian Glass Industry*, vol. 2, no. 8 (April 1935), p20

<sup>17</sup> *Glass: the official journal of the Australian Glass Industry*, vol. 2, no. 7 (March 1935), p35



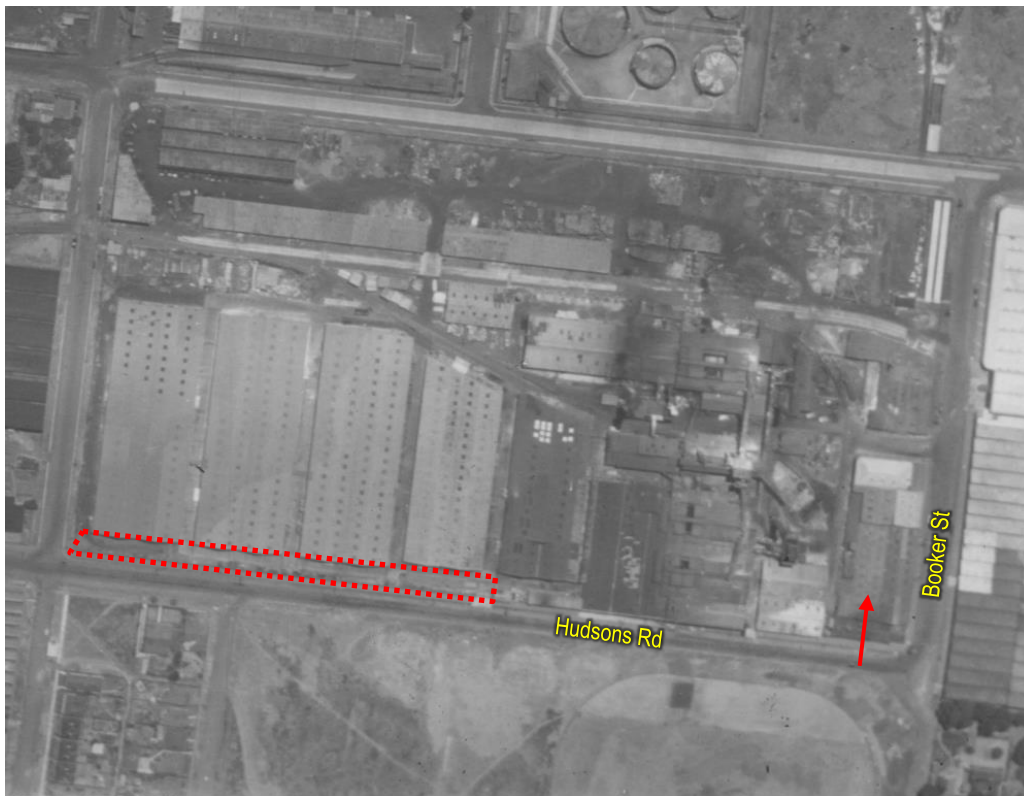
Glassmaking Plant (left) with the Gabled Workshop (red arrow – note the street-facing wall is blank), undated but likely late interwar (Source: Tom Marshall Collection via Moloney, *A history of the Melbourne Glass Bottle Works site*)

The ACI extended and/or replaced the four interwar corrugated sheds up to Hudsons Road during the postwar period, infilling the original setback. In what was likely an effort to improve the presentation of the complex to the public realm, a double-height cream-brick and glazed street wall – designed in the International Style – was provided. In light of the continuation of wartime rationing into the late 1940s, this wall was likely erected during the early 1950s, a phase of intensive redevelopment at the complex.



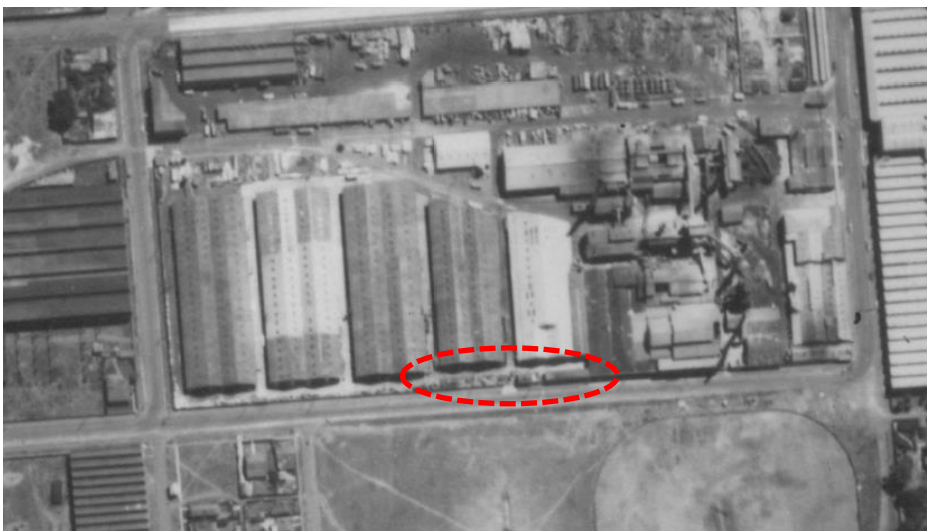
View to three of the corrugated sheds across Hudsons Road (west end), likely the late 1930s – prior to their concealment by the cream brick facades/buildings in the postwar period (Source: Tom Marshall Collection via Moloney, *A history of the Melbourne Glass Bottle Works site*)





1945 Aerial photograph of the central part of the ACI complex – north is top of the frame  
 Note the western gabled wing is evident at the *Moulded Plastics Factory* (arrow), and the set back (dashed) of the sheds from Hudsons Road remains unfilled (Source: *Melbourne and Metropolitan Area Project*, Run 22, Frame 58646, Landata)

The front parts of the pre-existing sheds at the west end of Hudsons Road (north side) were built in two stages during the early to mid-1950s or postwar period. The eastern section (*Office Building*) was built first - between and January 1951 and March 1954 while the western part (*Street Wall*) was built between March 1954 and February 1956, as captured in the sequence of the following aerials.



Aerial, January 1951 – showing the front part of Building F without the extant fabric, that is not built to the southern boundary (Source: *Melbourne and Metropolitan Project No.2*, Run 18, Frame 50, Landata)



Aerial, March 1954 – showing the front bay of the east section, *Office Building*, completed  
(Source: Melbourne and Metropolitan Project No.3, Run 31, Frame 114, Landata,)



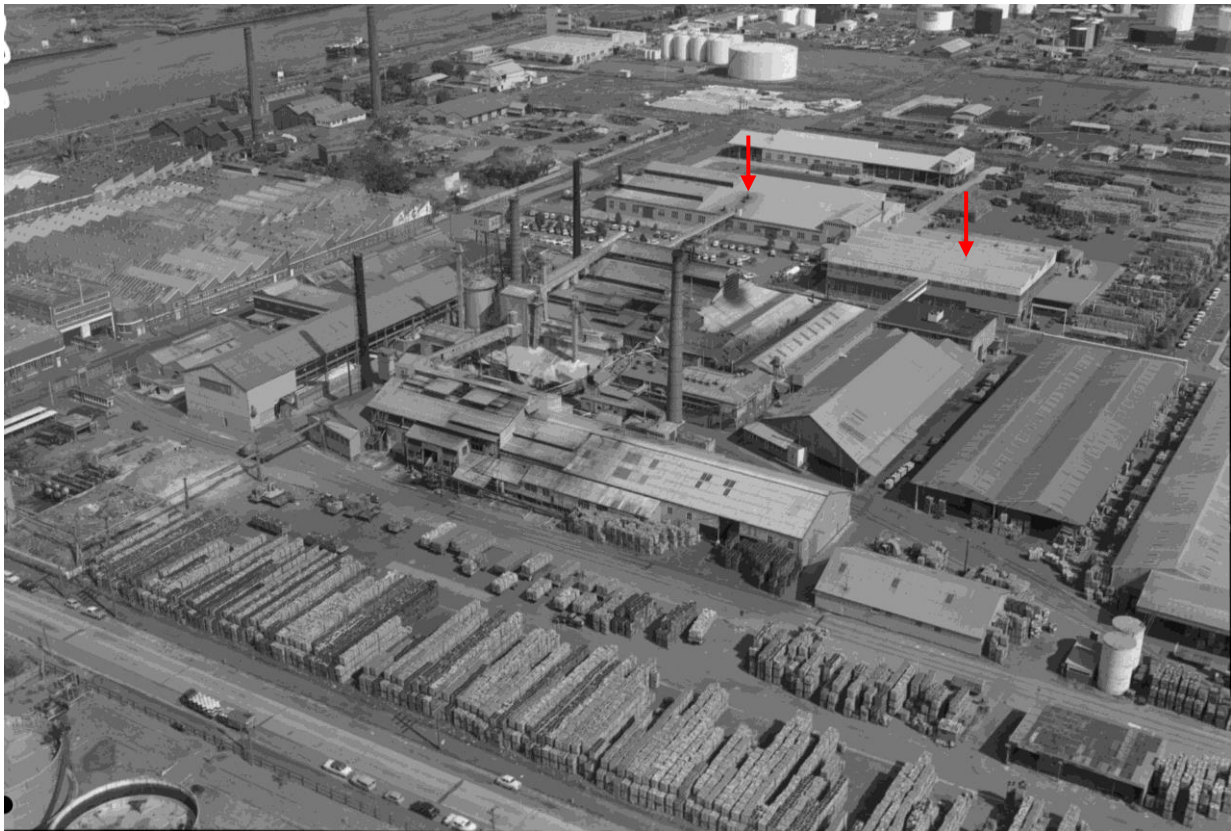
1956 aerial photograph, north is top of the frame  
The easternmost corrugated sheds have been extended forward with the International style *Street Wall* (dashed)  
(Source: *Melbourne Outer Suburbs Project*, Run 7, Frame 84, Landata)

Over the late 1950s, this street wall continued along the front of the adjoining metal sheds in the west (except the corner building). This section of the street wall survived until circa 2020, when a contemporary industrial building replaced it.

#### *Other Parts of the Complex*

In 1920, the AGM had purchased about 12 acres (4.85 ha) of vacant land on the south side of Hudsons Road. This block was bounded by Craig (south), Bernard (west), and Booker streets (east). During the mid-1930s, the company established a sports ground with a turf pitch in the north-east corner of the holding, which was utilised by the in-house cricket team (men and women's) and other community sporting bodies.<sup>18</sup>

From the mid-1950s, the sports ground gave way to an expansion of the complex south of Hudsons Road, including the construction of the double height *ACI Fibre Packaging Plant* circa 1956.<sup>19</sup> It was originally involved in the production of boxes for packaging glass products and was joined to the *Glassmaking Plant* opposite by an overhead conveyor belt that crossed Hudsons Road (see below, since removed). This building was later purchased and used by Amcor, an Australian packaging company.<sup>20</sup> Subsequently (by 1964), another single storey, gabled roof building was constructed to its east (up to Booker Street).



1964 Aerial photograph of the ACI Complex, viewed from the north  
The buildings on the south side of Hudsons Road (highlighted) had been erected  
(Source: Wolfgang Sievers, NLA, <http://nla.gov.au/nla.obj-160410488>)

<sup>18</sup> Moloney, *A history of the Melbourne Glass Bottle Works site*, p55, 161

<sup>19</sup> A conjoined pair of gabled sheds, southeast of the *ACI Fibre Packaging Plant*, also remain from the postwar war period; however, they appear to have been modified and have become relatively subsumed by an enormous 1970s gabled shed in the south.

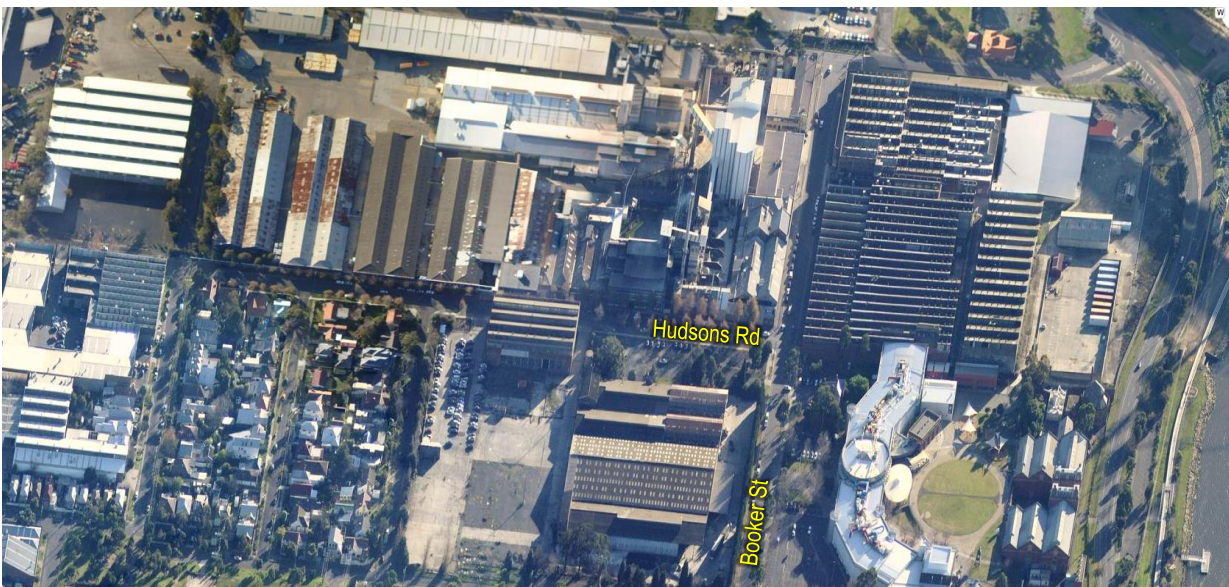
<sup>20</sup> Moloney, *A history of the Melbourne Glass Bottle Works site*, p151



The ACI Complex, viewed from the west, 1979  
 (Source: Wolfgang Sievers, NLA, <http://nla.gov.au/nla.obj-160330823>)

As depicted in the above aerial photographs, the section of the complex east of Booker Street (the original site) had been wholly redeveloped over the late 1930s as a multifaceted service and engineering centre.

In 1998, ACI was acquired by the American-based Owens Illinois (OI). The portion of the site east of Booker Street was closed and sold to the State Government in 2012. Soon after, all of its buildings – except for the *Basalt Wall* – were demolished. Much of the western part of the complex has also been redeveloped in recent years.



Aerial photograph of the former ACI Complex, June 2011  
 (Source: Nearmap)



Aerial photograph of the former ACI Complex, October 2021  
(Source: Nearmap)

Moloney, as part of his study, examined the vast ACI Collection, which is archived at the State Library of NSW, noted there to be no apparent record of architects/designers or building plans.<sup>21</sup> Presumably, the company utilised their own in-house engineers for the majority of industrial designs.

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<sup>21</sup> Moloney, *A history of the Melbourne Glass Bottle Works site*, p302

## Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 3: Developing Local, Regional and National Economies

## Comparative Analysis

The area of Spotswood, east of the Werribee/Williamstown railway line, has been a predominantly industrial zone since the late 19<sup>th</sup> century. In recent decades, a number of substantial manufacturing sites, particularly along Hudsons Road and Booker Street, have been demolished and/or redeveloped. A small residential pocket (between Hudson Road and Craig Street) was established during the late 19<sup>th</sup> century and was expanded in the postwar period to provide workers housing for employees of the AGM. The latter in Bernard and Robb streets is also proposed as a heritage overlay – the *Australian Glass Manufacturers' Housing Heritage Precinct*.

One building in the proposed extent of the heritage overlay dates to the Federation period, with the others having been constructed in the interwar and postwar years. A few comparative examples from these periods in the municipality survive, though some have been demolished in the recent past.

The *AGM Company Headquarters* compares with the former Federation period Gatehouse at the east side of the Newport Power Station (HO81) in terms of scale but served a different purpose. The address is Douglas Parade; however, it is located at the north end of the Strand. This small Federation Free Style (or Edwardian Baroque) pavilion has channelled render, an elaborate parapet, and multipaned timber openings.

There is only one prominent surviving comparative building from the 1920s listed in the Schedule to the Heritage Overlay, though three others have been demolished. In addition, one small building is recommended as part of this project.

- *Victorian Railways Stores Branch Complex and Trees*, 1 McLister Street, Spotswood (HO185) – built in 1924-27 to a design by James Fawcett. This substantial single-storey building, probably constructed from concrete block (not rendered as noted in the citation), expresses a Free Classical mode with pediments to the lateral bays of the parapet and multipaned steel-framed windows. It is very different in character from the relevant building at the subject site.
- *Pumphouse*, Drake Street (recommended for a HO by this Study) – the place is located at the former Commonwealth Oil Refineries Company site in Spotswood. The building has a gable roof, clad in corrugated sheet metal clad, and eaves lined with sheeting, with a timber fascia and eaves gutters. The palette of red brick walls in stretcher bond with concrete lintels is typical of industrial buildings of the early part of the Interwar period.
- *Commonwealth Oil Refinery Complex (former)*, 32-54 Toll Drive, Altona North (HO303) – circa 1921, single-storey red brick administrative building with a gambrel roof with some short sections with a parapet breaking through the roofline. It has been demolished.
- *Vacuum Oil Company Ltd Depot (former)*, 29 Francis Street, Yarraville (HO130) – there had been a few 1920s buildings at this place, including two parallel, large red brick, gabled roofed structures. These have all been demolished. The street gable ends have corbelled/dog-toothed parapet and were divided into three bays (evident on GSV until 2014). Details of the others are not known.
- *Hugh Lennon Agricultural Implements Works*, 35 Raleigh Street and Hudsons Road and Hall Street, Spotswood (HO153) – From GSV (up to 2019), there was a large sawtooth roof building, fully clad in corrugated sheet metal, though to date to the Interwar period. Few openings were evident to Hudsons Road except for an upwardly canted band of windows (probably metal framed) to the front sawtooth, whereas the windows to Raleigh Street elevation were timber-framed. Now demolished.

There are two Moderne-style industrial buildings in the municipality that both date to the later part of the Interwar period:

- *Red Robin Hosiery Factory (Former)*, 119 Pier Street, Altona (HO256) - built in the early postwar period, circa 1949, and designed in the Moderne style. It also has a rendered façade with a long, narrower band of windows but features a concrete hood above the entrance. However, the façade of the *Red Robin Hosiery Factory* is more ornate than the *Glassmaking Plant* at the AGM Complex. The off-centre entrance bay is similarly emphasised as a vertically orientated unit. In this case, by its fenestration pattern and stepped parapet featuring tripartite geometric mouldings with fin-like projections that extend above the parapet.
- *W Goetz & Sons Ltd Complex (Former)*, 136 Hall Street, Spotswood (HO139) – this is a large factory complex with brick administration building designed in the Moderne style during the late Interwar period, circa 1939. The lower part/dado of the

walls is manganese brick, while the upper part is in contrasting cream brick with dog toothed corbels to the parapet. The central band of metal-framed windows have a concrete lintel which contributes to the overall horizontal emphases of the design. The entry bay is centrally located and features fins, quoining and a frieze. Overall, it is more decorative than the *Glassmaking Plant*.

There is only one other key Postwar example currently included in the Schedule to the Heritage Overlay, with another proposed as part of this Study, although the latter is smaller and designed in a Functionalist mode rather than being indicative of the International Style:

- *BP Australia Complex and Canary Island Palm Tree*, 431 Douglas Parade, Spotswood (HO89) – consists of the blending tower, warehouse and office complex constructed in 1959. The front two-storey administration building has cuboid form in cream brick with large areas of continuous glazing with spandrels. The landmark tower has a fully glazed façade, with the long north wall clad mainly in metal sheeting. Other buildings set further back are also cream brick with minimal openings. This complex dates to a specific time rather than being the result of evolution. The design is also broadly indicative of the International Style.
- *Baco Foods, Craig Street, Spotswood* (recommended for a HO by this Study) – a single-storey Functionalist style administration and factory building, constructed in 1948, consisting of two hipped-roof sections concealed behind masonry façades, both clad in corrugated sheet metal. The verticality of the entry bay is juxtaposed with the general horizontal emphasis established by the band of windows, which is further enhanced by the ribbed panels between the regular fenestration pattern of the administrative section.
- Administration Building, Part of the *Standard Vacuum Refining Company Complex (Former)*, 351- 381 Millers Road, Altona (HO202) – designed by Stephenson & Turner in circa 1955, representative modernist design but had been altered and since demolished.

## Previous Assessment

- Sections of the recommended *AGM Factory Complex (former)* were previously within the non-contiguous boundaries of the *Melbourne Glass Bottle Works (former)* listing (HO46). Some of the buildings associated with the latter have been demolished, including a former gabled shed that fronted Hudson Road in the west, a chimney (or similar structure) located in the block bounded by Booker and Raleigh streets, Simcock Avenue, and Hudson Road, and a small gatehouse that fronted Booker Street. These removed elements have been excised from the revised for the boundary of the *AGM Factory Complex (former)*.<sup>22</sup>

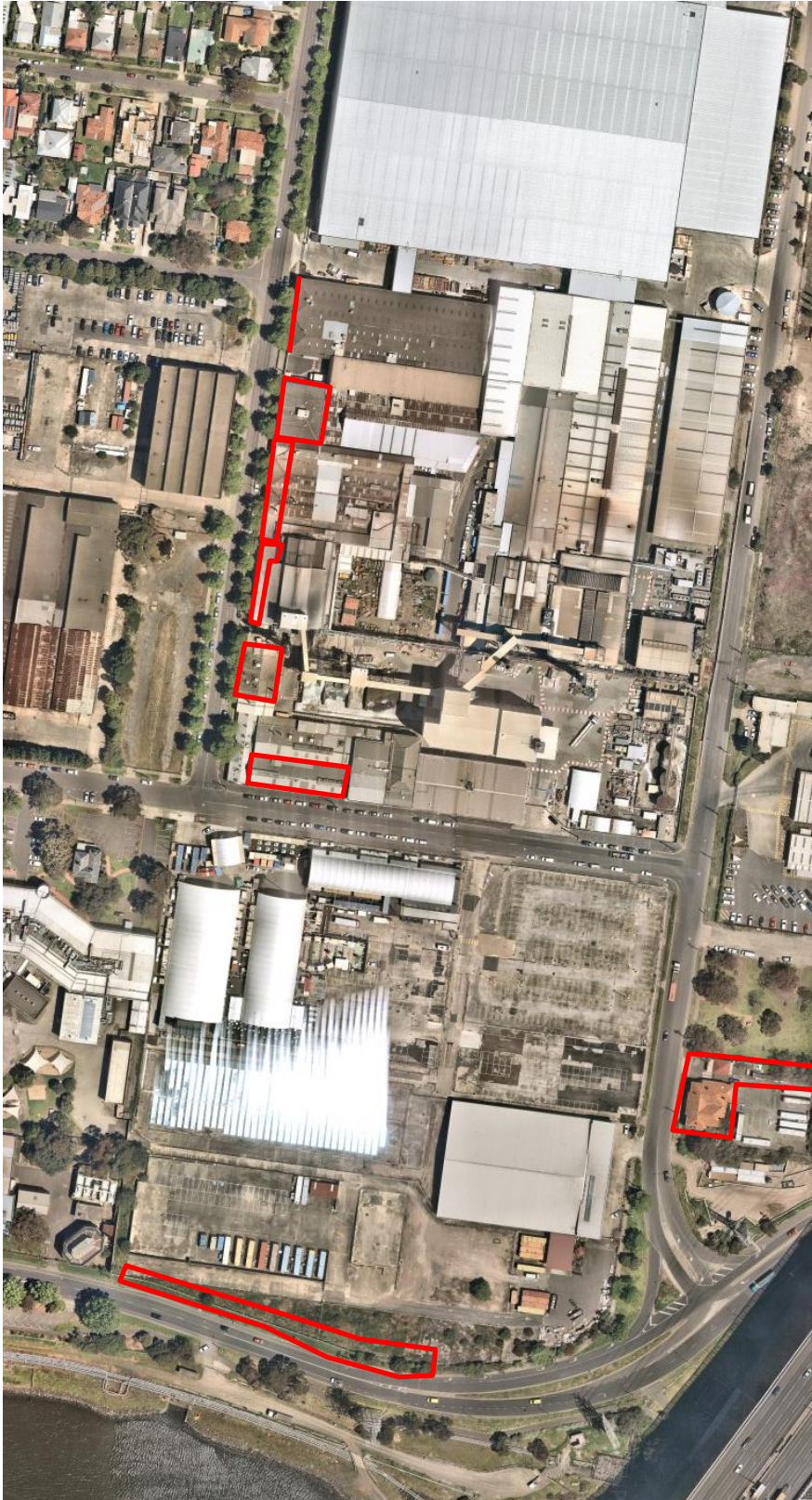
## Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences	No
Prohibited Use	No
Aboriginal Place	No

<sup>22</sup> Refer to RBA Architects + Conservation Consultants, *Spotswood Activity Centre Structure Plan Heritage Review 2021*, October 2021, section 5.2

## Extent of Heritage Overlay

The extent of the heritage overlay (HO46) is outlined approximately below.



Extent of heritage overlay – north is frame right  
(Source: Nearmap, October 2021)



## WAR SERVICE HOMES COMMISSION PRECINCT (H0323)

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<b>Address</b>	605–609 + 613–631 Melbourne Road (odds only), 154–160 + 153–155 Hudsons Road and 28–36 + 25–33 Reed Street
<b>Significance</b>	Local
<b>Construction Dates</b>	1925 to 1940
<b>Period</b>	Interwar
<b>Date Inspected</b>	2021



623 Melbourne Road



619 Hudsons Road

### Statement of Significance

#### What is Significant?

The single storey houses at 605–609 + 613–631 Melbourne Road (odds only), 153–155 and 154–160 Hudsons Road, and 25–33 and 28–36 Reed Street, developed on land acquired by the War Service Homes Commission to develop low-cost housing, are significant to the City of Hobsons Bay.

The precinct forms part of a large parcel acquired in 1920 by the War Service Homes Commission and subdivided to create 250 residential lots for low cost housing. Initially construction was concentrated at the east of the precinct including in Birmingham Street, Reed Street, Hudson Road, Mary Street and Melbourne Road whereby 1925 some 50 homes had been constructed.

After this initial burst of construction, houses were built on most of the hitherto vacant lots along Melbourne Road such that the east part of the subdivision was nearly fully developed by 1930. Construction continued across the broader subdivision, generally in a westwards direction, during the late Interwar period and into the Post-WWII period. Later in the 20<sup>th</sup> century and more recently, many of the original Interwar and Post-WWII period places have been replaced leaving only a largely intact area to the east end of the original subdivision.

Contributory places include:

- 153, 154, 155, 160 Hudsons Road,
- 605, 607, 609, 613, 615, 617, 619, 621, 623, 627, 629, 631 Melbourne Road,
- 27, 29, 30, 32, 33, 34, 36 Reed Street.

The following elements also contribute to the significance of the place:

- Hipped or gabled roof forms, clad in terracotta tiles, with timber lined soffits and some with exposed rafter ends.

- Red brick chimneys, some capped with a clinker brick soldier course. Chimneys are squat to gabled roof places and tall to hipped roof places.
- Gabled ends with timber shingled skirts or timber battens and sheeting.
- Verandahs and porches created by an extension of the main roof form or a separate gable end, either timber-framed or supported by timber posts (some paired) on brick piers (with only a few with balustrade walls).
- Walls clad in weatherboards.
- Timber-framed windows, mostly box framed with either double hung sashes (often with a multi-paned upper sash, some with lead light and decorative glass) or casements.
- Single width vehicle crossovers.
- Intact subdivision pattern.
- Consistent setbacks.
- Concrete kerb and channelling.

The following places and elements do not contribute to the significance of the place:

- Non-original front and rear alterations and additions.
- Carports to the front setback.

#### **How is it Significant?**

The War Service Homes Commission Precinct is of historical and representative significance to the City of Hobsons Bay.

#### **Why is it Significant?**

The War Service Homes Commission Precinct is of historical significance as it demonstrates the efforts of the War Service Homes Commission to facilitate low-cost residential development for those of limited means under the provisions of the Housing and Reclamation Act (1920). The Act provided the War Service Homes Commission with the power to acquire land and develop housing to be sold at low cost to families of 'small means'. Housing was to be constructed to designs developed by the State Savings Bank under the supervision of Chief Architectural G Burrige Leith. The precinct consists of the intact remnants of a proposed 250 home estate planned by the War Service Homes Commission acquired in 1920 shortly after the passing of the Act.

Later, the State Savings Bank itself took over operation of the programme which developed in scope throughout the Interwar period. Thousands of homes were constructed across Melbourne including an entire suburb in Port Melbourne in the late 1920s/early 1930s. It laid the ground for the establishment in 1938 of the Housing Commission of Victoria, which assumed responsibility for the provision of public housing in the State. The programme positioned the State as a major provider of residential home construction in the Interwar period, a phase of State intervention in the housing market that is not widely protected under the heritage overlay in the City of Hobsons Bay. (Criterion A)

The War Service Homes Commission Precinct is of representative significance as an intact group of economical, timber-framed versions of the popular bungalow idiom designed under the supervision of chief bank architect G B Leith for the State Savings Bank after WWI. Whilst unpretentious, they are differentiated with a range of detailing generally indicative of the Californian bungalow type and reflecting the underlying influence of an Arts and Crafts aesthetic on that style in their uses of 'natural' materials and vernacular detailing including the predominant use of weatherboards, shingling to the gable ends, terracotta tile clad roofs, with limited superfluous detailing, except to the windows.

Later, State Savings Bank designs would incorporate emerging trends or popular architectural styles in home design, a few of which are also represented in the precinct. (Criterion D)

## Description

The War Service Homes Commission Precinct consists of 28 detached single storey homes on Melbourne Road, Hudsons Road and Reed Street, Spotswood. It is located to the east of the large triangular shaped residential expanse bound by Melbourne Road, the railway line and the West Gate Bridge.

The spine of the precinct is the west side of Melbourne Road, which consist of 12 intact bungalows that create a cohesive residential streetscape on this major arterial road between The Avenue (north) and Birmingham Street (south).



West side of Melbourne Road

The remainder of the precinct is located on Hudsons Road and Reed Street, two parallel roadways which intersect with Melbourne Road.



North side of Reed Street

The built form of the precinct is defined by economic versions of Interwar period bungalows and houses, with the former term – while broadly employed in reference to an array of suburban housing during the early 20<sup>th</sup> century – more applicable to residences specifically influenced by the Californian Bungalow style.

The Californian Bungalow style derived from the west coast of America, though was indebted to the Arts and Crafts movement emanating out of England during the late 19<sup>th</sup> century, and promoted across Australia by building magazines and institutions alike. During the 1920s, it was embraced as the preferred type for suburban development and widely disseminated, in part due to the effects of the Housing and Reclamation Act of 1920. This Act fuelled a large-scale suburban construction output through the provision of low-cost loans for families of limited means, with Bungalow designs provided by the State Savings Bank.

Its popularity stemmed from its perceived ruggedness, informality and associations with suburban living. This ‘honesty’ was expressed by a mixed material palette with, the use of ‘natural’ timber cladding widespread. In keeping with this ethos, a variety of gable end finishes was also common, with combinations of shingling and batten sheeting evident in the precinct.

Consistent with the Bungalow type, contributory places in the precinct have hipped or transverse gable roof forms roofs clad in terracotta tiles with red brick chimneys, some with clinker brick cap. Typically, rafter ends are exposed and there are verandah or porch, many built into the main roof form, with timber posts (often paired) on brick piers. Gabled ends feature timber shingles or timber battens.

There are consistent setbacks from the front property boundary creating open gardens facing the roadway with a few properties featuring well-established trees from about the mid-20<sup>th</sup> century including Canary Island Date Palms (*Phoenix canariensis*) and coniferous types.

By 1927, the State Savings Bank had amassed at least 53 timber bungalow designs which utilise similar materials (predominately timber) and architectural elements but vary in form and composition. The precinct contains ten different types of these designs, as summarised below:<sup>1</sup>

- Type 3 – gabled roof with gable roofed verandah on paired timber posts on brick base, recessed entrance. Example at 153 Hudson Road.
- Type 6 – gabled roof with gable roofed verandah, asymmetrical façade. Example at 30 Reed Street.
- Type 7 –hipped and gabled roof, porch with low timber walls. Example at 629 Melbourne Road.
- Type 7 (variation) – hipped and gabled roof with verandah created by roof form, recessed entry. Example at 623 Melbourne Road.
- Type 9 – hipped and gabled roof with verandah roof that extends over window to create hood. Paired timber posts on brick base. Example at 621 Melbourne Road.
- Type 10 – gabled roof with gable roofed verandah, symmetrical façade. Example at 27 Reed Street
- Type 14 – gabled roof, verandah with single timber posts on brick base. Example at 619 Melbourne Road.
- Type 17 – gabled roof, verandah with single timber posts on brick base. Example at 617 Melbourne Road

A further two SSB types are evident in the precinct but are not able to be afforded a type from the 1927 SSB leaflet. They are nominally identified as types A and B as follows:

- Type A– gabled roof with recessed entrance, no verandah. Example at 156 Hudson Road.
- Type B – gabled roof, main roof form creates porch over recessed entrance. Example at 160 Hudson Road.

Other than the above State Bank Designs which date from between the mid-1920s to early 1930s, there are three late Interwar examples in the precinct, being nos 607 and 627 Melbourne Road and 154 Hudsons Road. Commensurate with the trends of the time these places all have hipped roofs and are generally more elaborate in detailing than their earlier counterparts. In addition, 627 Melbourne Road and 154 Hudsons Road feature tapestry brick detailing, which is not evident in the early Interwar period places.

<sup>1</sup> In 1927, the Bank consolidated the different types of house designs available to purchases into a promotional leaflet; ‘Types of Timber-framed Dwelling Houses available for selection by applicants under the provisions of Housing and Reclamation Act 1920’, The State Savings Bank of Victoria, July 1927

The level of intactness of the contributory places in the precinct is generally high, with original roof tiling, brick chimneys, verandah posts and piers and intact timber framed openings (some box framed) extant to most places. There has been some change however, in particular the original stained timber shingles have been overpainted throughout the precinct. There has been some replacement of original roof materials with non-original tiles or metal sheeting at some places, for example at 615 and 613 Melbourne Road.

There has also been replacement of original timber framed windows with metal types, for example to 607 Melbourne Road and 156 Hudsons Road. All of the original wire perimeter fencing has been replaced with non-original types. Overall, these alterations have not diminished the intactness and cohesion of the precinct, which remains legible as an Interwar period subdivision.

## Contextual History

The suburb of Spotswood covers the unceded Country of the Yalukit-Willam people of the Kulin nation, who maintain an ongoing cultural connection to the land. This low-lying, riverside environment was alienated from the late 1830s and the early crown Allotments are evident on the below Parish Plan.

Active amongst the early landowners was John Stewart Spottiswoode, who took up 119 acres (48 ha) below Stony Creek in 1841, grazing cattle (mainly for dairying) and running a basalt quarry and punt service across the Birrung/Yarra. As a 'pioneer', whose children were also locally notable, a simplification of Spottiswoode's family name was eventually bestowed upon the area, replacing the earlier usage of Edom and Spottiswoode.<sup>2</sup>

After the initial land sales, the Spotswood area remained largely unimproved with little residential or industrial development, save for the dairy farm that John Spottiswoode's began on his large holding.<sup>3</sup> Spotswood's also established a punt from Melbourne where his holding met the river, which operated as late as the 1880s.<sup>4</sup> The Melbourne to Williamstown railway line bisected the area when it was constructed in 1859, but there was little development in Spotswood to necessitate a station.

Even by the time the 1864 Cox Plan was prepared, Spotswood was shown as an entirely vacant area between the burgeoning commercial and residential areas at Footscray and Williamstown.<sup>5</sup> Speculative land development had begun on John Spotswood's former holding by the late 1870s, but by 1878, when a railway station was opened at its current site, called Edom, the area was still described as desolate and thought underserving of a dedicated train station.<sup>6</sup>

By the 1870s and 1880s, spurred by the lasting effects of the mining activities Victoria's economy was boomed and the large tracts of undeveloped land and river and rail access in the Spotswood, Newport and Williamstown areas began to attract industry and manufacturing. Major operations that were established during this time included the Alfred Woollen Mill (1878) and Lennon's Agricultural Implements Works (established in Newport in 1887).<sup>7</sup>

Some of these new concerns were established operations seeking larger or better situated sites. This included T Robinson and Co. (which commenced operations in West Melbourne in the 1850s before moving to Spotswood in 1891) and the Melbourne Glass Bottle Works, which has had begun operations in South Melbourne in 1874 before moving to Booker Street in 1890.<sup>8</sup>

The climax of the area's industrial turn was the construction of the extant Sewerage Pumping Station on Douglas Parade, which was completed in 1897 and which formed the centrepiece of Melbourne's modern sewerage system – a massive undertaking of interconnected public works that transformed the city's ability to handle sewerage.<sup>9</sup>

Residential development began in the Spotswood area as it emerged as an industrial centre. John Schutt had acquired Allotment 17 of the Parish Plan in 1890 but the land remained undivided and largely undeveloped except for the home he built off Melbourne Road.<sup>10</sup> Development in the north of the area was constrained by Stony Creek, which formed a natural northern boundary for suburb – as well as a second water access point for Industry in addition to the Yarra River to the east. By 1894,

<sup>2</sup> Parish Plan C345(19). The allotment was Crown Allotment 16 of Section 7 in the Parish of Cut-Paw-Paw

<sup>3</sup> HO30 Spotswood Estate Heritage Precinct Citation, p3

<sup>4</sup> HO30 Spotswood Estate Heritage Precinct Citation, p3

<sup>5</sup> Cox 1864, Hobson Bay and River Yarra leading to Melbourne, SLV

<sup>6</sup> 'The Modern Edom', Argus, 23 March 1878, p9; Vicsig, *Spotswood*, <https://vicsig.net/infrastructure/location/Spotswood>

<sup>7</sup> *Hobsons Bay Heritage Study, Vol1b: Thematic History*, 2003, pp22-23

<sup>8</sup> *Thematic History*, p23

<sup>9</sup> Victorian Heritage Database Citation, *Sewerage Pumping Station*,

<sup>10</sup> Certificate of Title, Vol. 2538, Fol. 496; MMBW plan no. 19, SLV

there had been more than 60 houses constructed in John Spotswood's former holding and more to the peripheries of the holding and elsewhere.<sup>11</sup>



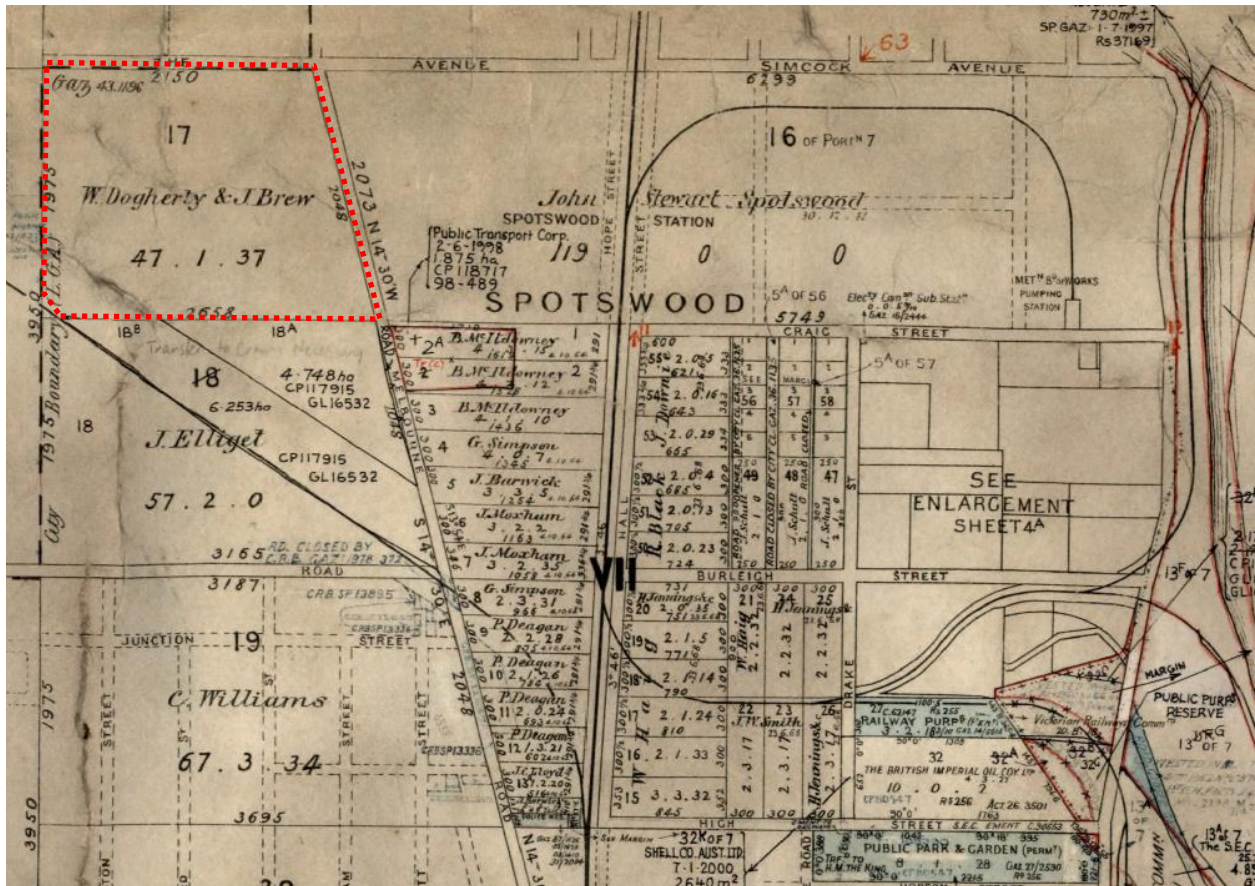
The Spotswood Area 1899. Residential and industrial development is concentrated around the Railway Line, creek and River  
(Source: MMBW plan no. 19, SLV)

Perhaps no greater evidence that Spotswood was developing as a burgeoning residential area was the movement for a State School, which had been mounting since the 1890s when Spotswood has been firmly established as an industrial centre.<sup>12</sup> At that time, the closest state school in Newport was full and most children living in Spotswood had to walk to the school in Yarraville.<sup>13</sup> After a petition was circulated in 1909, a temporary school was opened in a leased building in Robert Street and by 1914 a permanent school had been constructed on the present site on Melbourne Road<sup>14</sup>

<sup>11</sup> Spotswood Estate Precinct Citation,  
<sup>12</sup> Spotswood State School No. 3659, Citation, pp3-5  
<sup>13</sup> Spotswood State School No. 3659, Citation, pp3-5  
<sup>14</sup> L J Blake (ed), *Vision and Realisation*, vol. 3, p20

## Place History

The War Service Homes Commission Precinct originally formed part of Allotment 17 in the Parish of Cut Paw Paw, a 47 acre and one rood sized allotment first acquired by W Dougherty and J Brew. Historic research has uncovered little about Brew but John William Doherty was evidently part of an early settler families in the Spotswood area.<sup>15</sup>



(Source: Cut Paw Paw Parish Plan, C345(19))

Dougherty and Brew's holdings at Allotment 17 remained unsubdivided through the Victorian period and in August 1894 was acquired in full by John Schutt.<sup>16</sup> Schutt was an early Spotswood resident, having migrated to Australia from England in 1831, he was appointed librarian of the Supreme Court in 1866 during Redmond Barry's time, only a decade or so after the Court's founding at the old court in Russell Street. He would have supervised the migration of the Library to the new and extant premises on William Street.<sup>17</sup>

Schutt was an esteemed figure in the legal profession in Victoria, holding the position of librarian of the Supreme Court Library for over 50 years and was intermittently the Secretary of the Board of Examiners for Barristers and Solicitors.<sup>18</sup> More locally, Schutt was a Williamstown City Councillor for many years, representing the Victoria Ward.<sup>19</sup>

Schutt swiftly constructed a house off Melbourne Road to the east part of his holding (by 1895) and there raised his son William John Schutte (house since demolished).<sup>20</sup>

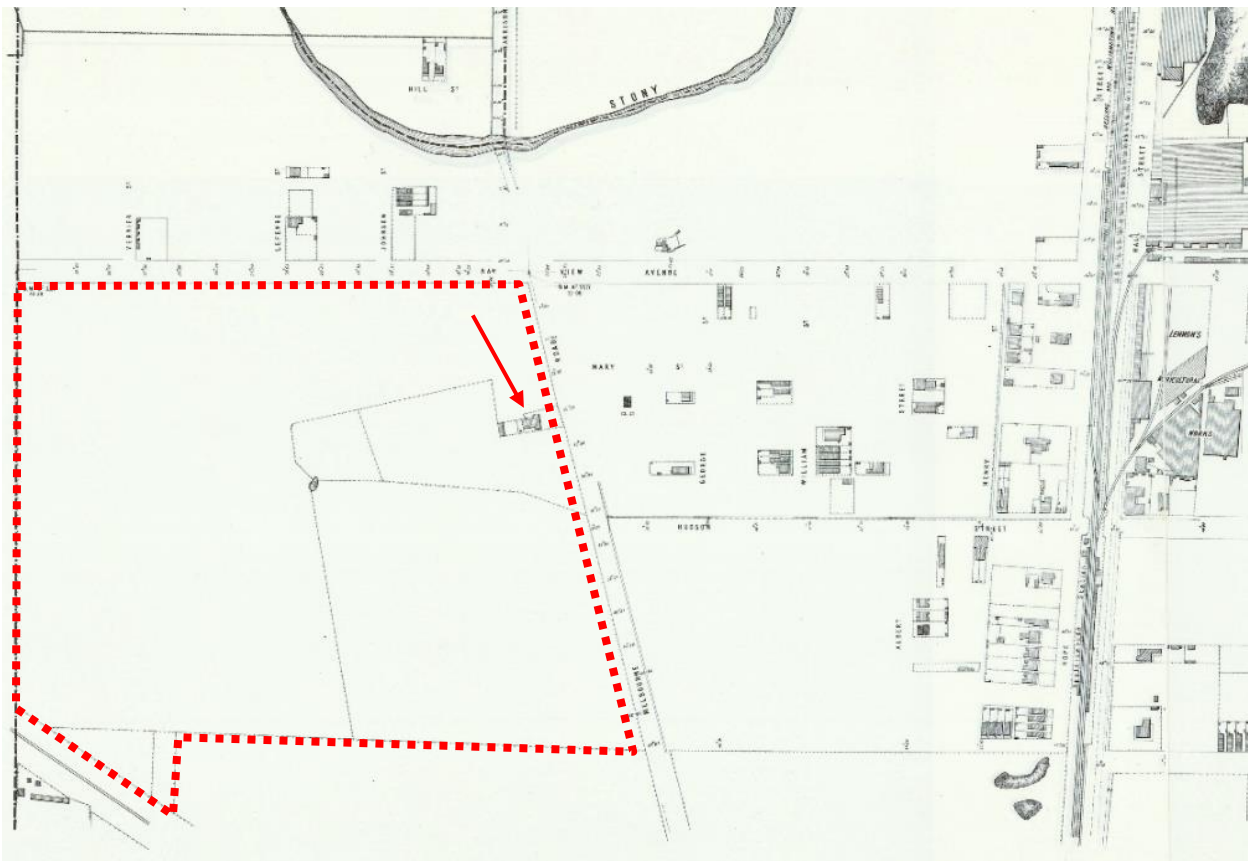
<sup>15</sup> 'Obituary: John William Doherty', *Williamstown Chronicle*, 14 May 1932, p4

<sup>16</sup> Certificate of Title, Vol. 2538 Fol. 496

<sup>17</sup> Victorian Collections, Portrait, John Schutt, Supreme Court Librarian, 1916/17, <https://victoriancollections.net.au/items/4f72b96897f83e0308605b40>

<sup>18</sup> 'John Schutt, An Appreciation', *Argus*, 1 March 1919, p7

<sup>19</sup> Victorian Collections, Portrait, John Schutt, Supreme Court Librarian, 1916/17, <https://victoriancollections.net.au/items/4f72b96897f83e0308605b40>



Schutt's estate c1894. Allotment 17 is outlined and his home off Melbourne Road is indicated with an arrow  
(Source: MMBW Plan No.8, SLV)

William John, Schutt's son, would attend Scott's College and later become a Judge on the Supreme Court, where his father oversaw the library for so many years.<sup>21</sup>

<sup>20</sup> Geoffrey Serle, 'Schutt, William John (1868–1933)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/schutt-william-john-8362/text14673>; Sands and MacDougall's Directory, 1895, p502

<sup>21</sup> Geoffrey Serle, 'Schutt, William John (1868–1933)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/schutt-william-john-8362/text14673>



Schutt held the Allotment undivided until his death in 1919, by which time the large holding had become known as Schutt's Estate.<sup>22</sup> On his death, his holding past to his son William John and solicitor Lawrence Dugdale.<sup>23</sup> In an obituary, the senior Schutt was said to have been deeply moved by the Great War, even taking an interest in the welfare of a young officer who had once worked for him at the Court Library.<sup>24</sup> Schutt's sympathy for the returned soldier may have influenced his son's decision to pass his late father's land in Spotswood to the War Service Homes Commission that next year in 1920.<sup>25</sup>



c1916/17, Portrait of John Schutt painted by celebrated artist Duncan Max Meldrum to celebrate Schutt's 50 years as Supreme Court Librarian<sup>26</sup>

(Source: Victorian Collections, Portrait, John Schutt, Supreme Court Librarian)

1920 was the year the Housing and Reclamation Act was passed, a piece of legislation which authorised the lending of funds for housing to authorised persons at concessionary rates, with designs provided by the State Savings Bank.<sup>27</sup> In 1922, the Commissioner of the War Service Homes entered into a new agreement with the State Savings Bank under which the Bank to erect dwellings for returned servicemen and other eligible people on behalf of the Commissioner. The new scheme was to be financed by the Commonwealth with the State Savings Bank to collect payments from residents when the dwellings were completed.<sup>28</sup>

<sup>22</sup> 'Obituary: John William Doherty', *Williamstown Chronicle*, 14 May 1932, p4

<sup>23</sup> Certificate of Title, Vol. 2538 Fol. 496

<sup>24</sup> 'John Schutt, An Appreciation', *Argus*, 1 March 1919, p7

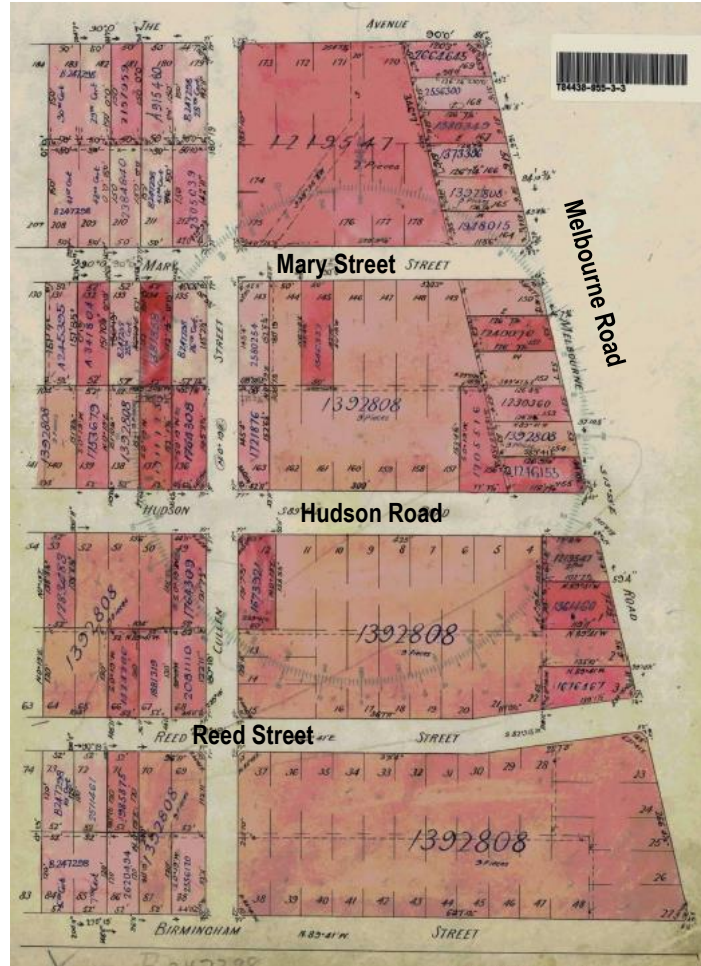
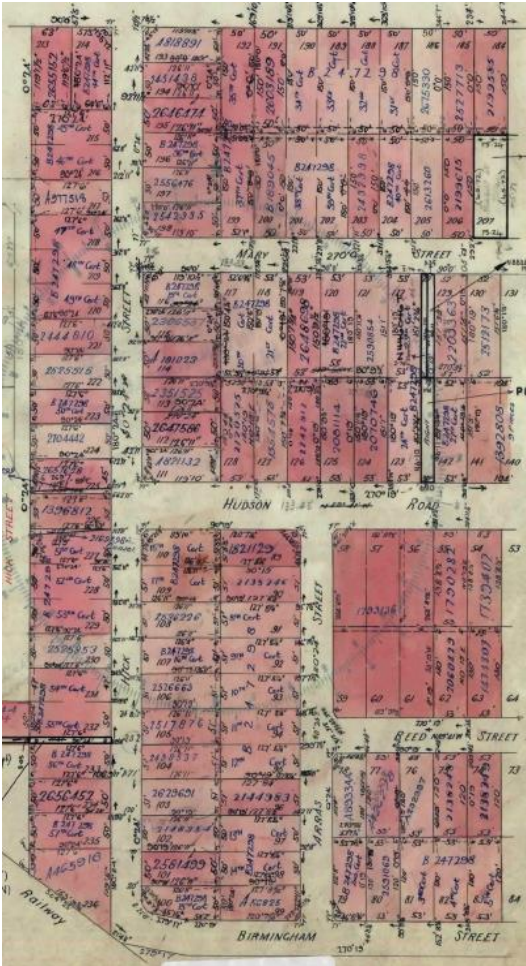
<sup>25</sup> Certificate of Title, Vol. 2538 Fol. 496

<sup>26</sup> Victorian Collections, Portrait, John Schutt, Supreme Court Librarian, 1916/17, <https://victoriancollections.net.au/items/4f72b96897f83e0308605b40>

<sup>27</sup> 'State Bank Homes', eMelbourne, <https://www.emelbourne.net.au/biogs/EM01421b.htm>

<sup>28</sup> The State Savings Bank of Victoria: Statements of Returns, 1922, p8

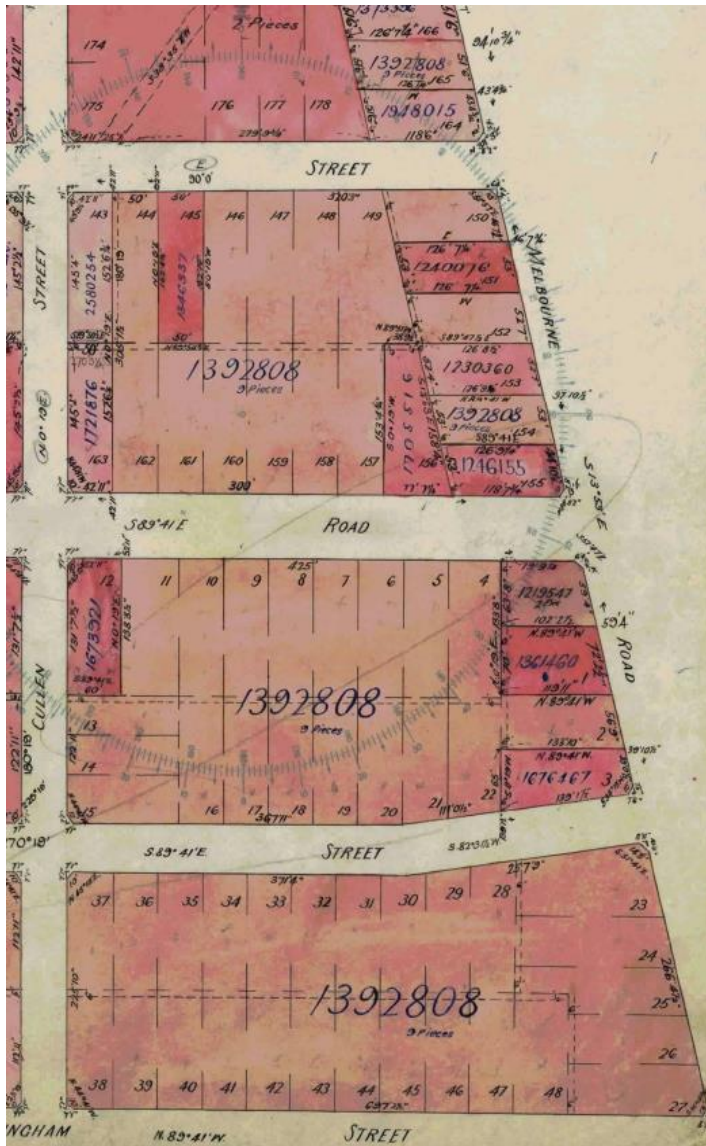
After acquiring Schutte's Estate, the War Service Homes Commissioner subdivided the 46-acre holding into residential lots.<sup>29</sup> Plans for the subdivision weren't lodged until 1924.<sup>30</sup> The aim for the State Savings Bank to develop 250 homes there under the new scheme for returned soldiers.<sup>31</sup> The existing state bank designs were to be utilised, but twenty new building designs were also prepared for the new scheme.<sup>32</sup> Plans were held at the Williamstown Town Hall for eligible person to inspect: applicants did not need to be Williamstown residents to apply.<sup>33</sup>



The subdivision created by the War Service Home Commission in 1920  
(Source: Certificate of Title, Vol. 4430 Fol. 955)

<sup>29</sup> Certificate of Title, Vol 4430 Fol. 955;  
<sup>30</sup> Plan of Subdivision LP10376  
<sup>31</sup> Certificate of Title, Vol 4430 Fol. 955; 'Land at Spotswood', *Williamstown Chronicle*, 28 October 1922, p2  
<sup>32</sup> The State Savings Bank of Victoria: Statements of Returns, 1922, p8  
<sup>33</sup> *Williamstown Chronicle*, Saturday 28 October 1922, p2

The first part of the subdivision to be developed was in the area bound by Mary Street, Melbourne Road, Birmingham Street and Cullen Street, which at that time was held by the War Service Homes Commissioner and identified as 1392808 in the Certificate of Title (see below).<sup>34</sup> Tenders were called for ten buildings in 1922, with more to follow at regular short intervals.<sup>35</sup> The buildings themselves weren't constructed until 1925, when 40 buildings are noted as being constructed in the Sands and MacDougall's Directory on Hudsons Road, Reed Street and Birmingham Street.<sup>36</sup> By February 1925, 50 four and five roomed timber structures had been constructed via the new State Savings Bank scheme.<sup>37</sup>



The parcel retained by the War Service Homes Commissioners, and on which the first homes in the estate were constructed, is shown in light pink and identified as 1392808 (Source: Certificate of Title, Vol. 4430 Fol. 955)

There was evidently activity under the scheme elsewhere in the suburb as by 1923, 74 War Service Homes had been constructed in the wider Williamstown area and by 1924 that had risen to 116.<sup>38</sup>

<sup>34</sup> Certificate of Title, Vol. 4430 Fol. 955

<sup>35</sup> The State Savings Bank of Victoria: Statements of Returns, 1922, p8

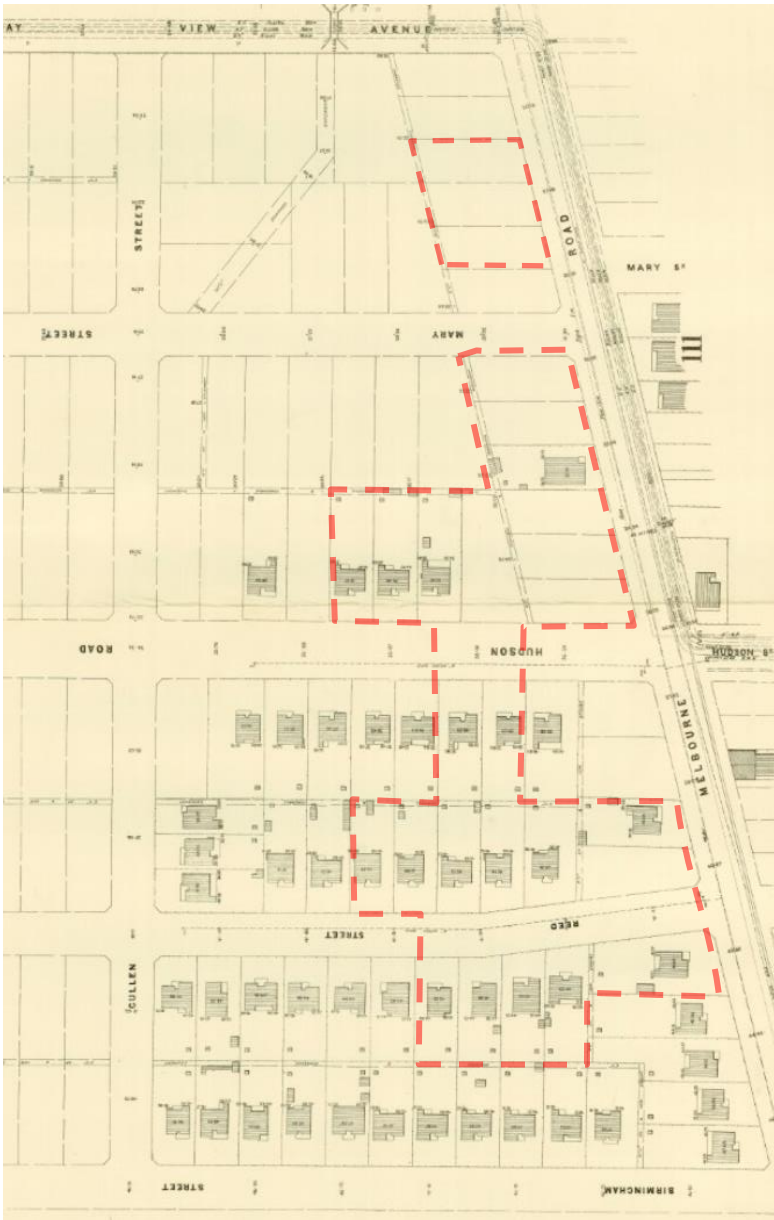
<sup>36</sup> Sands and MacDougall's Directory, 1925

<sup>37</sup> 'War Service Homes', *Herald*, 7 February 1925, p26

<sup>38</sup> The State Savings Bank of Victoria: Statements of Returns, 1924, p12

As with most State Savings Bank Home Designs, the new designs used for this area were developed under the supervision of Bank Architect, George Burrige Leith. GB Leith was a Scotsman who had commenced practice in Melbourne in 1890 but dissolved his practice after the War to become chief Architect of the Bank, overseeing the new program of low-cost house design.<sup>39</sup> Leith personally gave assurances to the Mayor of Williamstown of the quality and standard of the new designs, especially those to be constructed to the main arterial Melbourne Road.<sup>40</sup>

The newly constructed homes in Spotswood are seen below in a 1925 MMBW plan by which time about two-thirds of the precinct had been constructed. Most of the lots to Melbourne Road however remained undeveloped. In 1928, after the homes were completed, the land identified as 1392808 in the Certificate of Title was transferred from the Commissioner of the War Service Homes to the Commissioners of the State Savings Bank of Victoria.<sup>41</sup>



The first homes constructed in the subdivision by 1925, which correspond to the large parcel of land held by the War Service Home Commission in the original subdivision (previous page)  
(Source: MMBW dpno112, SLV)

<sup>39</sup> Leith's private practice was revived in 1925 by his son AC Leith, who practices as an architect with great success for some decades, 'A.C. Leith and Bartlett', Paul Roser, in *Encyclopedia of Australian Architecture*, eds Philip Goad and Julie Willis, p403

<sup>40</sup> 'Savings Bank to Erect Houses', 11 November 1922, p2

<sup>41</sup> Certificate of Title, Vol. 4430 Fol. 955

On completion of a substantive part of the new estate, the modern houses were described in glowing terms by the *Williamstown Chronicle*:

The scene presents the appearance of a village. The alacrity displayed by the people to whom the places had been allocated, in taking possession of their new homes, was remarkable. The matrons had their neat window curtains up, expeditiously and preparations were made for forming the gardens, and the children played about in the health-giving atmosphere. What a difference from some of Melbourne's congested slums.<sup>42</sup>

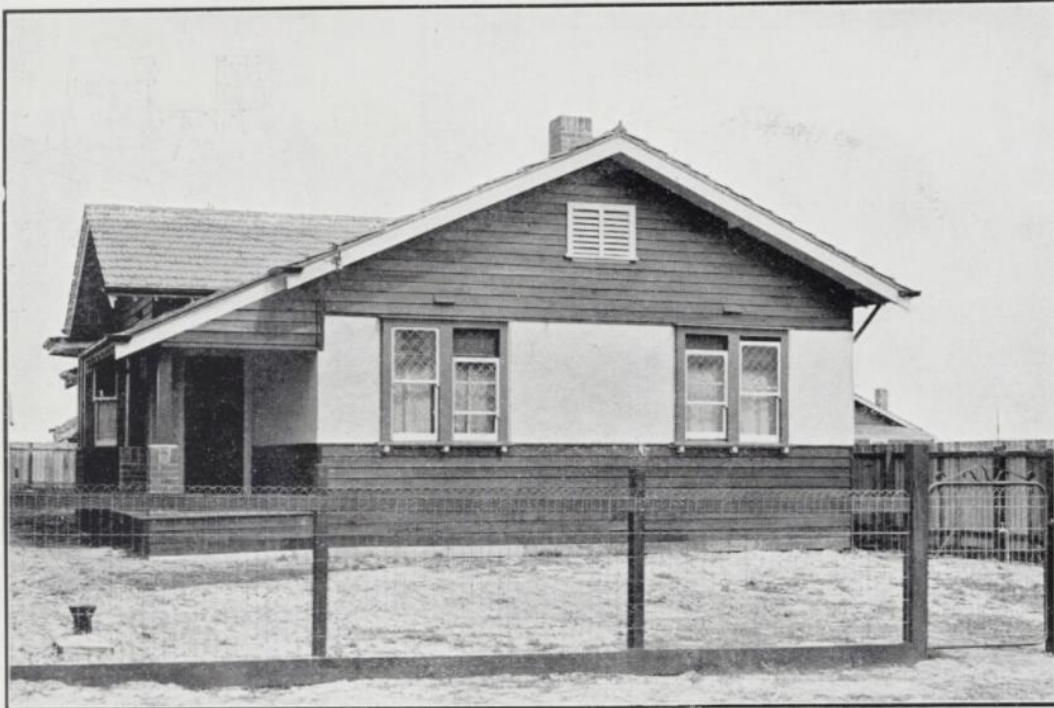
Examples of the new designs developed by Leith for use in the new scheme are included below. All of these designs were timber framed and clad in timber boards (due to the high cost of brick). As shown below they also had tiled roofs, unpainted timber shingles to the gabled ends and timber framed windows. Some of the new building designs seen throughout the precinct (some in variation) are shown below.<sup>43</sup> These photos indicate the contrasting dark and light colour scheme.



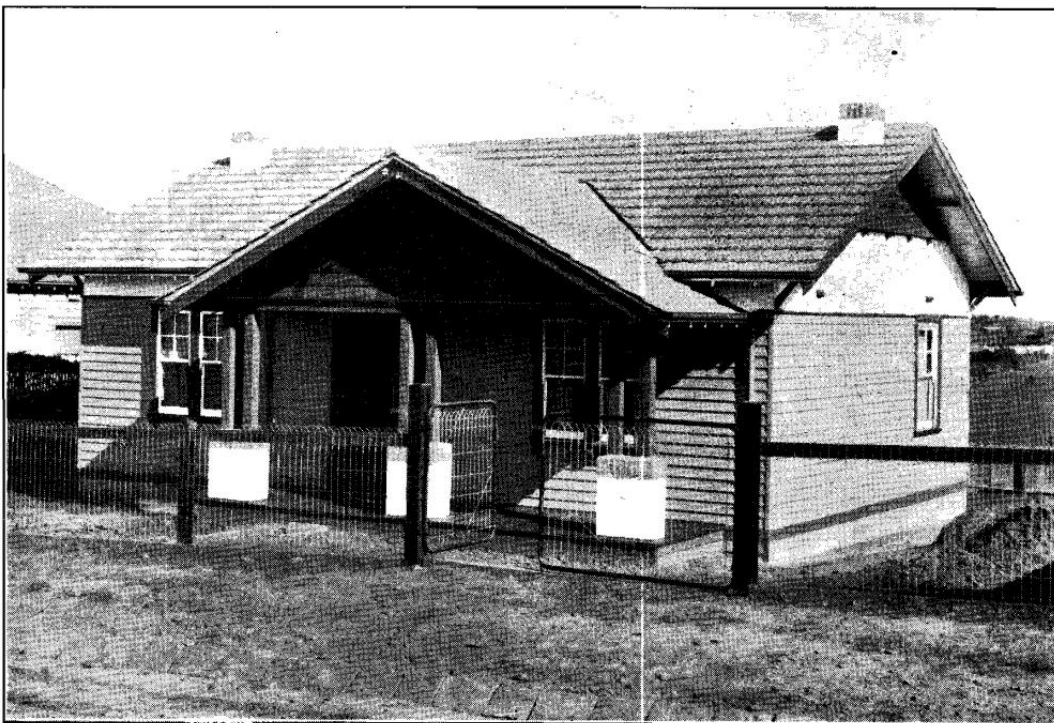
Example of the types of houses erected under the Housing and Reclamation Act during this time. Examples of this type (or variations) are evident in the precinct, for example 613 Melbourne Road (Source: 'The Australian Home Builder', No 5, August 1923, page 56)

<sup>42</sup> 'Latest General Topics', *Williamstown Chronicle*, 27 September 1924, p2

<sup>43</sup> The State Savings Bank of Victoria: Statements of Returns, 1923, p6



Another example of the types of houses erected under the Housing and Reclamation Act. Variations of this type are evident in the precinct, for example 617 and 619 Melbourne Road  
(Source: 'The Australian Home Builder', No 5, August 1923, page 56)



Type of new house design created for the new scheme. Variations of this type are evident in the precinct for example 153 Hudson Road  
(Source: The State Savings Bank of Victoria: Statements of Returns, 1923, p)

In addition to the residential component of the subdivision, a large in the northern part of the subdivision, being much of the block bound by the Avenue, Melbourne Road, Mary Street and Cullen Street was acquired by the Mayor and Councillors of Williamstown.<sup>44</sup> The area was put aside for community use and is currently occupied by the RSL, bowls club and park. Furthermore, in 1940, the Roman Catholic Trust Corporation acquired a holding off Hudsons Road which was developed as a school site.<sup>45</sup>

After the swift initial phase in the east of the subdivision, many of the vacant lots on Melbourne Road between Birmingham Road and the Avenue were developed with the extant timber bungalows: between 1928 and 1930 six houses were constructed in this area. By 1931, at the time of the below aerial photograph, the precinct had largely been filled in. More piecemeal development continued in the wider subdivision at this time as well, with development moving into the vacant lots to the west.



Area in 1931 with approximate boundary of precinct outlined  
(Source: Landata, Maldon Prison, Run 6, Frame 2874)

<sup>44</sup> Certificate of Title, Vol 4430 Fol. 955

<sup>45</sup> Certificate of Title, Vol 4430 Fol. 955

Development in the subdivision continued into the late Interwar period, but by that time there was only limited activity in the precinct proper, which had been largely completed by 1930 (see above aerial). The last two contributory places in the precinct were constructed just as the War was commencing: being the hipped roof residence at no 607 Melbourne Road (between 1938-1940) and the bungalow at no 154 Hudsons Road (1940)<sup>46</sup>



The precinct in 1956. Melbourne Road is to the left  
(Source: Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84)

Into the Post-WWII period, development in the original subdivision was again largely concentrated to the vacant land in the west part of the subdivision.<sup>47</sup> Further consolidation also occurred in the precinct area as well, with the rear of 605 Melbourne Road subdivided and redeveloped with the extant detached timber residence in this period.

Large scale demolition of the Interwar and Post-WWII housing stock occurred throughout the original 1920 subdivision in the late 20<sup>th</sup> century and more recently. Consequently, there is little cohesion to the wider subdivision except for the precinct near Melbourne Road that was developed earliest.

<sup>46</sup> Sands and MacDougall's Directory, 1938, 1940, 1942

<sup>47</sup> 1956, Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84



## Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 4: Building settlements, towns and cities – Twentieth Century Residential Development (4.3) and Public Housing (4.4)

## Comparative Analysis

The War Service Homes Commission Precinct is unique in the City of Hobsons Bay as an intact group of Interwar period houses constructed to State Savings Bank designs on land acquired under by the War Service Homes Commission under the provisions of the 1920 Housing and Reclamation Act.

There are a number of heritage overlay precincts in the municipality that contain some Interwar period residences, for example the Verdon Street Precinct (HO32) and Hanna's Farm Heritage Precinct (HO13). These precincts also include places from the earlier Victorian and Federation periods as they were typically subdivided during the 19<sup>th</sup> century and subsequently underwent phases of development into the mid-20<sup>th</sup> century, rather than being 20<sup>th</sup> century subdivisions.

The most comparable precinct is the *Lenore Crescent Heritage Precinct* (HO18), a small residential precinct in Williamstown, which also contains a group of Interwar period houses. HO18 is not directly comparable to the War Service Homes Commission Precinct however as it was speculatively developed in the private market rather than under the auspices of a State government department for the purposes of low cost housing. The houses are mainly timber bungalows though many have double gable ended frontages and feature bay windows. There is also one substantial brick Old English style house.

There are two other heritage overlay precincts in Hobsons Bay developed by State Government agencies for the purpose of low-cost housing, being the *Housing Commission of Victoria – Croker Street Estate Heritage Precinct* (HO16) and the *HCV Champion Road Estate Heritage Precinct* (HO15), both in Newport.

The *Housing Commission of Victoria – Croker Street Estate Heritage Precinct* (HO16), is a group of concrete houses constructed by the Housing Commission of Victoria (HCV) between 1943 and 1945. The *HCV Champion Road Estate Heritage Precinct* (HO15) is a group of red brick dwellings also developed by the HCV, though slightly earlier during WWII. These two precincts differ to the subject precinct as they date to the latter part of the Interwar period, have a distinct identity due to the planning and uniformity of their separate masonry construction, and not are reflective of the bungalow style.

## Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Prohibited Use	No
Aboriginal Place	No

### Extent of Heritage Overlay




The proposed boundary of the heritage overlay would be as outlined on the following map.



Recommended extent of registration  
(Source: Nearmaps, 1 September 2021)



## SCHEDULE – WAR SERVICE HOMES COMMISSION PRECINCT

### Melbourne Road – west side


No.	Period	Details	Image	Grading
1/605	Interwar	<p>SSB Design</p> <p>Mostly intact bungalow, timber boards</p> <p>Hipped and gabled tiled roof</p> <p>Timber shingles to gabled end</p> <p>Verandah with paired timber posts on brick piers</p> <p>Altered windows</p> <p>Timber framed addition to south-east corner</p> <p>Mature trees to front setback (Post-WWII period)</p>		Contributory
607	Interwar (late)	<p>Mostly intact</p> <p>Hipped roof, original tiles and brick chimneys</p> <p>Wall cladding altered (weatherboards evident within porch)</p> <p>Original box framed windows</p> <p>Porch possibly enclosed mid-20<sup>th</sup> century and terrace with brick piers</p> <p>Two Post-WWII period attached units constructed to rear</p>		Contributory
609	Interwar	<p>SSB Design</p> <p>Largely intact bungalow</p> <p>Gabled roof, non-original corrugated metal sheeting</p> <p>Shingled skirt to gabled end, timber lined soffit</p> <p>Verandah with paired timber posts on brick piers (rendered)</p> <p>Original box framed windows</p>		Contributory

No.	Period	Details	Image	Grading
613	Interwar	<p>SSB Design</p> <p>Intact bungalow, timber boards</p> <p>Gabled roof clad in terracotta tiles, red brick chimney</p> <p>Shingled skirt to gabled end</p> <p>Verandah with paired timber posts on brick piers and timber deck</p> <p>Original timber framed windows and door</p> <p>Mature palms to front setback (Post WWII period)</p>		Contributory
615	Interwar	<p>SSB Design</p> <p>Largely intact bungalow, timber boards</p> <p>Hiip and gabled roof clad in non-original tiled, metal sheeting, red brick chimney</p> <p>Shingled skirt to gabled end</p> <p>Verandah with exposed rafter ends and paired timber posts on brick piers</p> <p>Verandah roof extends to window hood</p> <p>Original timber framed windows</p>		Contributory
617	Interwar	<p>SSB Design</p> <p>Intact bungalow clad in timber boards</p> <p>Gabled roof clad in tiles</p> <p>Gable ends with shingled skirt</p> <p>Verandah to corner of façade incorporated into roof form</p> <p>Timber posts supported on brick piers</p> <p>Original timber framed windows with decorative glass</p> <p>Pair with no. 619</p>		Contributory

No.	Period	Details	Image	Grading
619	Interwar	SSB Design Intact bungalow clad in timber boards Terracotta tiled, gabled roof Roof form extends to porch Timber posts supported on brick piers (red brick) Pair with no. 617		Contributory
621	Interwar	SSB Design Intact bungalow, timber boards Terracotta tiled, hipped and gabled roof Three tall brick chimneys Verandah with paired timber posts on brick piers Verandah extends to window hood Original timber framed windows Gabled end with timber shingles		Contributory
623	Interwar	SSB Design Intact bungalow, timber boards Hipped and gable roof, terracotta tiles Exposed rafter ends to porch Gable end with batten sheeting Original box framed windows with casements Recessed entrance Two mature pine trees to front		Contributory
627	Interwar	Intact bungalow, timber boards Tiled hipped and gabled roof Exposed rafter ends Two, tall brick chimneys Gabled end with shingled skirt Verandah with paired collums on low brick rendered wall Verandah extends to window hood		Contributory

No.	Period	Details	Image	Grading
		Original box framed windows		
629	Interwar	SSB Design Intact bungalow, timber boards Transverse gabled roof Non-original corrugated metal sheeting Squat brick chimney to roof ridge Exposed rafter ends Porch with low timber wall Box framed windows with multi-pane upper sash Timber shingles to gable ends		Contributory
631	Interwar	State Savings Bank Design Intact bungalow, timber boards Hipped and gabled roof Non-original corrugated metal sheeting Porch roof extends to window hood Porch with red brick base and non-original metal supports Original box frame windows Timber shingles to gabled end		Contributory

**Hudsons Road – north side**

No.	Period	Details	Image	Grading
154	Interwar (late)	Intact bungalow Hipped, tiled roof, red brick chimneys Weatherboard cladding Roof form extends over porch, mainly rendered piers with tapestry brick detailing Corner and boxed-framed windows		Contributory



No.	Period	Details	Image	Grading
156	Interwar	SSB Design Partly intact bungalow Gabled, terracotta tiled roof, rear chimney Timber framed, clad in weatherboards Gable end with timber shingles Windows altered to aluminium		Non-Contributory
158	L20th	Outside period of significance.		Non-Contributory
160	Interwar	SSB Design Intact bungalow, clad in weatherboards Gabled roof, non-original corrugated metal sheeting, exposed rafter ends Timber shingles to gabled ends Main roof extends to porch roof, original detailing replaced Original box framed windows with casements		Contributory

### Hudsons Road – south side




No.	Period	Details	Image	Grading
153	Interwar	SSB Design Intact bungalow, timber cladding Gabled roof clad, terracotta tiles Gable with battens and roughcast sheeting Verandah with paired timber posts on brick piers Recessed entrance Original timber framed		Contributory

No.	Period	Details	Image	Grading
		windowsw with multi-paned upper sash		
155	Interwar	SSB Design Largely intact bungalow Timber boards Gabled roof clad in terracotta tiles, red brick chimneys Gable with battens and roughcast sheeting Verandah with paired timber posts on brick piers, extends to window hood Original timber framed windows with multi-paned upper sash Addition to apex of roof ridge		Contributory


### Reed Street – north side


No.	Period	Details	Image	Grading
28	Late 20 <sup>th</sup> C	Outside period of significance.		Non-contributory
30	Interwar	SSB Design Largely intact bungalow, timber boards Gabled tiled roof Gabled roof verandah Shingled skirt to gabled end Original verandah posts replaced with non-original timber type Non-original metal freize Original timber framed windows		Contributory



No.	Period	Details	Image	Grading
32	Interwar	<p>SSB Design</p> <p>Intact bungalow, timber boards</p> <p>Gabled roof, terracotta tiles</p> <p>Squat brick chimney</p> <p>Gabled roof verandah</p> <p>Timber shingles to gabled ends</p> <p>Box frame windows</p> <p>Picture windows flanking recessed entrance</p> <p>Partly obscured by non-original flat roofed carport</p>		Contributory
34	Interwar	<p>SSB Design</p> <p>Largely intact timber framed bungalow</p> <p>Gabled roof, non-original metal sheeting</p> <p>Gable roofed verandah, paired timber posts on brick piers</p> <p>Original timber framed windows</p> <p>Large gable roofed carport to east end. Partly obscured by high fence</p>		Contributory
36	Interwar	<p>SSB Design</p> <p>Mostly intact bungalow, timber clad</p> <p>Gabled roof, non-original metal sheeting</p> <p>Exposed rafter ends</p> <p>Gable roofed verandah supported on paired timber posts and brick piers</p> <p>Windows to façade possibly enlarged</p> <p>Large non-original carport to east side of house</p>		Contributory

**Reed Street – south side**

No.	Period	Details	Image	Grading
25	Post-WWII	Outside period of significance.		Non-contributory
27	Interwar	SSB Design Intact bungalow, timber clad Tiled gabled roof Exposed rafter ends Squat brick chimneys to roof ridge Gable roofed verandah, paired timber posts with brick piers Original timber framed windows (casement) Recessed entry		Contributory
29	Interwar	SSB Design Largely intact bungalow, timber boards Gabled roof, non-original metal sheeting Exposed rafter ends Possible non-original faceted bay windows Timber shingles to gabled end Verandah, paired timber posts on brick piers. Non-original verandah freize		Contributory
31	Interwar	Substantially altered Interwar period bungalow.		Non-contributory

No.	Period	Details	Image	Grading
33	Interwar	<p>SSB Design</p> <p>Mostly intact bungalow, timber clad</p> <p>Gabled roof clad in non-original tiled sheeting</p> <p>Chimneys removed</p> <p>Exposed rafter ends</p> <p>Gable roofed veranda supported on paired timber posts and brick piers</p> <p>Timber shingles to gable ends</p> <p>Original timber framed windows (multi-pane upper sash)</p> <p>Single storey addition to side</p>		Contributory

## ALLOA PARK ESTATE PRECINCT (HO324)

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<b>Address</b>	154-156 – 170 Hall Street, Spotswood
<b>Significance</b>	Local
<b>Construction Dates</b>	Circa 1930 – circa 1961
<b>Period</b>	Interwar and Post WWII
<b>Date Inspected</b>	2021



### Statement of Significance

#### What is Significant?

The single storey buildings at 154-156 – 170 Hall Street, Spotswood, constructed after the subdivision of the *Alloa Park Estate* in 1926, are significant to the City of Hobsons Bay.

Contributory places include:

- Nos 154-156, 158, 160, 162, 164, 166, 168A, 168B, 170.

The following original elements also contribute to the significance of the place:

- Subdivision pattern,
- Consistent setbacks,
- Original hipped or gabled roof forms,
- Tiled roofs, either terracotta or concrete,
- Gabled ends with timber shingles, etc.
- Face brick and/or rendered chimneys.
- Wide ventilated eaves, some with exposed rafter ends,
- Intact walls of face brick and render,
- Intact timber-framed walls clad in timber boards,
- Timber framed-sash windows.
- Square box frame and bay windows,
- Leadlight to Interwar period places,

- Original/early front fences to nos 158, 160 and 170.

### How is it Significant?

The single storey buildings between 156 and 170 Hall Street, Spotswood are historically and aesthetically significant to the City of Hobsons Bay.

### Why is it Significant?

The Alloa Park Estate Precinct is historically significant as it illustrates the attraction of Spotswood as a residential area in the Interwar period, when private and public investment was directed towards the suburb.

The northern part of the precinct originally formed the grounds of the red brick villa *Alloa* at 168 Hall Street, which was constructed in 1908 (affected by HO141). The grounds of *Alloa* were consolidated with a larger southern parcel by William James McNeillage and subdivided in 1926 as the *Alloa Park Estate* – a reduced curtilage was kept around *Alloa* equivalent to Lot 3 of the subdivision. Houses on the prime lots in the subdivision to Hall Street were subsequently constructed during the Interwar period beginning in the late 1920s, when the surrounding area was undergoing considerable development.

In 1961, the Hall Street frontage of *Alloa* was subdivided to create two lots (and a narrow driveway through to the substantive part of the site) which were subsequently developed with the extant gable roofed houses. This continued interest in the precinct area into the Post-WWII period is indicative of the ongoing residential and industrial activity that occurred in Spotswood during that period, when the suburb became a major centre in the petrochemical industry. The two phases of subdivision – 1926 and 1961 – remain readily identifiable. (Criterion A)

The Alloa Park Estate Precinct is aesthetically significant to the City of Hobsons Bay as a contained and cohesive group of fine and intact examples of Interwar and Post-WWII period architectural styles, seldom seen in such concentration within the municipality. The Interwar period places exhibit a confident display of domestic architectural styles popular during that period, including the Bungalow, Spanish Mission and Old English, while the Post-WWII period places are distinguished by the more retained aesthetic of the Moderne. (Criterion E)

### Description

The precinct consists of a group of substantial houses constructed during the second half of the Interwar period and across the Post-WWII period on the east side of Hall Street between Craig and McNeillage streets. It forms an outlying residential group in the largely industrial southern edge of Spotswood. The group is generally intact with original chimneys, roof materials and window framings intact to most places and are of a relatively high quality for Spotswood and the wider municipality.

All places are single storey with most being of masonry construction (nos 156, 158, 160, 168A+168B and 170), except for nos 162, 164 and 166 which are timber framed.

The Interwar period houses display a variety of residential building styles popular during that period including the Bungalow (nos 164 and 166), the Old English (no. 160), and some influence of the Spanish Mission style (nos 154-156 and 160). The windows are timber-framed, grouped, and feature some leadlight and often stained glass to the upper sash.

Bungalows characteristically have an informal design which reflects the influence of the Arts and Crafts aesthetic, especially in their combination of 'natural materials'. The two examples in the precinct (nos 164 and 166) reflect the typical use of a broad gable roof (the main ridge can be either transverse [parallel to the street front] or perpendicular to it) and unglazed terracotta tiles cladding with relatively short and simply detailed chimneys. Windows are timber-framed and grouped in bays or boxed-framed units. Porches typically are masonry and consist of a low balustrade wall and piers and columns or posts.



Two bungalows - no. 166 (left) and no. 164 (right)

Two houses reflect some Spanish Mission style detailing (nos 154-156 and 162). Characteristic of this style are barley twist columns (as at no. 164), usually employed to the front porch, and/or a triple arcade (as at no. 154-156). These elements might be applied to a 'base' bungalow.

One house is indicative of the Old English/Tudor Revival style (no. 160), which was popular during the mid to late 1930s. This style is recognisable by steeply pitched gable roofs with corbelling and as seen in this example, rendered walls with some contrasting brickwork detailing.



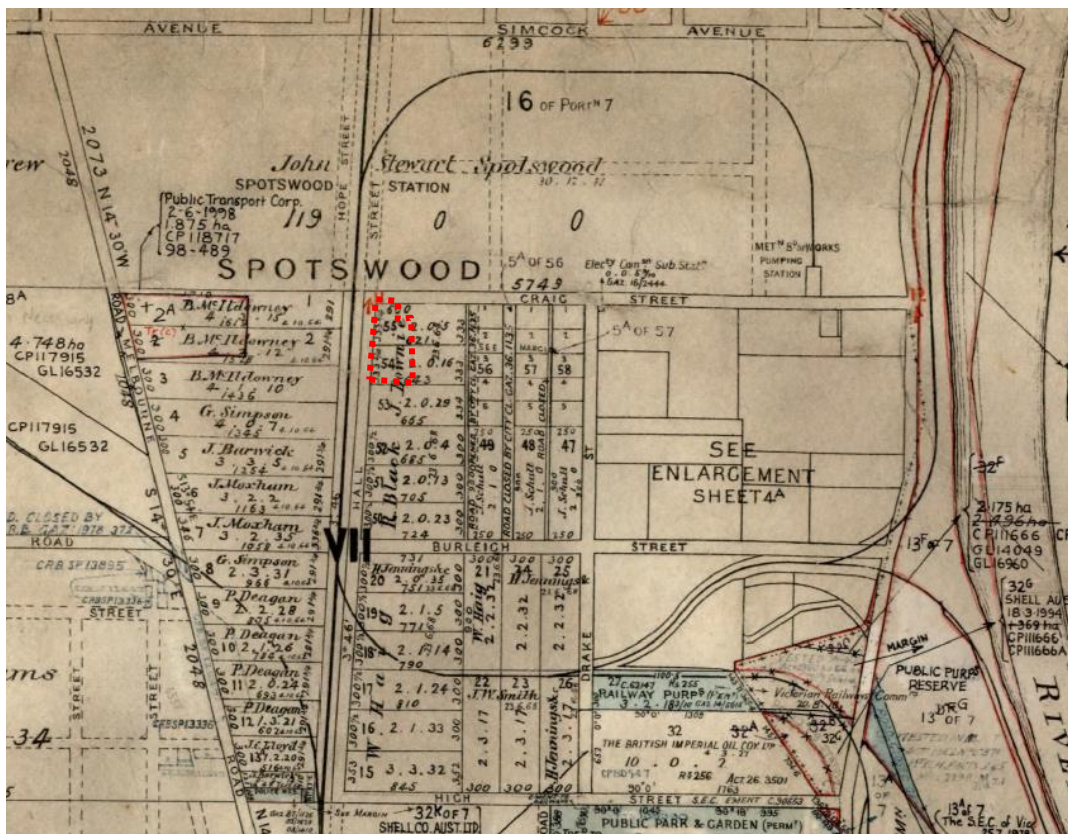
South end of the precinct (from right to left) - no. 156 (Spanish Mission influence), no. 158 (Moderne style), and no. 160 (Tudor Revival style)

The Post-WWII places at nos 158, 168A, 168B and 170 exhibit influences of the Moderne style in their generally restrained or unadorned aesthetic with tile clad, hipped roofs, broad chimneys to the front, and cream brick walls (some with limited brown brick trim).

## Contextual History

The suburb of Spotswood covers the unceded Country of the Yalukit-Willam people of the Kulin nation, who maintain an ongoing cultural connection to the land. This low-lying, riverside environment was alienated from the late 1830s and the early crown Allotments are evident on the below Parish Plan.

Active amongst the early landowners was John Stewart Spottiswoode, who took up 119 acres (48 ha) below Stony Creek in 1841, grazing cattle (mainly for dairying) and running a basalt quarry and punt service across the Birrung/Yarra. As a 'pioneer', whose children were also locally notable, a simplification of Spottiswoode's family name was eventually bestowed upon the area, replacing the earlier usage of Edom and Spottiswoode.<sup>1</sup>



(Source: Cut Paw Paw Parish Plan, C345(19))

After the initial land sales, the Spotswood area remained largely unimproved with little residential or industrial development, save for the dairy farm that John Spottiswoode's began on his large holding.<sup>2</sup> Spottiswoode also established a punt from Melbourne where his holding met the river, which operated as late as the 1880s.<sup>3</sup>

The Melbourne to Williamstown railway line bisected the area when it was constructed in 1859, but there was little development in Spotswood to necessitate a station. Even by the time the 1864 Cox Plan was prepared, Spotswood was shown as an entirely vacant area between the burgeoning commercial and residential areas at Footscray and Williamstown.<sup>4</sup>

<sup>1</sup> Parish Plan C345(19). The allotment was Crown Allotment 16 of Section 7 in the Parish of Cut-Paw-Paw

<sup>2</sup> HO30 Spotswood Estate Heritage Precinct Citation, p3

<sup>3</sup> HO30 Spotswood Estate Heritage Precinct Citation, p3

<sup>4</sup> Cox 1864, Hobson Bay and River Yarra leading to Melbourne, SLV

Speculative land development had begun on John Spotswood's former holding by the late 1870s, but by 1878, when a railway station was opened at its current site, called Edom, the area was still described as desolate and thought underserving of a dedicated train station.<sup>5</sup>

It was not until the colony wide land boom of the 1880s did substantive development in the area begin in earnest, when the Spotswood Estate Company was formed for the purposes of purchasing land at Spotswood.<sup>6</sup> Concurrent with interest in the area for residential development, by the 1870s and 1880s, spurred by the lasting effects of the mining activities Victoria's economy was boomed and the large tracts of undeveloped land and river and rail access in the Spotswood, Newport and Williamstown areas began to attract industry and manufacturing. Major operations that were established during this time included the Alfred Woollen Mill (1878) and Lennon's Agricultural Implements Works (established in Newport in 1887).<sup>7</sup>

Some of these new concerns were established operations seeking larger or better situated sites. This included T Robinson and Co. (which commenced operations in West Melbourne in the 1850s before moving to Spotswood in 1891) and the Melbourne Glass Bottle Works, which has had begun operations in South Melbourne in 1874 before moving to Booker Street in 1890.<sup>8</sup> A key event in the late Victorian period industrial development of the area was the construction of the extant Sewerage Pumping Station on Douglas Parade, which was completed in 1897. It formed the centrepiece of Melbourne's modern sewerage system – a massive undertaking of interconnected public works that transformed the city's ability to handle sewerage.<sup>9</sup>

Residential development began in the Spotswood area as it emerged as an industrial centre. John Schutt had acquired Allotment 17 of the Parish Plan in 1890 but the land remained undivided and largely undeveloped except for the home he built off Melbourne Road.<sup>10</sup> Development in the north of the area was constrained by Stony Creek, which formed a natural northern boundary for suburb – as well as a second water access point for Industry in addition to the Yarra River to the east. By 1894, there had been more than 60 houses constructed in John Spotswood's former holding and more to the peripheries of the holding and elsewhere.<sup>11</sup>

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<sup>5</sup> 'The Modern Edom', Argus, 23 March 1878, p9; Vicsig, *Spotswood*, <https://vicsig.net/infrastructure/location/Spotswood>

<sup>6</sup> HO30 Spotswood Estate Heritage Precinct Citation, p4

<sup>7</sup> *Hobsons Bay Heritage Study, Vol1b: Thematic History*, 2003, pp22-23

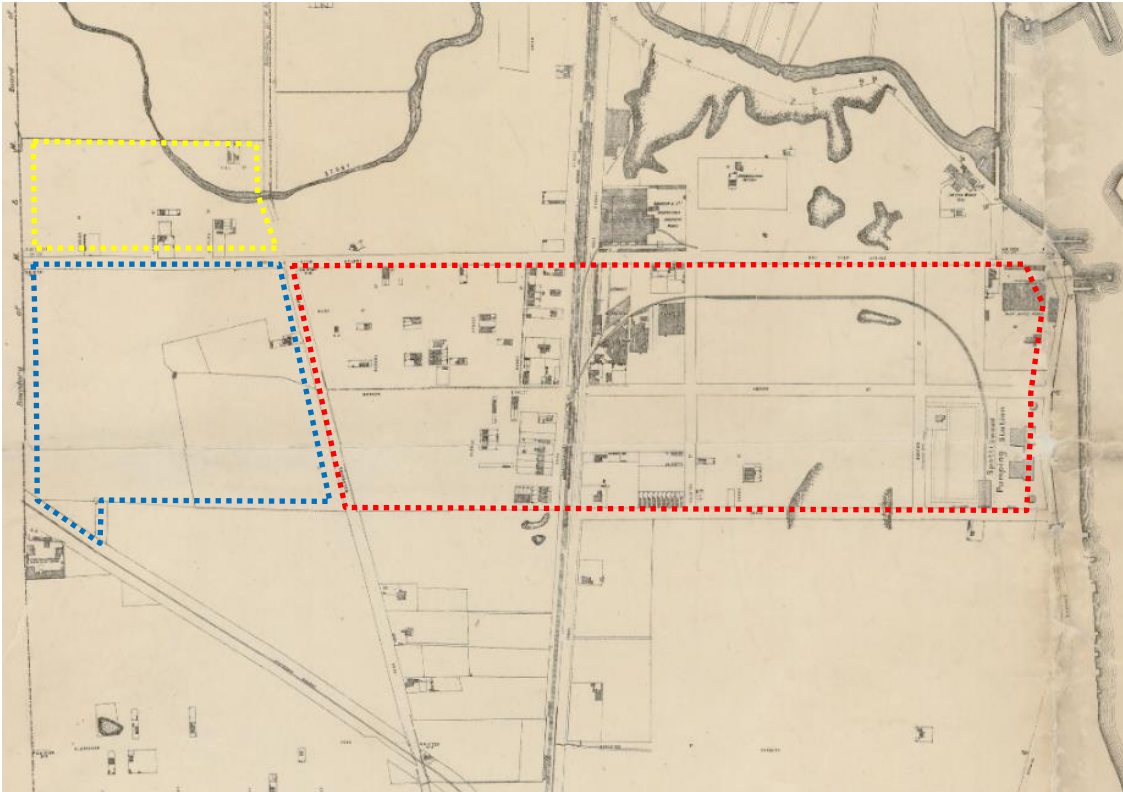
<sup>8</sup> *Thematic History*, p23

<sup>9</sup> Victorian Heritage Database Citation, *Sewerage Pumping Station*

<sup>10</sup> Certificate of Title, Vol. 2538 Fol. 496; MMBW Plan No.8, SLV

<sup>11</sup> Spotswood Estate Precinct Citation, pp3-5





The Spotswood Area 1899. Residential and industrial development is concentrated around the Railway Line, creek and River, with residential development largely confined to John Spottiswoode's former holdings (red) and the other Spottiswoode's Estate (yellow). Schutt's large holding (blue) remains largely undeveloped except for his own home (Source: MMBW plan no. 19, SLV)

There was perhaps no greater evidence of the burgeoning residential area than the movement for a State School, which had been mounting since the 1890s when Spotswood has been firmly established as industrial centre.<sup>12</sup> At that time, the closet state school in Newport was full and most children living in Spotswood had to walk to the school in Yarraville.<sup>13</sup> After a petition was circulated in 1909, a temporary school was opened in a leased building in Robert Street and by 1914 a permanent school had been constructed on the present site on Melbourne Road.<sup>14</sup>

Spotswood remained an appealing area into the early Interwar period, drawn by the relative abundance of undeveloped land near central Melbourne. Schutt's large holding was acquired by the War Service Homes Commissioner in 1920 and the large area west of Melbourne Road was planned as an intensive resettlement redevelopment scheme of 250 houses.<sup>15</sup> By 1925, 50 homes had been constructed in the precinct, with the remainder of the subdivision developed over the rest of the 20<sup>th</sup> century.<sup>16</sup>

<sup>12</sup> Spotswood State School No. 3659, Citation, pp3-5

<sup>13</sup> Spotswood State School No. 3659, Citation, pp3-5

<sup>14</sup> L J Blake (ed), *Vision and Realisation*, vol. 3, p20

<sup>15</sup> Certificate of Title, Vol 4430 Fol. 955; 'Land at Spotswood', *Williamstown Chronicle*, 28 October 1922, p2

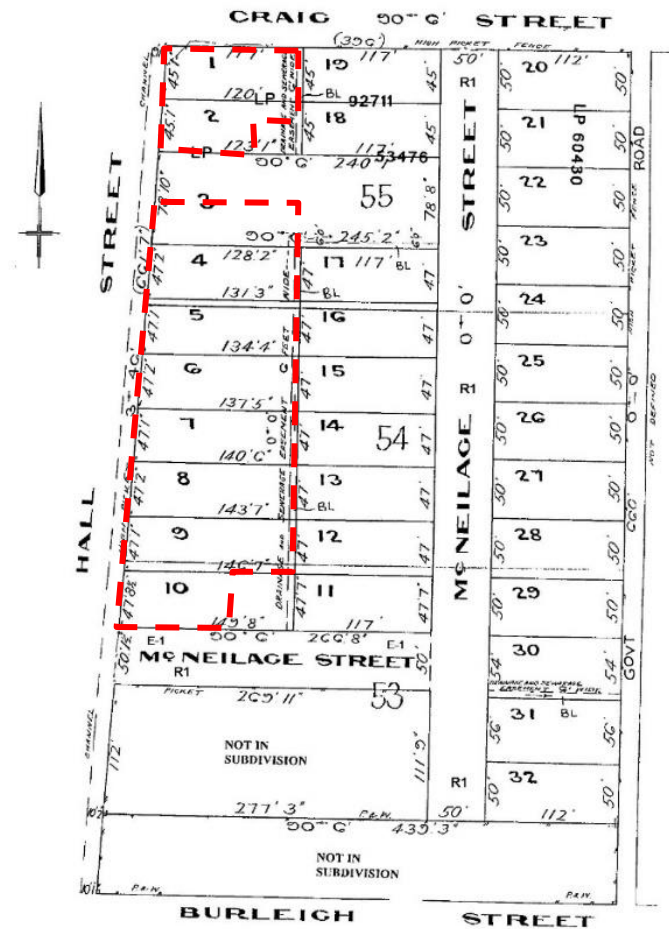
<sup>16</sup> War Service Homes', *Herald*, 7 February 1925, p26

**Place History**

Allotment 55 was acquired by William Willet in 1881 and a house had been constructed on his land fronting to Hall Street by circa 1894.<sup>17</sup> William McNeilage acquired the allotment in 1906 and presumably had Willett’s house demolished shortly thereafter.<sup>18</sup>

Two years later in 1908, the extant red brick bungalow *Alloa* (no. 168) was constructed south of the corner of Hall and Craig streets for McNeilage (HO141).<sup>19</sup> McNeilage, a Scotsman, likely named the building after Alloa, a town in Scotland. A prominent local citizen, he was the manager of the nearby Melbourne Glass Bottle Works, a substantial operation, and later a Williamstown City Councillor and RSL branch president.<sup>20</sup>

In 1922, a relative of William McNeilage, William James, acquired Crown Allotment 55 along with a larger approximately three-acre parcel to the south equivalent to all of allotment 54 and most of allotment 53.<sup>21</sup> Perhaps spurred by the recent investment in the area by the War Service Homes Commission, the Junior McNeilage’s holdings were subdivided to form 32 residential lots around McNeilage Street, an L-shaped roadway and they were advertised as the *Alloa Park Estate* (refer to subdivision plan below).<sup>22</sup>



1926 subdivision with the approximate extent of the proposed precinct outlined (Source: Landata, LP11441)

17 As evident on the c1894 MMBW Plan No.8, SLV  
 18 Certificate of Title, Vol. 1284 Fol. 776  
 19 Certificate of Title, Vol. 1284 Fol. 776; *Alloa citation, Hobsons Bay Heritage Study Volume 3 – Heritage Precincts and Place Citations: Part 2 Heritage Places*, p435  
 20 *Alloa citation, Hobsons Bay Heritage Study Volume 3 – Heritage Precincts and Place Citations: Part 2 Heritage Places*, p435; 'Obituary', *Age*, 29 November 1950, p2  
 21 Certificate of Title, Vol. 1284 Fol. 776 and Vol. 4591 Fol. 120  
 22 Plan of Subdivision, LP11441, Landata; *Herald*, 6 December 1926, p31

A larger lot was retained as the grounds of *Alloa* (Lot 3) and it was advertised for sale as a 'substantial brick villa of 12 rooms, and all conveniences'.<sup>23</sup>

Most of the lots in the Estate had frontages of either 45, 47, or 50 feet and depths of between 112 and 149 feet. The location on the top of a rise meant they commanded views across the Bay, from which it was said that passing ships could be seen. The lots were advertised for their proximity to the station, and hence short commute to the centre of Melbourne, which was said to be 18 minutes away by electric train.<sup>24</sup>

The first sales in the subdivision was lots 2, 3 and 18, being the villa *Alloa*, which was snapped up by Andrew Bremmer in the year of the subdivision 1926.<sup>25</sup> By 1939, 13 years after the original subdivision, all the lots in the subdivision had been acquired.<sup>26</sup>

The following table summarises the acquisition of the original lots that form part of the proposed precinct, as derived from the certificate of title.<sup>27</sup>

Date acquired	Original Lot No	Current Address	Acquired by
18 May 1926	3	168 Hall Street	Andrew Bremmer
24 January (1926)	2 + 18 (outside precinct)	168-168b/a Hall Street	Edwin McLeish Ladd
14 September 1927	5	164 Hall Street	Henry Yewers
17 November 1927	7+ 14 (outside precinct)	162 Hall and 9a McNeilage streets	Sidney Joseph Jones
30 August 1928	10	154-156 Hall Street	Bate's and Whiffin's
11 December 1929	4	166 Hall Street	Samuel Barrow
31 October 1930	8	160 Hall Street	James Palmer
21 December 1932	9	158 Hall Street	Charles Hamilton
25 January 1935	6	163 Hall Street	Henry Yewers
5 October 1936	1	170 Hall Street	Florence May Heritage

Development in the subdivision was initially concentrated on Hall Street. The first lot to be developed was Lot 5 (current no 164) which had been developed between 1928 and 1930 when it is first listed in the Sands and MacDougall's Directory.<sup>28</sup> Between 1930 and 1935, no 166 (Lot 4) had been developed and by 1940 so had nos 156 (Lot 10) and 162 (Lot 7).<sup>29</sup>

<sup>23</sup> *Herald*, 6 December 1926, p31

<sup>24</sup> *Herald*, 6 December 1926, p31

<sup>25</sup> *Herald*, 6 December 1926, p31; Certificate of Title, Vol 1284, Fol 776

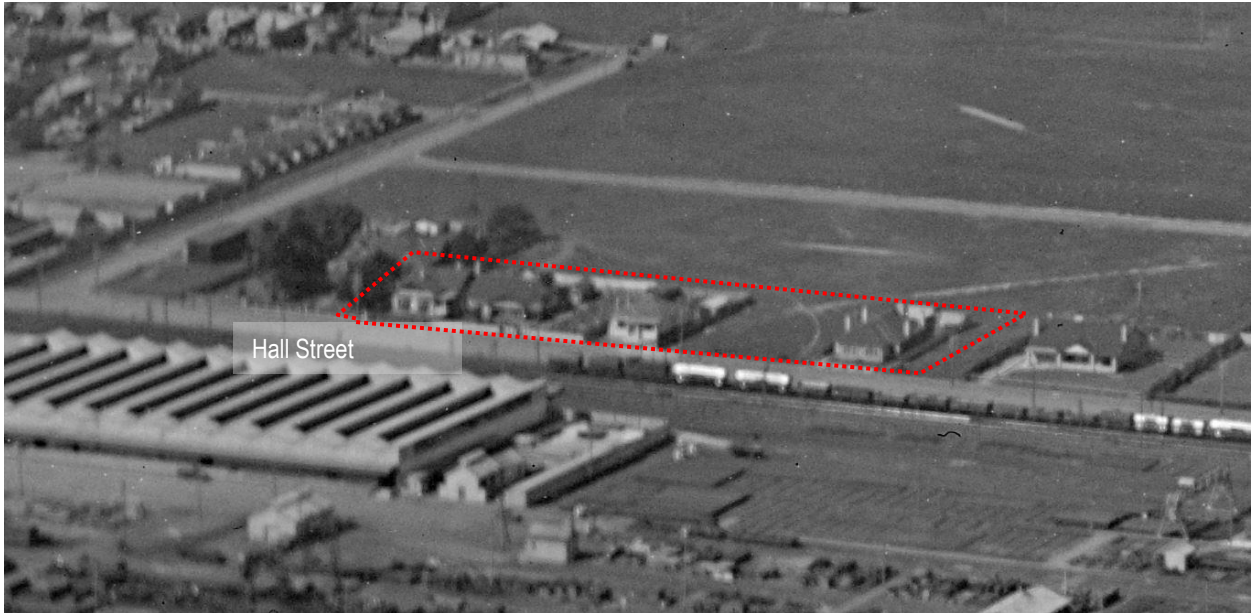
<sup>26</sup> Certificate of Title, Vol 1284, Fol 776; Certificate of Title, Vol. 4591 Fol. 120

<sup>27</sup> Certificate of Title, Vol. 4591 Fol. 120

<sup>28</sup> Sands and MacDougall's Directory, 1930

<sup>29</sup> Sands and MacDougall's Directory, 1935 and 1940

These above-mentioned places (nos 154-156, 162, 164 and 166) are shown in the aerial photograph below, which is dated to c.1939.<sup>30</sup> The extant Morlick and McNeilage streets had yet to be laid which impaired development of the lots in the subdivision fronting those streets. It is also clear that Lots 2 and 18 of the subdivision had been incorporated into the grounds of *Alloa* (Lot 3) creating a larger holding than that originally provided in the subdivision.



1930s with extant houses to Hall Street highlighted, (dated c.1939 as the uncropped photograph shows the development of the nearby Shell Complex). The building to the right is outside the Alloa Park Estate subdivision and has since been demolished (Charles Pratt) (Source: SLV, c1933, H91.160/84)

162 Hall Street (Lot 7) was developed between 1938 and 1940 which meant around the time of the commencement of the war in Europe, about half of the Alloa Park Estate Precinct had been constructed.<sup>31</sup> This residential development in Spotswood, coupled with the development of the War Service Homes west of Melbourne Road, was commensurate with a wider resurgence in the industrial fortunes of the immediate surrounding area at this time.<sup>32</sup>

Wartime materials rationing meant that residential construction in Australia was essentially halted during that time. Unusual for the time however, and despite the materials rationing, development in the subdivision continued through the war, with no 160 (Lot 8) developed between 1940 and 1942.<sup>33</sup>

After the cessation of hostilities, there was further development in the precinct, with no 170 (Lot 1) developed between 1946 and 1950, when it is first listed in the Sands and MacDougall's Directory.<sup>34</sup> There was also further development in the remainder of the original subdivision in this Post-WWII period, with McNeilage Street laid c1946 which allowed further development to the east part of the subdivision.

<sup>30</sup> Sands and MacDougall's Directory, 1939

<sup>31</sup> Sands and MacDougall's Directory, 1938; Sands and MacDougall's Directory, 1940

<sup>32</sup> 'Spotswood's Great Industrial Future', *Williamstown Chronicle*, 31 March 1928, p2

<sup>33</sup> Sands and MacDougall's Directory, 1940; Sands and MacDougall's Directory, 1942

<sup>34</sup> Sands and MacDougall's Directory, 1946; Sands and MacDougall's Directory, 1950

The nearly complete precinct is evident in the below 1956 aerial photograph, which also shows the Post-WWII period residential and industrial development to the east part of the original subdivision, off McNeilage and Ramsay streets (outside the precinct). Between the time this photograph was taken in 1956 and 1960 the orange brick villa at no. 158 had been constructed.<sup>35</sup>



The precinct in 1956 with approximate boundary of precinct outlined  
(Source: Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84)

In 1961, the holdings of *Alloa* were reduced with the frontage to Hall Street subdivided to create two lots and a narrow driveway through to the substantive part of the site.<sup>36</sup> These two lots were subsequently developed with the extant gable roofed houses on an angle to the street.<sup>37</sup> The lot at 163 Hall Street (lot 6 in the original subdivision) remained vacant until 2021 when a permit was granted for the construction of a detached house.<sup>38</sup>

<sup>35</sup> 1956, Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84, Sands and MacDougall's Directory, 1960, p745

<sup>36</sup> Certificate of Title, Vol. 5133, Fol. 456

<sup>37</sup> Sands and MacDougall's Directory, 1960 and 1965

<sup>38</sup> Council building file, 163 Hall Street, Spotswood

## Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 4: Building settlements, towns and cities – Twentieth Century Residential Development (4.3) and Post-Second World War (4.4)

## Comparative Analysis

There are a number of heritage overlay precincts in the City of Hobsons that contain Interwar period places, for example The Verdon Street Precinct (HO32) and Hanna's Farm Heritage Precinct (HO13). These precincts include Interwar period places amongst places from other earlier historic periods, namely the Victorian and Federation periods. These precincts are also typically subdivided, HO32 and HO13 are both precincts that were subdivided in the 19<sup>th</sup> century and subsequently experienced phases of development into the mid-20<sup>th</sup> century.

The Alloa Park Estate Precinct is unique in the City of Hobsons Bay as a highly intact residential precinct consisting solely of places from the Interwar and Post-WWII periods, with no places from earlier historic periods. This reflects the specific development pattern of the precinct, which was only subdivided in the Interwar period (1926) and later developed over the subsequent decades. It also reflects the specific development pattern of Spotswood, which was experienced an increase in residential and industrial development in the Interwar and Post-WWII period.

Of the residential heritage precincts in Hobsons Bay, the precinct compares to the *Lenore Crescent Heritage Precinct* (HO18). HO18 is a residential precinct in Williamstown, which is one of, if not, the only precinct in Hobsons Bay made up of only Interwar period places. It consists of a homogeneous group of Interwar period buildings mostly designed in the Bungalow style. HO18 consists of predominantly Bungalows however, as opposed to the myriad of types in the *Alloa Park Estate* and the precinct does not contain any places from the Post-WWII period.

The precinct is also broadly comparable to the *Housing Commission of Victoria – Croker Street Estate Heritage Precinct* (HO16) in Newport, which is a group of concrete houses constructed by the Housing Commission of Victoria between 1943 and 1945. HO16 however only contains places constructed by the State as public housing, rather than by private investment as in the case of the *Alloa Park Estate Precinct*.

The precinct also is broadly comparable to the HCV Champion Road Estate Heritage Precinct (HO15), in Newport. Like HO16, this precinct was constructed by the Housing Commission of Victoria, but slightly earlier during WWII. Unlike the Alloa Park Estate Precinct, it was developed according to Garden City principles, with landscaping and curved street layout. The built form has a strong homogenous identity, compared to the wide variety of building styles found in the Alloa Park Estate Precinct.

The Solomit or Straw House Heritage Precinct (HO29), a group of four houses in Altona designed in the Old English Style by noted architect Marcus Barlow in 1941, is another heritage overlay precinct in Hobsons Bay that is broadly comparable to the *Alloa Park Estate Precinct*. includes Post-WWII period places. Being of only one style and all constructed in the one year, as opposed to various styles across a number of decades, they do not readily compare to the proposed precinct.

## Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Prohibited Use	No
Aboriginal Place	No

## Extent of Heritage Overlay

The proposed boundary of the heritage overlay would be as outlined on the following map.








Recommended boundary of heritage overlay  
(Source: Nearmap, 1 September 2021)


## ALLOA PARK ESTATE PRECINCT SCHEDULE

Address	Period	Comment	Image	Grading
154-156	Interwar	<p>Intact, Spanish Mission influence</p> <p>Semi-attached pair of mirrored units</p> <p>Hipped roof, tile clad, ventilated soffit</p> <p>Rendered facade, brick plinth and rear</p> <p>Four tall, rendered (possibly original colour) chimneys capped by red brick soldier course</p> <p>Porches with arched opening to side elevations</p> <p>Arch above central window, pendant motifs flanking</p> <p>Façade has sash windows with arched rails and lead light to upper sash</p>		Contributory
158	Post-WWII	<p>Largely intact</p> <p>Hipped roof, clad in glazed tiles</p> <p>Asymmetrical façade with prominent, off-centre 'waterfall' profile chimney</p> <p>Salmon brick with manganese bricks (plinth, lintel and sill courses, random soldier coursing to chimney)</p> <p>Glazed manganese sill.</p> <p>Large timber framed windows (altered) to façade.</p> <p>Original brick front fence</p>		Contributory
160	Interwar	<p>Intact, Tudor Revival style</p> <p>Gable and hipped roof, tile clad</p> <p>Brick plinth and corbelling, rendered otherwise</p> <p>Cream brick chimney with tapestry brick banding to rear</p> <p>Gabled porch</p> <p>Narrow vertical ventilation</p>		Contributory



Address	Period	Comment	Image	Grading
		<p>panel to gabled ends</p> <p>Boxed frame windows, central window with arched rail.</p> <p>Low masonry fence mostly original, probably extended at driveway</p>		
162	Interwar	<p>Intact, Spanish Mission influence</p> <p>Hipped roof clad in terracotta tiles</p> <p>Clinker brick chimney</p> <p>Walls clad in wide weatherboards (not original)</p> <p>Porch, rendered balustrade and piers with broad barley twist columns</p> <p>Central entrance flanked by boxed framed windows.</p> <p>Central window has arched rail and geometric leadlight to upper sash</p>		Contributory
163	21 <sup>st</sup> century	Under construction	Previously vacant site being redevelopment as single residence.	Non-Contributory
164	Interwar	<p>Intact, Californian Bungalow</p> <p>Wide transverse gabled roof, clad in terracotta tiles and finial, with exposed rafter ends</p> <p>Chimneys to rear part</p> <p>Porch with brick balustrade and piers with Tuscan order columns.</p> <p>Walls clad in weatherboards</p> <p>Gable end clad in shingles</p> <p>Semi-circular bay window to north end and boxed-framed to south</p> <p>Timber framed sash windows, upper sashes with diamond quarrels</p>		Contributory

Address	Period	Comment	Image	Grading
166	Interwar	<p>Largely intact, Art and Crafts bungalow</p> <p>Gable roof, terracotta tiles</p> <p>Rough cast rendered chimneys</p> <p>Timber-framed, mainly clad in weatherboards</p> <p>Gable end with battened section and shingles above (altered)</p> <p>Original porch replaced with timber-framed verandah</p> <p>Two semi-circular bays with flat hoods</p> <p>Timber sash windows with coloured glass and lead light to upper sash</p>		Contributory
168A	Post-WWII	<p>Largely intact</p> <p>Pair with no 168B, orientated at angle to roadway</p> <p>Gabled roof, clad in concrete tiles</p> <p>Cream brick with broad brick chimney to north elevation</p> <p>Non-original, aluminium framed window</p> <p>Non-original posts to porch</p>		Contributory
168B	Post-WWII	<p>Mostly intact</p> <p>Pair with no 168A, orientated at angle to roadway</p> <p>Gable roof, clad with concrete tiles</p> <p>Broad chimney</p> <p>Cream brick walls have been rendered</p> <p>Original timber windows replaced with metal framed</p> <p>Partly obscured by plantings</p>		Contributory

Address	Period	Comment	Image	Grading
170	Post-WWII	Intact, Moderne style Asymmetrical composition Hipped roof, tiled Cream brick walls, brown brick sill Broad brick chimney to front Timber-framed sash windows, with horizontal glazing bars to the upper sash Original brick fence to both front boundaries		Contributory

## AUSTRALIAN GLASS MANUFACTURERS' HOUSING HERITAGE PRECINCT (HO325)

<b>Address</b>	Bernard and Robb streets, Spotswood
<b>Significance</b>	Local
<b>Style &amp; Type</b>	Heritage precinct
<b>Significant Dates</b>	Circa 1954
<b>Designer</b>	Buchan, Laird and Buchan
<b>Builder</b>	Unknown



Type 1



Type 3



Type 2



Type 1

### Statement of Significance

#### What is Significant?

The extant timber-framed residences to the west side of Bernard Street and the east side of Robb Street which were erected as workers housing for Australian Glass Manufacturers and were designed by the noted architectural firm Buchan, Laird and Buchan. Significant elements included the original tile clad (variegated terracotta or concrete) gable roofs, cream brick chimneys, timber-framed windows, and entry porches.

The contributory places are:

- Bernard Street (odd) 3, 5, 7, 11, 13, 19, 21

- Robb Street (even) 2, 4, 18, 26

**How is it Significant?**

The Australian Glass Manufacturers' Housing Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

**Why is it Significant?**

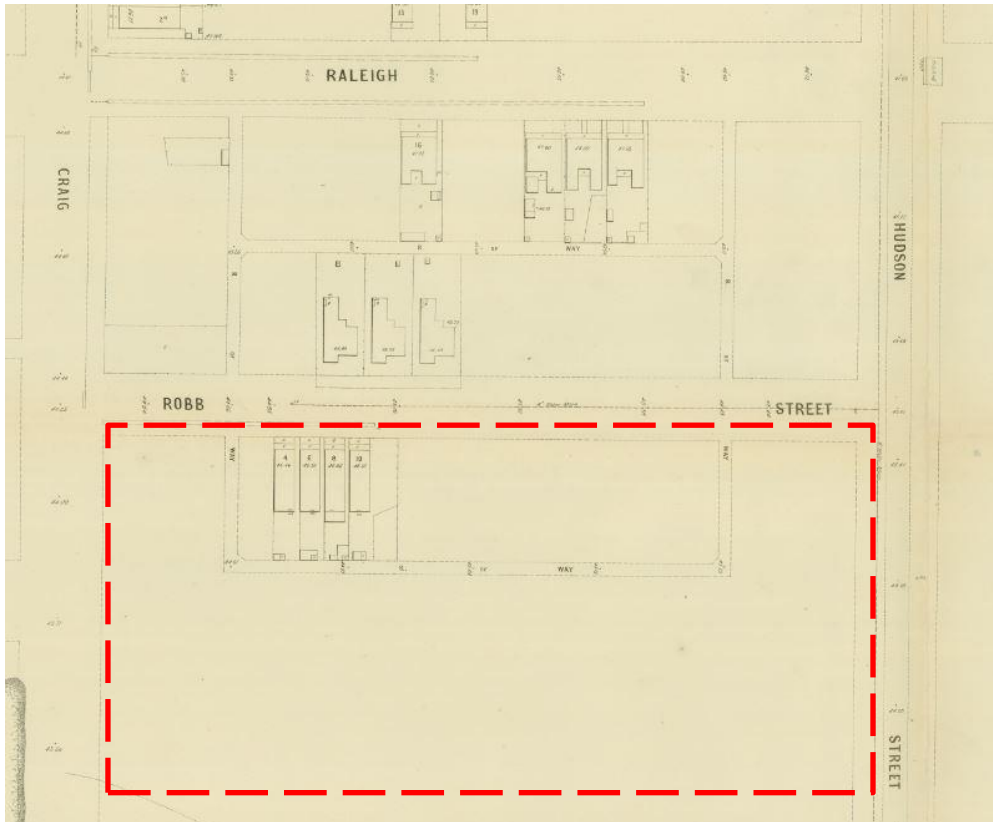
Historically the houses constructed by Australian Glass Manufacturers in the precinct are significant as purpose-built workers housing that were erected at a time when the company was undergoing rapid expansion. Australian Glass Manufacturers, initially known as Melbourne Glass Bottle Works Co Ltd and now Australian Consolidated Industries (ACI), was one of the first major industries to locate in the area and is the oldest operating industrial complex in the Municipality. It was a major source of employment in Spotswood area, and the houses, located opposite the factory, are illustrative of the facilities provided by the company for its workers. The close proximity of the housing allowed workers to quickly attend to unexpected issues including machinery breakdowns and staffing shortfalls. Designed by Buchan, Laird and Buchan architects who were interested in good quality housing, the group of houses is an unusual example of company-sponsored housing in the Municipality. (Criterion A and B)

The single storey dwellings are of aesthetic significance as a cohesive group of houses designed by noted architects Buchan, Laird and Buchan. Consisting of three different designs which are largely distinguished by their roof form and plan, the houses are unified by their scale, material palette and detailing. The relatively modest timber houses are evocative of their construction period, consisting of intersecting masses and incorporating large windows, recessed porches and cream brick chimneys. Whilst there are other similar low-cost workers housing groups in the Municipality, they are mostly constructed of brick or concrete and date to the 1940s rather than the 1950s. (Criterion D)

## History

### Historical background

The subject site was part of a large allotment (119 acres) which extended from the Yarra River to Melbourne Road.<sup>1</sup> This holding was initially purchased during the early 1840s by John Stewart Spotswood who began a dairy farm.<sup>2</sup> Following John Spotswood, other owners of this land included Thomas Bent (in partnership with others) as well as Henry, Robert and William Hudson of Hudson Bros, Sydney.<sup>3</sup> Subsequently, the allotment was acquired by the Spottiswoode Estate Company which was set up to purchase the land owned by the Hudsons brothers.<sup>4</sup> Each of these owners gradually subdivided the land, beginning in the vicinity of the railway line. Isolated groups of houses were constructed close to the railway station which opened as Edom in 1878.<sup>5</sup> By 1904, groups of houses had been erected in Craig, Raleigh and Robb streets.<sup>6</sup>

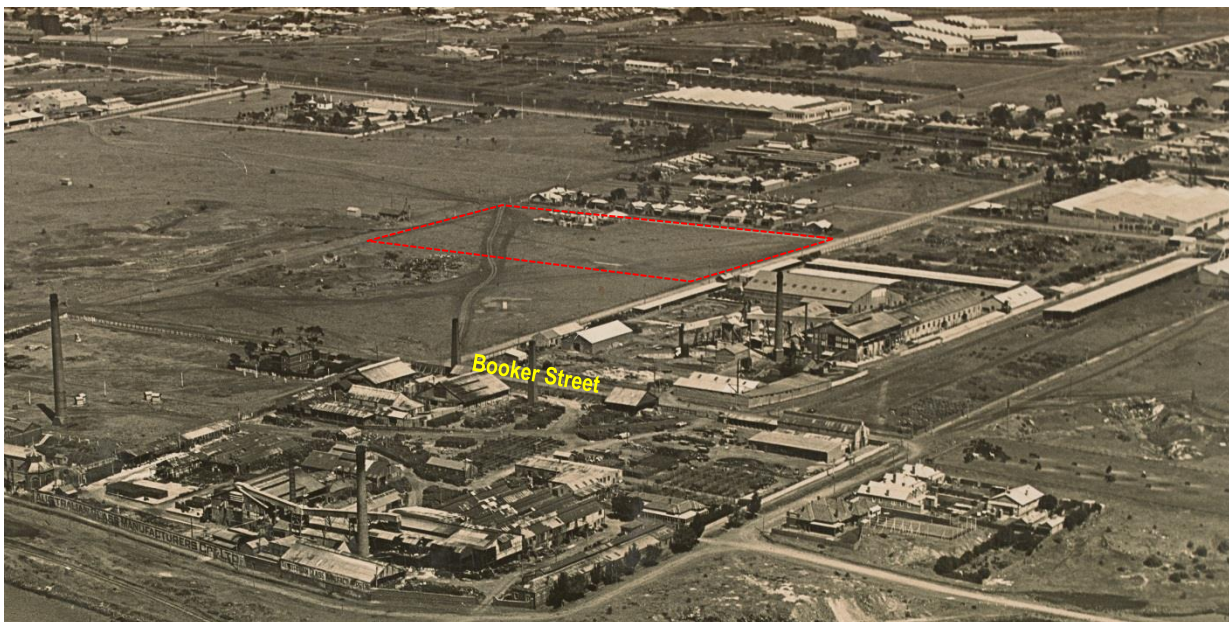


Robb Street in 1904 with some limited development. The approximate extent of the precinct is indicated (Source: MMBW detail plan no. 100, SLV)

- 1 Cut Paw-Paw Parish Plan C345 (19) – Lot 16 of portion 7
- 2 *Hobsons Bay Heritage Study: Thematic Environmental History*, 2003, p12
- 3 Certificate of Title, Volume 998, Folio 593 and Volume 1511, Folio 188
- 4 'The Spottiswoode Estate Company', *The Age*, 14 November 1893, p7
- 5 *Hobsons Bay Heritage Study: Thematic Environmental History*, 2003, p12
- 6 MMBW detail plan no. 100, 1904, State Library of Victoria

### Specific history

The Melbourne Glass Bottle Works was formed in 1872 and commenced operations the following year in South Melbourne. In 1890, at time when other industries were moving to the area, the company acquired 12 acres fronting the Yarra River in Spotswood (north of where the pumping station is now located) for the manufacture of large and small glass bottles.<sup>7</sup> The factory & furnaces were set up close to the river, east of Booker Street. By the 1920s, the company, then named Australian Glass Manufacturing Co. Ltd, had also began to develop land to the west of Booker Street. The rapidly expanding company, which grew to include manufacturers in other states, was said to produce a greater variety of glassware than any other in the world.<sup>8</sup>



'Aerial view of the MMBW pumping station at Spotswood [...] and Australian Glass Manufacturers' (C D Pratt, 1930)  
The approximate location of the houses constructed for Australian Glass Manufacturers is indicated.  
(Source: State Library Victoria, H29860)

An aerial photograph from 1930 shows the Australian Glass Manufacturers plant located either side of Booker Street. By 1945, additional factories had been erected further to the west, opposite the northern end of Robb Street and what is now Bernard Street. At this time, much of the block bound by Raleigh Street, Robb Street, Hudsons Road and Craig Street was occupied by residences, though the land immediately to the east of Robb Street remained vacant except for four Victorian period houses and an additional Federation period dwelling.<sup>9</sup>

<sup>7</sup> David Moloney, *A History of the Melbourne Glass Bottle Works Site: Including its Industrial Context in Spotswood, Victoria*, Museum Victoria, 2012, pp 11-23

<sup>8</sup> Graeme Butler & Associates, *Altona Laverton and Newport Heritage Study*, 2000, Stage 2, Volume 1, p433

<sup>9</sup> Photo-map Melbourne 848 B4A, 1945, Melbourne University

The location of the estate is outlined in the 1945 aerial reproduced below. There had been limited development to the west side of Robb Street by that time although Bernard Street had yet to be laid.



Aerial showing the approximate boundary of the estate, the earlier development on the east side of Robb Street is evident  
(Source: Melbourne and Metropolitan Area Project, Run 21, Frame 58566, Landata)

In 1940-41, Australian Glass Manufacturers erected a block of two storey, two bedroom flats (now demolished) for tradesmen working at the glassworks.<sup>10</sup> Occupants included fitters who were prepared to work shifts on the bottle manufacturing machinery.<sup>11</sup> By the early 1950s however, there was a shortage of housing for workers with the company advertising for accommodation in local private homes for British migrants who were employed in permanent positions. These young 'Britishers' were sponsored by the State Government through arrangements with the State Immigration Depot.<sup>12</sup> By the mid-1950s the company employed some 1,200 people at Spotswood.<sup>13</sup>

<sup>10</sup> Museum Victoria, Spotswood Industrial Heritage Walk App.

<sup>11</sup> *Williamstown Chronicle*, 20 December 1951, p7

<sup>12</sup> *Williamstown Chronicle*, 17 February 1950, p1

<sup>13</sup> David Moloney, p138



In 1954, tenders were advertised for the construction of twenty timber houses designed by Buchan, Laird & Buchan Architects for Australian Glass Manufacturers Co. Pty. Ltd. The advertisement noted that houses were to be erected in three separate contracts of nine, six and five dwellings each. In February 1954, as the company continued to expand, it advertised for fitters, noting that the positions included an offer of 'excellent family accommodation after a probationary period'.<sup>14</sup> The company benefited from workers living nearby as they could attend to breakdowns and shortfalls in staffing with little notice. Employees who lived in these houses were typically the first to be called in to factory to work unscheduled shifts at a 'call-in' rate.<sup>15</sup>

In addition to constructing housing for the workers, Australian Glass Manufacturers appear to have also been partly responsible for the construction of Bernard Street including the road pavement, kerbing, drainage works and footpaths.<sup>16</sup> By 1956, the houses had been completed (see image below) and Bernard Street officially become a public road in 1956.<sup>17</sup>



Employees cottages, Australian Glass Manufacturers, Spotswood (Wolfgang Sievers 1956)  
(Source: National Library of Australia PIC 2471AB LOC)

<sup>14</sup> *Argus*, 20 February 1954, p42

<sup>15</sup> David Moloney, p133

<sup>16</sup> *The Argus*, 20 April 1955, p15

<sup>17</sup> Victoria Government Gazette, no.87, 31 October 1956, p5656

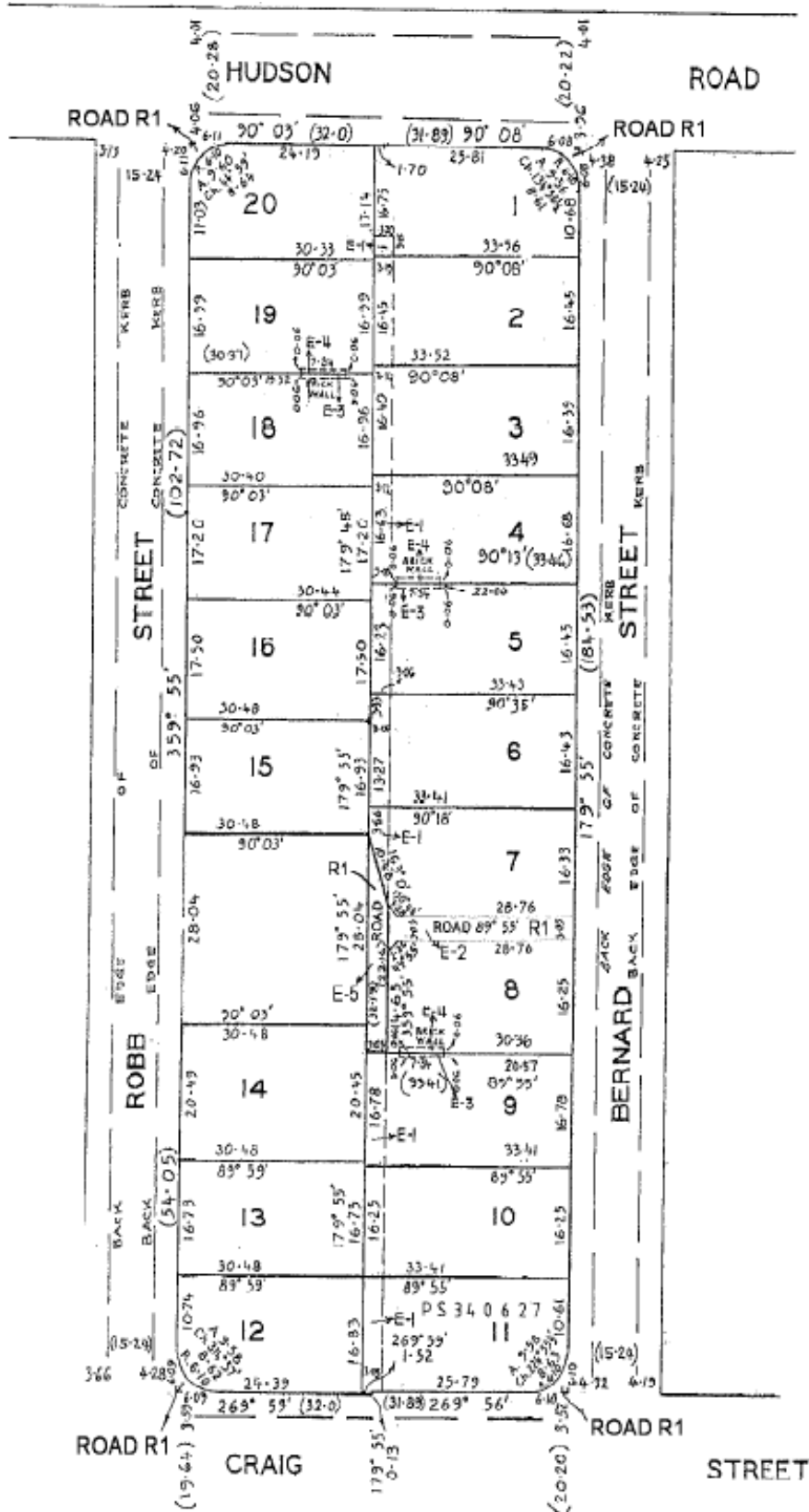
The following aerial shows the layout of the estate shortly after it was completed in 1956. Evident to the east side of Robb Street are the four narrow buildings which predate the estate.



The estate in 1956 shortly after completion (north to left)  
(Source: Melbourne Outer Suburbs Project, Run 7, Frame 84, Landata)

During the 1960s, the number of people employed at the Spotswood plant peaked at around 2,500. In addition to the company built housing, by 1964, Australian Glass Manufacturers had also acquired the 19<sup>th</sup> and early 20<sup>th</sup> century houses on the east side of Robb Street, as well as 43 Hudsons Road and other residences to Craig Street. By the 1970s however, employees of the glass works were increasingly driving to work from distant suburbs and the company was no longer dependant on workers living close to the plant. Subsequently, the company's houses were sold with tenants given the first chance of purchasing the home that they had previously rented.<sup>18</sup> The company's holdings in Bernard and Robb street were subdivided in 1980.<sup>19</sup>

<sup>18</sup> David Moloney, pp 133-138  
<sup>19</sup> Plan of Subdivision, LP133, 263 – dated 11.09.1980



LP133,263 (1980)  
(Source: Landata)

## Buchan, Laird and Buchan

The prolific architectural firm of Buchan, Laird and Buchan began in 1890 when John Angus Laird commenced practice in Geelong. The following year J. Buchan joined the practice as a junior pupil and the practice won their first major commission, a new wool store for Dalgety & Co. In 1936, the firm became Buchan, Laird & Buchan.

Buchan, Laird & Buchan undertook many significant town planning and housing projects for the Housing Commission of Victoria as well as large scale commercial and industrial projects.<sup>20</sup> Examples included the Shell building on the corner of Bourke and Williams Street which was described as 'Australia's first skyscraper, with glass and aluminium curtain walls and a high-pressure air conditioning system'.<sup>21</sup>

The firm's involvement with Housing Commission projects emanated from their entry in the Fishermen's Bend Housing Commission design competition in 1939 and contributed to them being appointed as 'country architects' on Commission's Architectural Panel.<sup>22</sup> The commission was at the forefront of experimental housing during the mid-20<sup>th</sup> century, a time when Buchan, Laird and Buchan strove for the construction of high quality housing.<sup>23</sup> The firm were also contracted to design houses for the Soldier Settlement Commission in the late 1940s and were also responsible for the design of the Alexander Miller Homes for 'indigent and aged people' in towns throughout Victoria.<sup>24</sup>

## Description

Of the 20 houses erected for Australian Glass Manufacturers, 18 were located on the block bound by Hudsons Road (north), Craig Street (south), Robb Street (west) and Bernard Street (east), with the other two located at 45 and 47 Hudsons Road. Fifteen of these houses remain, fourteen of which are located on the block bound by Robb and Bernard streets. The Australian Glass Manufacturers' housing occupied most of this block with the remainder consisting of one Federation and four Victorian period houses (of which only two remain).

The original houses built for Australian Glass Manufacturers are located on relatively uniform allotments of about 550 square metres (slightly more than ¼ acre), having consistent street setbacks and a single vehicle crossover. These houses consist of three types which are largely distinguished by their roof form and plan. These consist of a transverse gable type (type 1), a type with central projecting gable to the front (type 2), and a third type which is 'T' shaped in plan (type 3).

Each of these types are unified by their scale and materials, each being clad in weatherboards and having gable roofs of uniform pitch with exposed rafter ends and timber vents to the gable ends. Each type has a squat cream brick chimney with brown tile capping and paired timber sash windows, including corner types, though houses which are "T" shaped in plan (design 3) also have a bank of three windows to the front. Original doors are a timber framed glass type with horizontal glazing bars.

Each of the three types of houses have roofs clad in variegated terracotta tiles, though there are several of the transverse gable type (type 1) which are clad with concrete tiles. This type has a glazed wall with horizontal glazing bars to the porch. Houses with a central gable to the front (type 2) have a recessed porch to one side of the projecting gable section with a glazed wall to open side. The original porches to houses with a 'T' shaped plan (type 3) are located to the side and have a flat roof supported by five timber columns which spring from a brick planter bed.

The modest houses are indicative of the 1950s construction date in both their form (gable roofs) and materials (terracotta and concrete tiles roofs, cream brick). In keeping with contemporary design, they have large windows and consist of intersecting forms (porches, planters, chimneys etc.) creating a strong volumetric expression.

Fences are now located to the front of most houses, though originally they had no fence to the street boundary. In recent years, a few of the 1950s residences have been replaced with two storey attached houses/duplexes.

<sup>20</sup> Julie Willis in *The Encyclopedia of Australian Architecture*, Philip Goad and Julie Willis eds, Cambridge University Press, Port Melbourne, 2012, p 111

<sup>21</sup> The Buchan Group, *Celebrating 125 Years*, accessed 15 August 2016 at buchan.com.au

<sup>22</sup> Newtown West Heritage Review, 2015-16, Dr David Rowe and Wendy Jacobs, p10-11

<sup>23</sup> 'New Swiss Architecture', *The Age Literary Supplement*, 10 September 1949, p1

<sup>24</sup> Moria Shire Stage Two Heritage Study, Volume 2, Environmental History, Heritage Intelligence Pty Ltd, pp 144-145

## Comparative Analysis

As there were housing shortages in Victoria during the Post-War period, numerous housing estates were erected throughout the state by the Housing Commission of Victoria. Prior to 1949, many of the Commission's country housing estates were designed by Buchan, Laird and Buchan of Geelong.<sup>25</sup> This included the Newtown West Housing Commission Estate which consisted of five types of attached brick dwellings located on the 'U' shaped street of Churchill Avenue.<sup>26</sup> Similar schemes were also constructed in the Municipality at the Champion Road Estate, North Williamstown (HO15) between 1941 and 1945, and the Croker Street Estate, Newport (HO16) during the mid-1940s. Whilst each of these examples consist of attached houses constructed of brick, concrete or rendered, many dwellings erected by the Commission in the country were freestanding houses of timber construction.<sup>27</sup>

Another housing schemes of the period which is comparable to the Australian Glass Manufacturers' Housing is the circa 1950 ICI Housing Estate Heritage Area (Brimbank City) which was one of the most substantial company housing schemes to be undertaken in Victoria. Constructed for workers of the ICI plastic and commercial explosive plants, the houses were generally weatherboard, had alternating hipped and gable roof forms and simple rectangular floor plans. The ICI Housing Estate was one of the last industry-sponsored developments in the City of Brimbank.<sup>28</sup>

Other known company-built housing in Victoria includes the McKay Housing Estate in Sunshine which consists of houses constructed during the Federation and Interwar periods either by or for employees, foremen and managers of the McKay Sunshine Harvester Works. Another Federation period company sponsored housing development is the William Angliss Worker Housing in Maribyrnong which consists of single storey weatherboard houses constructed in 1912 for workers of the Angliss meat complex.<sup>29</sup>

A group of houses contemporary with the Australian Glass Manufacturers housing was erected in the Municipality at Newport in Holland Court and adjacent allotments to Douglas Parade. These were completed by 1951, and were erected for Dutch migrants, though it is not known who financed them.<sup>30</sup> This group consisted of two different designs, both constructed with light-weight materials and having broad gable roofs and a squat brick chimney to the side. This group is however less intact than the Australian Glass Manufacturers housing with the houses of the former also being relatively plain.

## External Integrity and Condition

### *Integrity – Moderate*

Recent development (late 20th century and early 21st century) has involved the demolition of earlier houses and replacement with larger two storey residential buildings. This includes a few attached houses/duplexes on subdivided allotments.

There are some alterations to contributory buildings, such as modern/infilled porches, demolition of original chimneys and replacement of the original timber sash windows with aluminium types.

## Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 4: Building settlements, towns and cities – Twentieth Century Residential Development (4.3) and Post-Second World War (4.4)

## Recommendations

### *Statutory protection*

It is recommended that the Australian Glass Manufacturers' Housing Heritage Precinct be included in the Schedule to the Heritage Overlay in the Hobsons Bay Planning Scheme.

<sup>25</sup> *Tenth and Eleventh Annual Report of the Housing Commission of Victoria for the period 1 July 1947 to 30 June 1949*, Parliament of Victoria, p14

<sup>26</sup> *Newtown West Heritage Review*, Vol. 5 Newtown Housing Commission Estate, D Rowe & Wendy Jacobs, 2016

<sup>27</sup> *Fourth Annual Report of the Housing Commission of Victoria for the period 1 July 1941 to 30 June 1942*, Parliament of Victoria, p12

<sup>28</sup> Though not as large as H V McKay's housing scheme at Sunshine which was developed over a longer period. Brimbank City Council Post-contact Cultural Heritage Study, Vol. 3, Gary Vines, 2007, p71.

<sup>29</sup> Entries for the McKay Housing Estate and William Angliss Worker Housing Area, Victorian Heritage Database, accessed 30 May 2017

<sup>30</sup> *Williamstown Chronicle*, 23 November 1951, p3



*Management objectives*

Conserve houses built in the 1950s for Australian Glass Manufacturers, retaining original elements. Reinstate original format and detailing to porches and install sympathetic window types – double hung timber sash to match original evident at other houses. Additions should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended.


Ensure that new development is sympathetic to the historic character of the precinct in accordance with the relevant articles and conservation principles, processes and practice set out in the Burra Charter. Refer to the relevant local heritage policy at Clause 22.01 of the Hobsons Bay Planning Scheme.




## AUSTRALIAN GLASS MANUFACTURERS' HOUSING HERITAGE PRECINCT

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 1 Bernard Street, Spotswood	Circa 1954	Partly altered Weatherboard, gable roof clad in variegated tiles, brick chimney, timber vent to gable end, altered windows and porch		-
House 3 Bernard Street, Spotswood	Circa 1954	Intact, weatherboard, gable roof clad in concrete tiles, exposed rafter ends, cream brick chimney capped with brown tiles, original timber windows including corner type, original glazed wall to entry porch.		C
House 5 Bernard Street, Spotswood	Circa 1954	Largely intact, weatherboard, gable roof clad in variegated tiles, exposed rafter ends, timber vent to gable end, cream brick chimney capped with brown tiles, altered windows (aluminium), glazed wall to entry porch.		C
House 7 Bernard Street, Spotswood	Circa 1954	Intact, weatherboard, gable roof clad in concrete tiles, exposed rafter ends, cream brick chimney capped with brown tiles, original timber windows including corner window, original glazed wall to entry porch.		C
House 9 Bernard Street, Spotswood	Late 20 <sup>th</sup> /early 21 <sup>st</sup> century	2 storey house with skillion roof, clad in a variety of materials including ply, galvanised metal sheeting & vertical boards.		-



Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
House 11 Bernard Street, Spotswood	Circa 1954	Mostly intact, weatherboard, gable roof clad in concrete tiles (now painted), exposed rafter ends, cream brick chimney capped with brown tiles, altered windows (aluminium), original glazed wall to entry porch removed.		C
House 13 Bernard Street, Spotswood	Circa 1954	Largely intact, weatherboard, gable roof clad in variegated tiles, exposed rafter ends, timber vent to gable end, cream brick chimney capped with brown tiles, original timber windows including corner type, non-original door, addition to rear.		C
House 15 Bernard Street, Spotswood	2016	2 story brick & horizontal boards, mix of hipped & gable roofs.		-
Paired houses 17 & 17A Bernard Street, Spotswood	Early 21st century	2 storey to rear part, rendered, hipped & gable roofs clad in concrete tiles.		-
House 19 Bernard Street, Spotswood	Circa 1954	Intact, weatherboard, gable roof clad in concrete tiles, exposed rafter ends, cream brick chimney, original timber windows including corner type, original glazed wall to entry porch.		C
House 21 Bernard Street, Spotswood	Circa 1954	Intact, weatherboard, gable roof clad in variegated tiles, exposed rafter ends, timber vent to gable end, cream brick chimney capped with brown tiles, original timber windows, original glazed door.		C

Name/Address	Date/Period	Description/Notable Features	Photograph	Grading
36 Craig Street, Spotswood	Circa 2000	Two storey, timber-framed, gable roof, aluminium-windows		-
House 2 Robb Street, Spotswood	Circa 1954	Mostly intact, weatherboard, gable roof clad in variegated tiles, exposed rafter ends, timber vent to gable end, porch with timber framing & later Federation style frieze, altered windows (aluminium).		C
House 4 Robb Street, Spotswood	Circa 1954	Fairly intact, weatherboard, gable roof clad in concrete tiles, exposed rafter ends, cream brick chimney capped with brown tiles, original timber windows including corner window, altered entry.		C
House 18 Robb Street, Spotswood	Circa 1954	Mostly intact, weatherboard, gable roof clad in variegated tiles, exposed rafter ends, cream brick chimney, original porch with timber framing & cream brick planter box, altered windows (aluminium).		C
House 20 Robb Street, Spotswood	Under construction	Townhouses under construction		-
House 22 & 22A Robb Street, Spotswood	2007	2 storey, brick, render & horizontal boards, hipped roof clad in concrete tiles.		-
House 24 Robb Street, Spotswood	Circa 1954	Addition to front, weatherboard, gable roof clad in variegated tiles, timber vent to gable end, non-original porch, altered window to front. Original detailing & form		-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Grading
		could be reinstated (similar to no. 18).		
House 26 Robb Street, Spotswood	Circa 1954	Largely intact, weatherboard, gable roof clad in variegated tiles, exposed rafter ends, cream brick chimney capped with brown tiles, parts of glazed wall to porch remain, original timber windows including corner type, original glazed door.		C

## SPOTSWOOD STATE SCHOOL No. 3659 (HO326)

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<b>Address</b>	598 Melbourne Road, Spotswood
<b>Significance</b>	Local
<b>Style &amp; Type</b>	Federation School
<b>Significant Dates</b>	1914, 1929
<b>Designer</b>	Public Works Department
<b>Builder</b>	F E Shillabeer



### Statement of Significance

#### What is Significant?

The main school building, especially the original 1914 section which forms the north, south and west sides of the courtyard. The 1929 addition adjoining the east of the original section is also of significance as is the 1929 caretakers' cottage located to the south-west corner. The Bristol building is contributory.

#### How is it Significant?

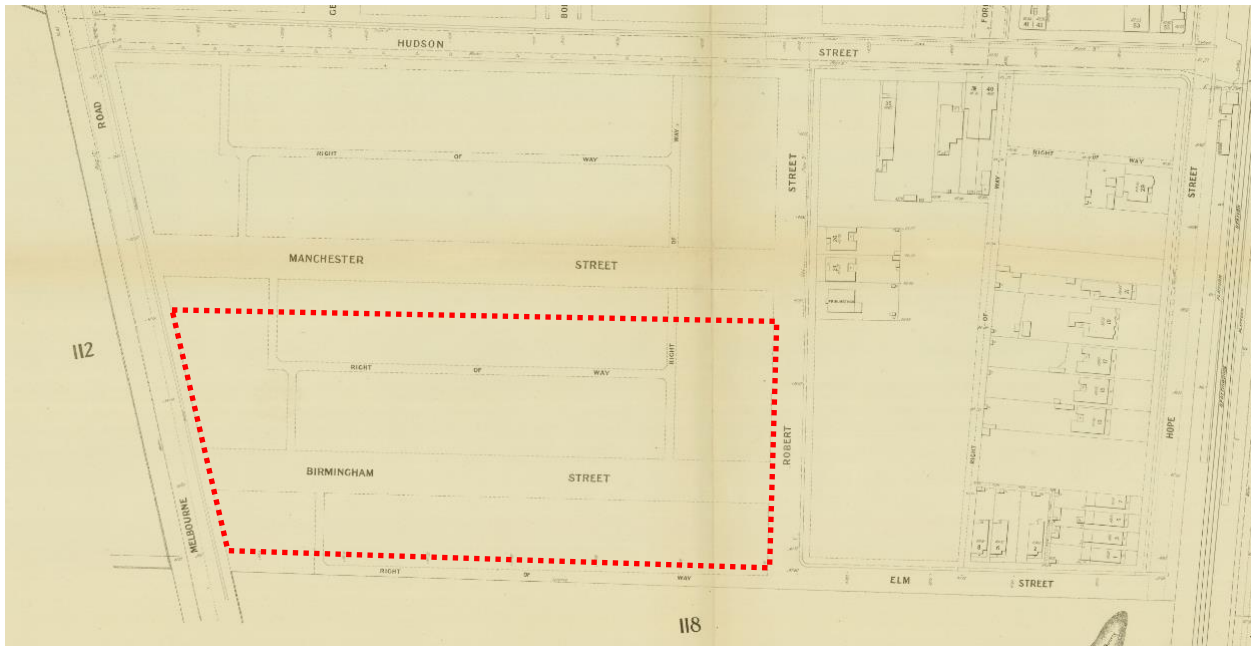
The Spotswood State School No. 3659 is of historic, social and aesthetic significance to the City of Hobsons Bay.

#### Why is it Significant?

The Spotswood State School is historically significant as the first purpose-built school in Spotswood. The school is one of few surviving public buildings in the Spotswood area. It was constructed at a time when the population of Spotswood rapidly increased due to the establishment of industries in the area. The later 1929 addition and caretaker's cottage as well as the surviving Bristol prefabricated unit reflect the rapid growth which continued in the area during the mid-20<sup>th</sup> century. (Criterion A)

Socially, the Spotswood State School is significant for its strong connections with the Spotswood community as the main place of learning for over 100 years. Both the establishment of a school in Spotswood and the construction of the purpose-built school were a result of the local community partitioning the government of the time. (Criterion G)





MMBW no 114 (1904), showing approximate extent of school site in relation to the contemporary subdivision  
(Source: SLV)

### Site Specific

During the 1890s, the need for a local school increased as Spotswood grew due to the establishment of industries in the area. At the time, the closest state school in Newport was full and most children living in Spotswood had to walk to the Yarraville State School.

In 1909, Spotswood residents signed a petition, with the help of their Local Member of Parliament John Lemmon, for the Victorian Government to build a state school in the area.<sup>7</sup> As a result permission was given for a school to begin in the local Free Gardener's Hall, a leased building in Robert Street. The School opened on 18 July 1910 as an adjunct to the Williamstown State School (No. 1183).<sup>8</sup>

From the outset there was insufficient space for the school as the Free Gardener's Hall was only able to accommodate Grades 1, 2 and 3. Subsequently, the Local Member and local residents, assisted by the City of Williamstown Councillor William McNeillage, continued to press for a purpose-built school for all primary-aged children. Five acres of land between Robert Street and Melbourne Road was purchased for the purpose of erecting a school in 1912 for £550.<sup>9</sup>

The following year, the Education Department authorised the construction of a new school building.<sup>10</sup> This building was designed by the Public Works Department, under Chief Architect George William Watson, and consisted of five classrooms, a teacher's room, Masters Room and cloakrooms. Like most schools constructed after 1904, two of the classrooms (those to the west) were separated by operable doors and could be opened up into one large room.<sup>11</sup> This building was intended as the first portion of the proposed new school site and was designed on the quadrangle plan which was considered to be the most up to date method at the time.

<sup>7</sup> Helen Penrose, *Lessons in community: Spotswood Primary School 1910-2010*, Spotswood, 2010, pp1-3

<sup>8</sup> L J Blake (ed), *Vision and Realisation: a centenary history of State Education in Victoria*, vol. 3, Melbourne 1973, p20

<sup>9</sup> H Penrose, *Lessons in community: Spotswood Primary School 1910-2010*, p3

<sup>10</sup> *Williamstown Chronicle*, 12 July 1913, p2

<sup>11</sup> Laurie Burchell, *Halls for Learning: Infant School Architecture in Victoria 1900-1939*, Moreland City Council, Moreland, 1999, p34



Undated plan showing the original extent of the school buildings  
(Source: PWD (BSA) drawings, PROV, SS14833)

The building was constructed by Mr F E Shillabeer of Footscray for £2968.<sup>12</sup> These builders were responsible for many substantial buildings in the Melbourne area during the early 20<sup>th</sup> century and were prolific contractors for the Victorian railways constructing stations such as Williamstown (1900), Williamstown Beach (1900) and Spotswood (1912).<sup>13</sup>

The classrooms at the Melbourne Road school were first occupied by the school's 145 pupils on 3 July 1914. Three days later, the Spotswood State School officially separated from the Williamstown State School.<sup>14</sup>

<sup>12</sup> Accepted tender price. 'State Schools, New Building For Spotswood', *The Age*, 3 September 1913, p14

<sup>13</sup> Victorian Heritage Database

<sup>14</sup> L J Blake (ed), *Vision and Realisation*, vol. 3, p20



Spotswood State School, Melbourne Rd, Spotswood (circa 1940?)  
(Source: State Library of Victoria H29316)

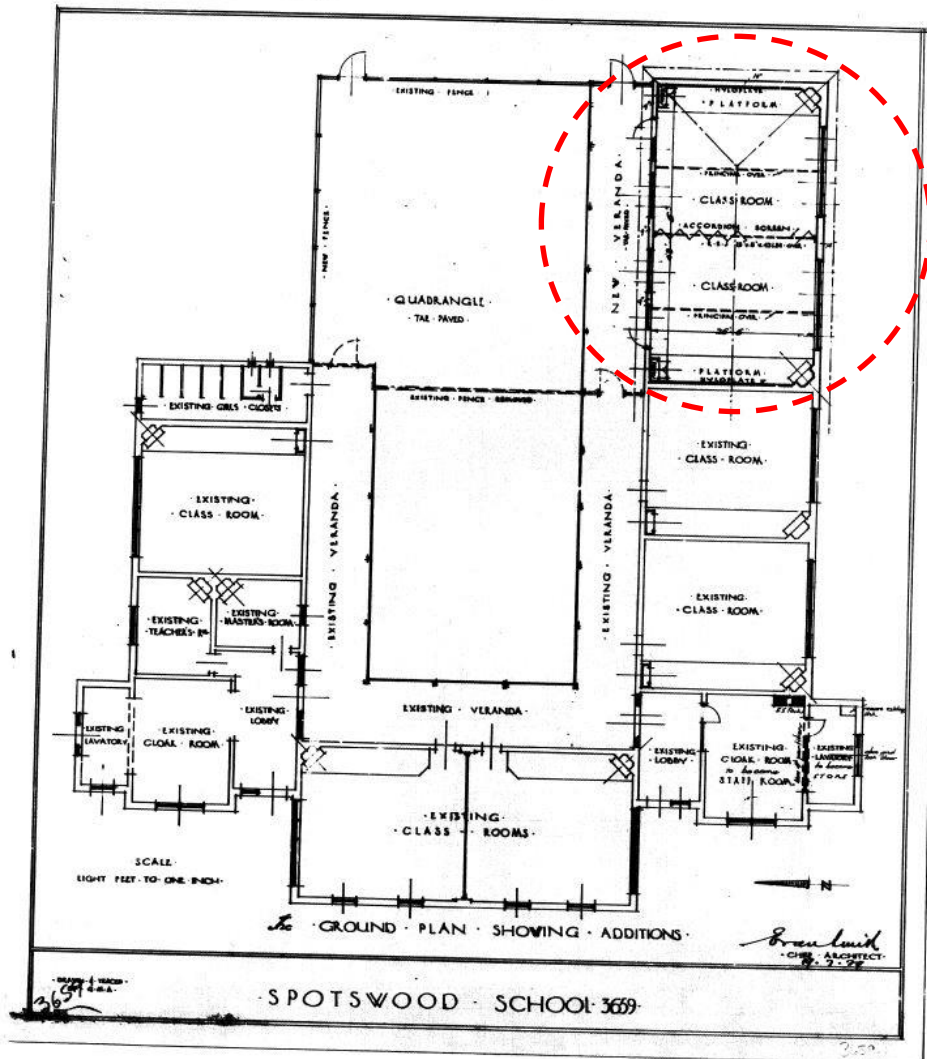
By the mid-1920s, more classrooms were required to accommodate Spotswood's growing population, which increased as a result of the expansion of industrial activity in the area. In 1927, there were 104 children in grades 1 and 2 which shared a single room.<sup>15</sup> In 1928, with enrolment continuing to grow, the local member then Minister for Education John Lemnon approved the construction of two additional classrooms divided by an accordion screen as well as a caretakers' cottage. It was common practice at this time to provide on-site/nearby accommodation for a school caretaker. Both the classrooms and caretakers' cottage were designed by the Public Works Department under Chief Architect E Evan Smith.<sup>16</sup>

<sup>15</sup> H Penrose, *Lessons in community: Spotswood Primary School 1910-2010*, p7

<sup>16</sup> PWD (BSA) drawings, PROV, SSO36595



Two years later, in June 1930, the new facilities were officially opened by the Minister.<sup>17</sup> The new classrooms adjoined the eastern end of the southern wing and were completed in the same style as the original, which was a common approach with school buildings.



Original drawings dated 1928 with the additional classrooms highlighted (Source: PWD (BSA) drawings, PROV, SSO3659.1)

<sup>17</sup> PROV, VPRS 795/P0/Unit 2829 Building Files: Primary Schools, 3659 Spotswood

Between the end of World War Two and the mid-1950, enrolments at the school tripled. To deal with overcrowded classrooms, the Education Department promised to provide a Bristol prefabricated classroom in 1951. This unit, consisting of two classrooms, did not arrive until the following year and was not enough to relieve overcrowding. This building was one of many Bristol classrooms that were erected across the state during this period. These aluminium buildings were manufactured by the Bristol Aeroplane Company, based in England, who for a few years produced prefabricated buildings.<sup>18</sup> The Bristol building at Spotswood is a Mark 1A type which is distinguished from a Mark 1 type by the lack of vertical sunbaffles to the elevations.<sup>19</sup>

The school site is shown on the 1945 aerial photograph reproduced below, a few years before the prefabricated Bristol Classroom was erected.



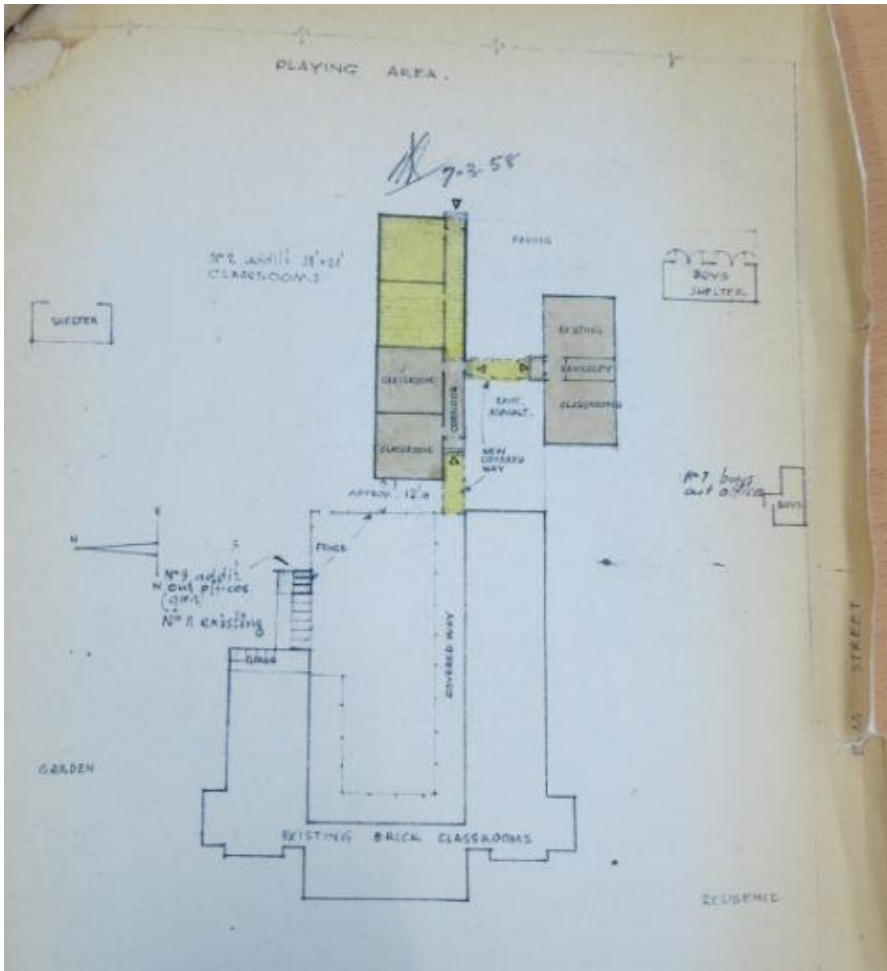
School site in 1945, Melbourne Road is to the left of the image.

(Source: Melbourne and Metropolitan Area Project, Run 21, Frame 58566, Landata)

<sup>18</sup> M Lewis, Research Database, p33.10

<sup>19</sup> D Cassidy, 'Report on the Historic, Architectural or Industrial Historic Importance of the Bristol Classrooms and the adjacent Brick Classrooms at the former State School 4180, Everard St Ringwood East, 1994, p9

With enrolment continuing to increase, two timber classrooms were erected in 1955 to the east of the rick buildings. This was followed by an additional two classrooms in 1958,<sup>20</sup> which are shown coloured yellow on the site plan below.



1958 plan showing location of additional classrooms in yellow, Melbourne Road is to the bottom of the image  
(Source: VPRS8796 P1 U72)

During the late 1970s, a request was made by the school principal for a portable classroom due to continued accommodation difficulties. Additional space was not provided until the 1980s when a new canteen and multipurpose hall were constructed.<sup>21</sup>

<sup>20</sup> L J Blake (ed), *Vision and Realisation*, vol. 3, p20

<sup>21</sup> H Penrose, *Lessons in community: Spotswood Primary School 1910-2010*, p11

## Description

The school buildings are located on the western part of the site - bound by Melbourne Road (west), Reed Street (north), Robert Street (east), and McLister Street (south) - with a large open area to the east. The original Federation period school building faces Melbourne Road with later buildings and additions primarily located to its east. The 1929 caretaker's cottage is located in the south-west corner of the school site and also faces Melbourne Road.

### *The main school building*

The main school building was constructed in two stages: 1914 and 1929. Typical of school buildings of the period, it is constructed of red brick with a prominent hipped and gable roof. The roof is now clad in modern corrugated metal sheeting, replacing the original terracotta tiles with decorative ridge capping and finials. The main building has tall red brick chimneys with roughcast rendered caps and the original section has ventilating gambrels. Original metal vents to the roof have been removed.



Intersection of western and southern wing of original section

The original section is 'U' shaped in plan with a central courtyard bound by buildings on the north, south and west sides. This section is symmetrical to the front (west) and has a largely blank façade. The original 'Spotswood State School No. 3659' pressed cement sign is located centrally to the façade.

Original openings are timber framed and multi-paned. Windows to the north and south side consist of banks of four original double hung sashes with a toplight. Windows to the 1929 part are distinguished from the original section by the addition of vertical glazing bars to the toplights. Windows to the western façade are smaller highlight windows and those to the central part have been replaced with a modern aluminium type. All windows have rendered sills. The original door opening with multi-paned highlight and sidelight remains to the western side of the southern building, but has been removed from the northern building.



Southern wing. The rightmost bays are identifiable as the 1929 additions by the horizontal glazing bars to the toplight

#### *The caretaker's cottage*

The 1929 caretaker's cottage is a timber-framed building clad in weatherboards to the dado and roughcast sheeting above. It has a hipped roof clad in terracotta tiles and original timber boxed framed windows with multi-paned upper sashes. There is a timber porch to the front which is partially enclosed by a low wall. A later ramp has been installed to the front.



Caretakers cottage

**Other buildings**

Other buildings located at the site include the double Bristol unit facing McLister Street as well as several later classrooms to the east of the original building.



Double Bristol unit building facing McLister Street

**External Integrity and Condition**

*Integrity – Good. Condition - Good*

**Context**

The Spotswood State School is situated in a mostly residential area. It is located opposite predominantly Interwar housing to Melbourne Road and Reed Street, as well as mix of housing to Robert Street. The opposite side of McLister Street is a redevelopment site and there are various industries located beyond.

**Comparative Analysis**

The Spotswood State School is a largely intact Federation period school which is representative of other schools constructed in Victoria at this time. Whilst the Spotswood school lacks the decorative ventilating turrets of other schools, it is typical of school buildings of this period by way of its red brick walls, its prominent hipped and gable roof which was originally clad in terracotta tiles and its layout where classrooms were positioned around a quadrangle or hall. Other features which were typical of schools of this period, such as banks of four large windows, were a result of the new-found concern for a better, more hygienic school environment.<sup>22</sup>

In regards to other school buildings constructed during the Federation period in the Municipality, the only direct comparison is the infants building at Williamstown Primary School which was built in 1907. Most other schools in the Municipality date to the Victorian period (such as the original Williamstown Primary School) or Interwar period (e.g. Altona Public School).

Like the Spotswood State School, the Williamstown infants building has a character consistent with other schools of the period aside from its unusual slate roof. Instead of the open quadrangle at the centre of the Spotswood State School, the infants building at Williamstown like most infants schools, has classrooms positioned around a centrally located hall.

<sup>22</sup>

Laurie Burchell, *Halls for Learning: Infant School Architecture in Victoria 1900-1939*, Moreland City Council, Moreland, 1999.

## Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- 7 Educating
  - 7.3 Schools

### *Associations*

George William Watson (Public Works Department)

## Recommendations

### *Statutory protection*

It is recommended that the Spotswood State School, excluding the sportsground to the eastern half of the allotment, be included in the Schedule to the Heritage Overlay in the Hobsons Bay Planning Scheme.

### *Management objectives*

Maintain and conserve significant elements. Retain face brick exterior and render finish to chimney caps (do not paint/render). Paint to rendered sills would preferably be removed.

Reinstate original features wherever possible. For example terracotta roof tiles and timber framed windows to the west elevation.

Additions and alterations should be sympathetic in terms of scale, form, materials and detailing. Although the 1929 additions maintained the same detailing as the original, it would not be necessary for new additions to reproduce original detailing. Instead, a simplified, interpretive approach is recommended.

## SHOPS AT 87-89 HUDSONS ROAD, SPOTSWOOD (HO327)

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<b>Address</b>	87-89 Hudsons Road, Spotswood
<b>Significance</b>	Local
<b>Style &amp; Type</b>	Victorian shops and residences
<b>Significant Dates</b>	Circa 1890
<b>Designer</b>	Unknown
<b>Builder</b>	Unknown



### Statement of Significance

#### What is Significant?

The building at 87-89 Hudsons Road, Spotswood with shops at street level and residences above. The elements of significance primarily relate to the external form, rendered finish to the front part of the building, and original fenestration pattern. The Interwar period shopfronts are also significant elements.

#### How is it Significant?

The building at 87-89 Hudsons Road, Spotswood is of local historic and aesthetic significance to the City of Hobsons Bay.

#### Why is it Significant?

Historically the building at 87-89 Hudsons Road, Spotswood is one of the earliest shops in the area and represents the first phase of development in Spotswood along with the early houses to the south end of Hope Street (HO151 & HO152) and the Spottiswoode Hotel (HO154). It was part of an optimistic phase of development associated with the establishment of industries in the area and the opening of the local railway station during the late nineteenth century. (Criterion A)

The two-storey building at 87-89 Hudsons Road is of aesthetic significance for being a mostly intact late 19<sup>th</sup> century shop and residence development in a broadly Italianate manner. The late Victorian period building is a good example of its type and addresses its corner location with classical detailing (parapet, pilasters, windows settings and panelled band below) of the rendered façade and east elevation. It is one of only a few early brick buildings in the area and also retains its Interwar period shopfronts largely intact. (Criterion E)



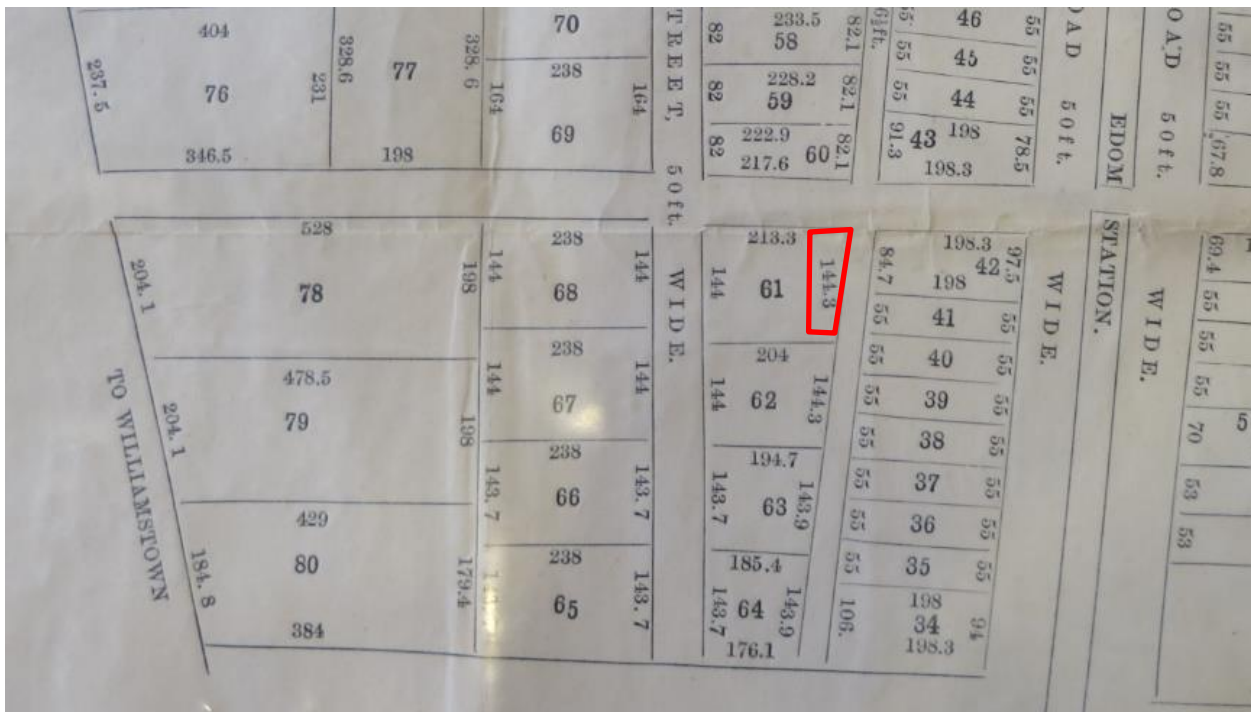
## History

### Historical background

The subject site was part of a large allotment (119 acres) which extended from the Yarra River to Melbourne Road.<sup>1</sup> This holding was initially purchased during the early 1840s by John Stewart Spotswood who began a dairy farm.<sup>2</sup> Following Spotswood, other owners of this large allotment included Thomas Bent (in partnership with others) as well as Henry, Robert and William Hudson of Hudson Bros, Sydney.<sup>3</sup> Subsequently, the allotment was acquired by the Spottiswoode Estate Company which was set up to purchase the land owned by the Hudson brothers.<sup>4</sup> Each of these owners gradually subdivided land, beginning in the vicinity of the railway line. Isolated groups of houses were constructed close to the railway station which opened as Edom in 1878. Groups of houses were erected in Hope Street, McLister Street and Craig Street. Shops were gradually erected on Hudsons Road in the vicinity of the railway station and the earliest houses.<sup>5</sup>

### Specific history

The site for the two shops was subdivided by the Spottiswoode Estate Company in April 1890.<sup>6</sup> An easement at the rear (south) of the allotment was created three months after the subdivision suggesting that the shops and residences were constructed at about this time. In that same month, tenders were advertised for newels and handrails (for stairs) for two shops at Spottiswoode by Massey contractors, which probably relates to the subject site.<sup>7</sup>



Spottiswoode Estate, showing the approximate extent of subject site in relation to the subdivision (Source: SLV)

The shops and residences were not owner occupied and were probably speculative development. During the first 60 years the shops were usually let to butchers or green grocers. These businesses do not appear to have been very successful with each occupier from the late 19<sup>th</sup> to early 20<sup>th</sup> century remaining at the site for no more than a few years.<sup>8</sup>

<sup>1</sup> Cut Paw-Paw Parish Plan C345 (19) – Lot 16 of portion 7

<sup>2</sup> *Hobsons Bay Heritage Study: Thematic Environmental History*, 2003, p12;

<sup>3</sup> Certificate of Title, Volume 998, Folio 593 and Volume 1511, Folio 188

<sup>4</sup> 'The Spottiswoode Estate Company', *The Age*, 14 November 1893, p7

<sup>5</sup> *Hobsons Bay Heritage Study: Thematic Environmental History*, 2003, p12

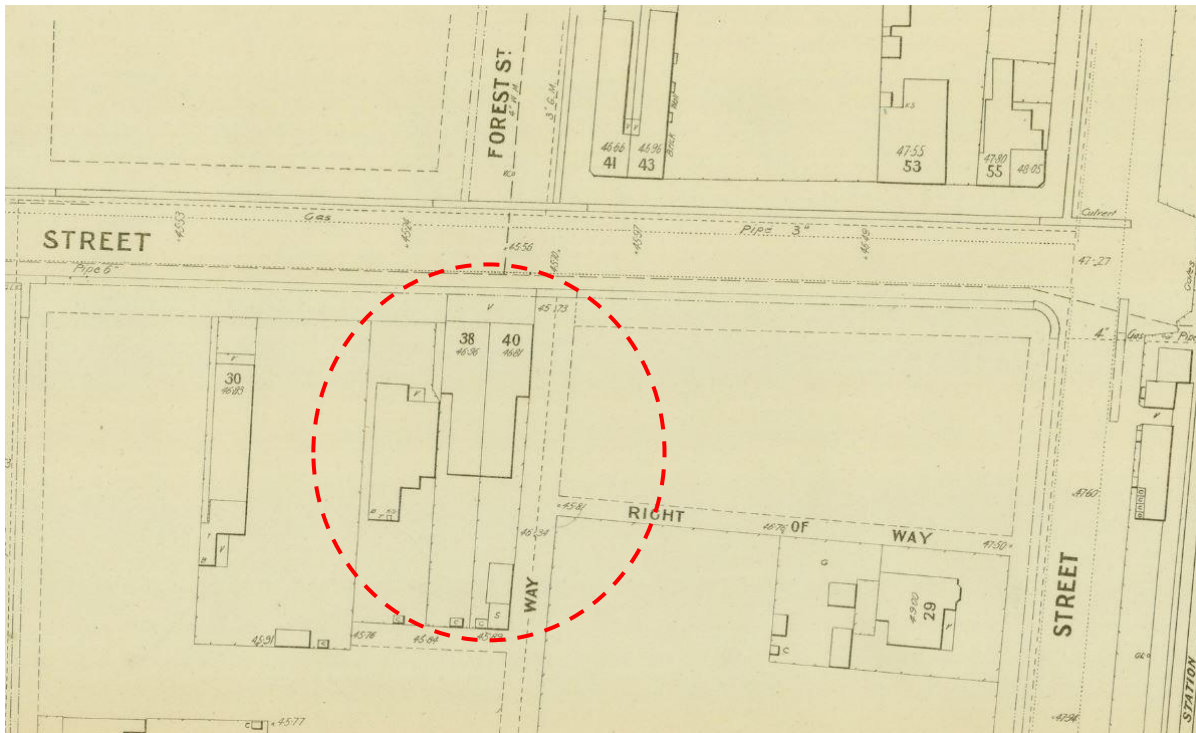
<sup>6</sup> Certificate of Title, Volume 2260, Folio 962

<sup>7</sup> *The Age*, 23 July 1890, p7. The shops at 87-89 are the only known two storey shops which were constructed in Spotswood at this time. On the same day, Massey also sought tenders for tuckpointing and cleaning stones for two shops at Spottiswoode near the station.

<sup>8</sup> Sands and McDougall Melbourne Directory, 1895, 1900-1903, 1906, 1911, 1927

One of the first occupiers of the building appears to have been John Corbett, a green grocer who is listed in the Sands and McDougalls directory from 1895. The shop and residence to the corner of Edith Street appears to have been vacant until about 1900. At this time, the site including both shops, was transferred to John Jobson from the Spottiswoode Estate.<sup>9</sup>

The footprint of the extant shops with verandah, as well as stables and closet to the rear boundary, are evident in the detail of a 1904 MMBW plan reproduced below. The plan depicts Hudsons Road between Robert and Hope Street and the limited development that had occurred in the vicinity by this time.



The largely undeveloped Hudsons Road in 1904 with subject shops circled/  
(Source: MMBW detail plan 114)

The two shops were subdivided in 1915 when the corner allotment was purchased by Lois Annie Tipping.<sup>10</sup> Around this time, Digney and Guest Butchers, purchased and moved into the western shop. Digney and Guest were one of the longest surviving tenants and previously owned a shop and residence at 15-17 Mason Road, Newport.<sup>11</sup> These butchers remained at their Hudson Road premises for approximately 30 years, until 1944 when the western allotment was sold.<sup>12</sup>

<sup>9</sup> Certificate of Title, Volume 2804, Folio 622

<sup>10</sup> Certificate of Title, Volume 4043, Folio 481

<sup>11</sup> *Hobsons Bay Heritage Study*, Volume 3 – Heritage Precinct and Place Citations, HO179 15-17 Mason Street, Newport

<sup>12</sup> *Argus*, 27 November 1944, p14

The original/early two storey verandah to Hudsons Road survived at least most way through the Interwar period, as it is evident in the 1930 photograph reproduced below. There had been limited development on this section of Hudsons Road by this time, although some commercial buildings are evident.



Hudson Road in 1930, the verandah is indicated  
(Source: SLV,H29860 - Aerial View of MMBW pumping station at Spotswood, Shar-Ross Aviator)

Several lots in the commercial strip on Hudsons Road remained undeveloped in 1945 as captured on the following aerial. The early stables/closet to the rear of the subject shops are evident.



Hudsons Road between the railway line and Robert Street in 1945. Subject buildings are circled.  
(Source: Melbourne and Metropolitan Area Project, Run 21, Frame 58566)

## Description

The two storey building - shops with residences above - at 87 and 89 Hudsons Road, were designed during the Late Victorian period in a broadly Italianate manner. The masonry building consists of a decorative front section and plainer rear wing.



Hudsons Road facade

The plan of the building is typical of paired Victorian premises having a rear section which is narrower than the front (the rear part is setback from the side boundaries). The front rendered part is built to the both the front and side boundaries and address its corner location with decorative elevations to both Hudsons Road and Edith Lane. The rear part is plainer and is face brick (now painted) with a low pitch gable roof. Both the front and rear parts have timber double hung sash windows (probably replaced) to original segmental arched openings.



Upper part of Hudsons Road facade

The front part has a rendered parapet to the north and east elevations which obscures the skillion roofs clad in corrugated sheet metal. This part is intact to the rendered area. There are tooled lines to the façade and east elevation (facing Hudsons Road and Edith Lane). These lines remain clearly defined and the original rendered finish could be partly intact below the extant coloured wash. Original window openings to this part have rendered architraves with a keystone incised with a decorative motif.

The upper-level features rendered pilasters with Corinthian like capitals and straight parapet with broad entablature with plain frieze and dentilated cornice. It is likely that some decorative elements, possibly orbs or urns, have been removed from the parapet (above each pilaster). At the base of the upper level is a secondary frieze with decorative panels beneath each window.

Pilasters to the ground level have Tuscan order capitals. These are partly obscured by the creeper on the eastern side. Window openings to the ground level facing Edith Lane have been infilled though still retain the decorative rendered architrave. A low basalt plinth remains to the east elevation.



Upper part of Edith Lane elevation

The rear parts are a conjoined pair of face red brick wings (overpainted). They retain the likely original pattern of openings to both the ground and first floor.



Rear wing (east elevation)

Original rendered pilasters remain to the end walls of the shopfronts. Both shopfronts likely date to the Interwar period and retain their recessed entry, tiles to the stallboards, etc (green and black to no. 87 and pink to no. 89), and highlight windows (both painted over). The timber-framed doors with large pane entry are original as are the floor tiles to the entry of the west shop (no.89), though they have been replaced to the east shop (no. 87).



Shopfronts to Hudsons Road

The cantilevered awning dates to the mid-20<sup>th</sup> century, replacing the original single storey verandah to Hudsons Road.<sup>13</sup> Its soffit is lined with ribbed metal sheeting.

### External Integrity and Condition

*Integrity* – Good, including shopfronts. *Condition* - Good

### Context

The building at 87-89 Hudson Road is an early building within the Hudson Road commercial street which is located close to the railway station and predominantly dates from the Interwar and mid-20<sup>th</sup> century. Related buildings include the Spottiswoode Hotel which is located on the eastern side of the railway line.

### Comparative Analysis

The building at 87-89 Hudsons Road is one of the oldest shops in Spotswood and compares well to other Victorian period commercial buildings in the municipality. In Spotswood it is comparable to:

- The two storey Spottiswoode Hotel (HO154) which was constructed in 1888. This building is a rendered two storey in the Italian Renaissance Revival style, sited on a nearby corner close to the Spotswood Railway Station.

It is the only building in Spotswood which consists of shops at ground level with residences above and compares to other buildings of this type elsewhere in the municipality, i.e. Newport and Williamstown. This includes:

- The 1890 C J Polin designed shop and residence at 15-17 Mason Street, Newport (HO179). This place is identified as superior example of a Victorian Italianate shop constructed in masonry and brick with a highly detailed nineteenth century cemented facade. Unlike the shops on Hudsons Road, it is single fronted while the shops are double fronted.
- The row of four shops and residences at 209-215 Nelson Place, Williamstown (part of HO21).

<sup>13</sup>

The single storey verandah is shown in a 1930 aerial view of the MMBW pumping station at Spotswood – held by the State Library of Victorian, H29860

Stylistically, it is similar to the circa 1890 shop and residence at 21 Ferguson Street, Williamstown (part of HO7) which has similar decorative details.

### **Thematic Context**

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- 4. Building settlements, towns and cities
  - 4.6 Retail Centres

### **Recommendations**

#### *Statutory protection*

It is recommended that the two shops and residences at 87-89 be included in the Schedule to the Heritage Overlay in the Hobsons Bay Planning Scheme.

#### *Management objectives*

Maintain and conserve significant elements. Reinstate original colour scheme to rendered elements. Retain shopfront format including recessed entries and original pilasters. Where possible, new services (such as air-conditioning units) should be positioned in discrete locations and all redundant services should be removed, repairing the original fabric as required.

Alterations should be sympathetic in terms of scale, height, form, materials and detailing. It is not necessary to reproduce original detailing, rather a simplified, interpretive approach is recommended.

## BACO FOOD PRODUCTS FACTORY (HO328)

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<b>Address</b>	121-129 Craig Street, Spotswood
<b>Significance</b>	Local
<b>Construction Date</b>	1948
<b>Period</b>	Post-WWII
<b>Date Inspected</b>	2021



### Statement of Significance

#### What is Significant?

The former *Baco Food Products* building at 121-129 Craig Street, Spotswood, constructed in 1948 for Baco Food Products, and later the site where Spring Valley Juices were first produced, is locally significant.

Significant elements include the following original or early elements:

- Hipped roof form,
- Rendered and concrete block elevations,
- Ribbed panels to Craig Street façade,
- Original openings with metal-framed windows with textured safety glass,
- Recessed entry with metal security gates and granolithic tiled flooring,
- Vehicle entrances to McNeillage and Ramsay street elevations with metal roller door.

Elements that do not contribute to the significance of the place include the following non-original elements:

- Recent upper-level addition,
- Two awnings to west end of Craig Street façade,
- Infilled door to east end of Craig Street elevation.



## How is it Significant?

The former *Baco Food Products* is historically and aesthetically significant to the City of Hobsons Bay.

## Why is it Significant?

The former *Baco Food Products* is historically significant as it illustrates the desirability of the Spotswood area for various types of industry in the post-WWII period.

Spotswood was established as a major centre for industry during the late 19<sup>th</sup> century, with new operations and existing concerns relocating from other parts of the city seeking vacant sites with water access and proximity to central Melbourne. Through the Interwar period, the enlargement of the Victorian Railway's facilities in the area and industrial sites like the immense Australian Consolidated Industries complex on Booker Street, further solidified this circumstance.

The Post-WWII period saw Spotswood become entrenched as key centre of industry and manufacturing in Melbourne, anchored by the established concerns including the Australian Glass Manufacturing site and buoyed by the large-scale development of petrochemical and refinery operations oil industry which developed south of Craig Street during the late interwar and post-WWII periods. The construction of the *Baco Food Products* building, a relatively small-scale manufacturing site for baking confectionary which later pivoted to bottling fruit juice, demonstrates this growth into a diverse industry nexus by this period. (Criterion A)

The former *Baco Food Products* is aesthetically significant as a well-resolved and largely intact example of an industrial building designed in the Functionalist style during the early post-WWII period. Typical of that style, the building has a largely unadorned expression to the exterior which reflects the internal function of the manufacturing programme.

The restrained expression of the Craig Street façade is typical of the Functional style with a pronounced horizontal emphasis provided by an extensive use of metal-framed windows in a distinct band and which is enhanced by the distinctive ribbed panels of the main rendered administrative section. The latter section is also distinguished the contrasting verticality of the off-centre entry bay that extends above the main level of the parapet and features a recessed entrance with a metal security gate and granolithic tiled entrance. (Criterion E)

## Description

The former Baco Food Products building is located on the south side of Craig Street, between Mcneilage and Ramsay streets within the mixed residential/industrial landscape of southern Spotswood, between the Williamstown Railway Line and the Birrarung/Yarra River. It occupies the northern end of the parcel of land and due to the corner location, is widely visible from the public realm, that is from the north, east and west.

The building was developed in two phases: a 1948 office and bottling plant designed in the Functionalist style to the corner (grey) and late 20<sup>th</sup> century addition to rear (yellow).



Aerial photograph showing stages of development – original (grey) and additions (yellow)  
(Source: Nearmap, 17 September 2019)

### Original Building

The single storey Functionalist style administration and factory building is located to the north part of the site. The roof is concealed behind masonry façades and consists of two hipped roof sections, both clad in corrugated sheet metal with ridge ventilators.

The building is constructed of concrete block with the prominent administrative section at the west end of the north/Craig Street elevation being rendered. The windows are generally steel-framed and multi-paned of varying size with translucent glass (typically reinforced with wire mesh) and the larger windows including hoppers. The downpipes with rain heads from the boxed gutters are located at regular intervals on each elevation.

The prominence of the administrative section is further emphasised from the rest of the building by it projecting slightly forward of the plane of the other sections of wall and by having a taller parapet with a stepped coping. This section's asymmetric configuration pivots about the taller main entry bay, which also projects further forward. The recessed entrance features a metal security gate with geometric detailing and a granolithic tiled floor.

The verticality of the entry bay is juxtaposed with the general horizontal emphasis established by the band of windows, which is further enhanced by the ribbed panels between the regular fenestration pattern of the administrative section. Though the windows to the factory part at the east end of the façade are larger, the clear horizontal emphasis is maintained. There is also a non-original timber door to the factory section, which has been introduced within a formerly larger window near the junction with the administrative section.



Craig Street façade – west end

The subtle shifts in plane, contrasting horizontal and vertical emphasis, and a restrained material palette with minimal ornamentation are characteristic of the Functionalist style. This style reflected a continuity with the Interwar period Moderne style in the immediate post-WWII era however is a more restrained iteration of the earlier style and more decidedly rectilinear (that is without curved corners which are typical of the Moderne style). The Functionalist style was often employed on industrial buildings and blocks of flats at this time.



Craig Street elevation - east end

The Mcneilage Street elevation has an asymmetrical configuration of openings. At the north end is a band of smaller window openings – an alternating pattern of two narrow louvred and a square multi-paned window. At the south end is a vehicular entrance, with metal door inset with an inset pedestrian entrance, and a single large multi-paned window.



Mcneilage Street elevation (west)

The Ramsay Street elevation is symmetrical with a central vehicular entrance, which has a metal roller door and inset pedestrian entrance, flanked by two large multi-paned windows.

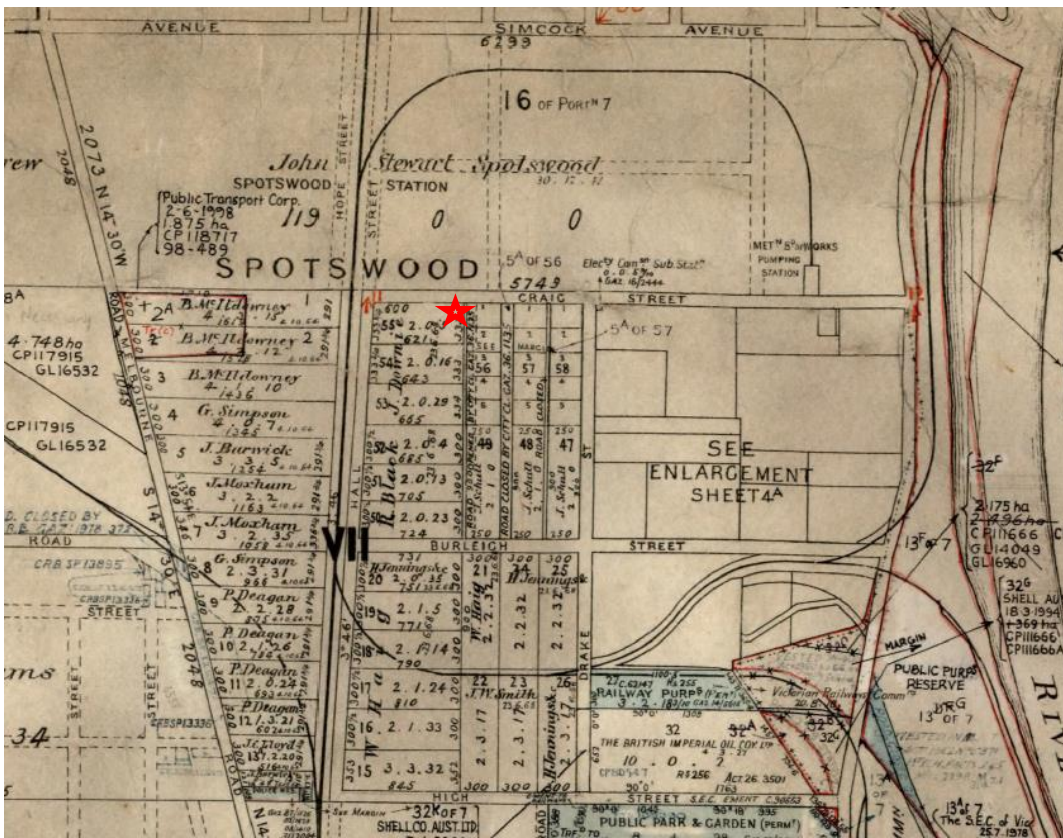
**Rear addition (not part of HO boundary)**

To the rear (south) is a late 20<sup>th</sup> century addition. It is setback from the side elevation of the original part to the west side (Mcneilage Street) but extends to the boundary on the east side (Ramsay Street). This taller section has an asymmetric gable roof on a recycled red brick base. The upper sections of wall at the western end are clad in profiled metal sheeting. The windows are of a similar steel-framed type to the original section.

**History**

**Context**

The suburb of Spotswood covers the unceded Country of the Yalukit-Willam people of the Kulin nation, who maintain an ongoing cultural connection. This low-lying, riverside environment was alienated from the late 1830s and underwent some agricultural development. Active amongst the early landowners was John Stewart Spotswood, who took up 119 acres (48 ha) below Stony Creek in 1841, grazing cattle (mainly for dairying) and running a basalt quarry and punt service across the *Birrung/Yarra*. As a ‘pioneer’, whose children were also locally notable, Spotswood’s family name was eventually bestowed upon the area,



(Source: Cut Paw Paw Parish Plan, C345(19))

After the initial land sales, the Spotswood area remained largely unimproved with little residential or industrial development, except for the dairy farm that John Spotswood established on his large holding.<sup>1</sup> Spotswood also operated a punt to/from Melbourne where his holding fronted the river, which continued as late as the 1880s.<sup>2</sup>

The Melbourne to Williamstown railway line bisected the area when it was constructed in 1859, but there was little development in Spotswood to necessitate a station. At the time the 1864 Cox Plan was prepared, Spotswood was shown as an entirely vacant area between the burgeoning commercial and residential areas at Footscray and Williamstown.<sup>3</sup>

Speculative land development had begun on John Spotswood’s former holding by the late 1870s, but by 1878, when a railway station was opened at its current site, called Edom, the area was described as desolate and thought underserving of a dedicated

1 HO30 Spotswood Estate Heritage Precinct Citation, p3  
 2 HO30 Spotswood Estate Heritage Precinct Citation, p3  
 3 Henry L Cox, ‘Hobson Bay and River Yarra leading to Melbourne’ [map], 1864 London

train station.<sup>4</sup> It wasn't until the colony wide land boom of the 1880s did substantive development in the area begin in earnest, when the Spotswood Estate Company was formed for the purposes of purchasing land at Spotswood.<sup>5</sup>

Concurrent with interest in the area for residential development, by the 1870s and 1880s, spurred by the lasting effects of the mining activities Victoria's economy was boomed and the large tracts of undeveloped land and river and rail access in the Spotswood, Newport and Williamstown areas began to attract industry and manufacturing. Major operations that were established during this time included the Alfred Woollen Mill (1878) and Lennon's Agricultural Implements Works (established in Newport in 1887).<sup>6</sup>

Some of these new concerns were established companies seeking larger or better situated sites. This included T Robinson and Co. (which commenced operations in West Melbourne in the 1850s before moving to Spotswood in 1891) and the Melbourne Glass Bottle Works, which has had begun operations in South Melbourne in 1874 before moving to Booker Street in 1890.<sup>7</sup>

The advantages of the area for industry were further enhanced with the construction of the extant Sewerage Pumping Station on Douglas Parade, which was completed in 1897 forming the centrepiece of Melbourne's modern sewerage system – a massive undertaking of interconnected public works that transformed the city's ability to handle sewerage.<sup>8</sup>

Industrial development in the Victorian period was concentrated in a wide arc defined by the Railway Station to the west, Stony Creek to the north and the Yarra River to the east, as shown on the below c1899 map.



The Spotswood area in 1899 with the approximate location of the subject place indicated (Source: MMBW plan no. 19, SLV)

## Place History

<sup>4</sup> 'The Modern Edom', Argus, 23 March 1878, p9; Vicsig, *Spotswood*, <https://vicsig.net/infrastructure/location/Spotswood>

<sup>5</sup> HO30 Spotswood Estate Heritage Precinct Citation, p4

<sup>6</sup> *Hobsons Bay Heritage Study, Vol1b: Thematic History*, 2003, pp22-23

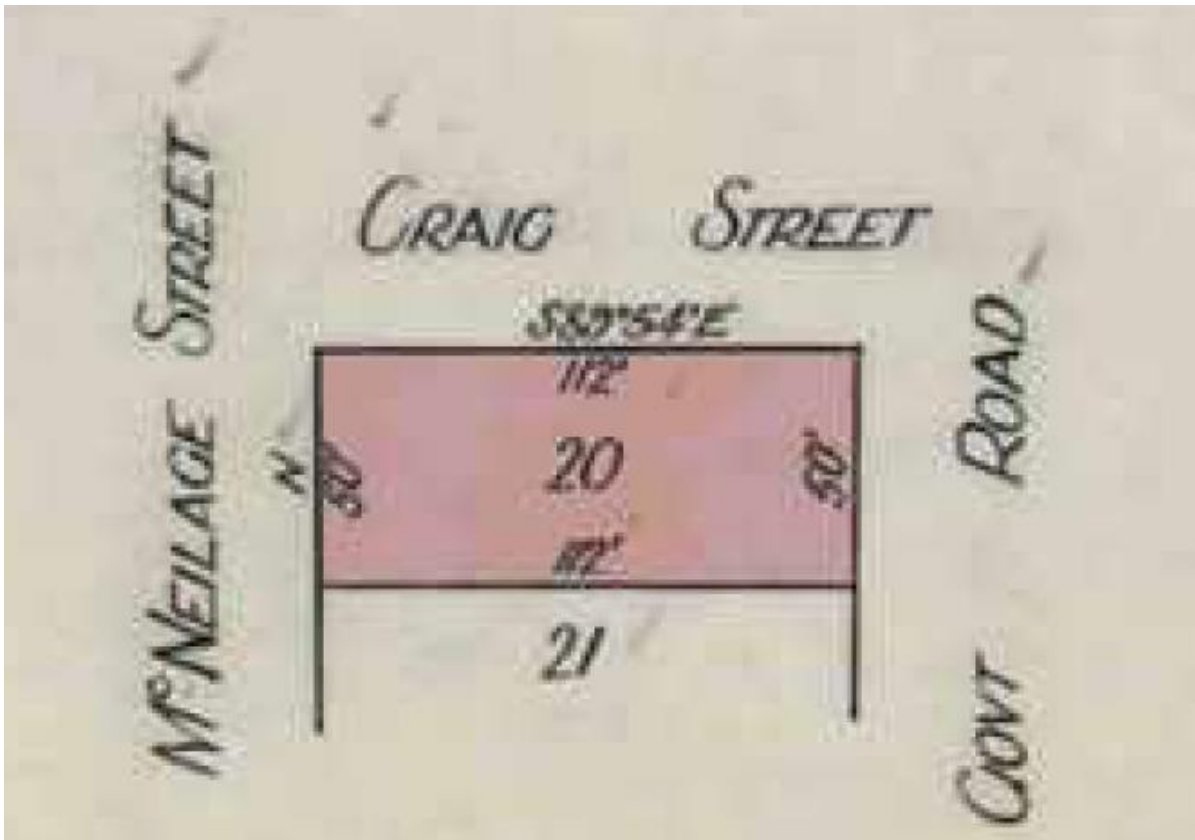
<sup>7</sup> *Thematic History*, p23

<sup>8</sup> Victorian Heritage Database Citation, *Sewerage Pumping Station*,

Baco Food Products site originally formed part of Crown Allotment 55 of the Parish of Cut Paw Paw, which were first acquired by J Downie. Allotment 55 was located south of Craig Street, and remained largely undeveloped during the Victorian period, with Craig Street demarcating the southern extent of residential development during this time.

In 1906, Allotment 55 was acquired by William McNeilage and two years later 1908 he had the extant red brick bungalow *Alloa* constructed just south of the corner of Hall and Craig streets.<sup>9</sup> McNeilage, a Scotsman, likely named the building after Alloa, a town in his home Country. A prominent local citizen, he was the manager of the nearby Melbourne Glass Bottle Works, a substantial operation, and later a Williamstown City Councillor and RSL branch president.<sup>10</sup>

The subject site related to lot 20 of the 1926 subdivision of the holdings of the nearby mansion *Alloa*.<sup>11</sup> Advertised as the *Aloa Park Estate*, the subdivision largely became a residential area with the prime lots to Hall Street developed first. Lot 20 was first acquired by Auctioneer Henry Wheatly in August 1930 and changed ownership a few times unimproved during the 1930s, before being acquired by Ernest Frederick Epstein in May 1947.<sup>12</sup>



Original lot acquired by Ernest Epstein in 1947  
(Source: Certificate of Title, Vol 5687 Fol 309)

Ernest 'Fred' Epstein was born in Freiberg, Germany to Frieda Weil and Leopold Epstein in an ethnic Jewish family.<sup>13</sup> Escaping the attempted genocide of ethnic Jews by the Fascist Nazi regime, the Epstein family arrived in Melbourne in 1939. Shortly after arriving in Melbourne, he established a food production company with his father Leopold, which was initially known as Baco Manufacturing Company. The company was founded out of an office in the basement of the Rialto Building at 497 Collins Street, Melbourne.<sup>14</sup>

<sup>9</sup> LP 11441; Certificate of Title, Vol 1284 Fol 776; *Alloa citation, Hobsons Bay Heritage Study Volume 3 – Heritage Precincts and Place Citations: Part 2 Heritage Places*, p435

<sup>10</sup> *Alloa citation, Hobsons Bay Heritage Study Volume 3 – Heritage Precincts and Place Citations: Part 2 Heritage Places*, p435; 'Obituary', *Age*, 29 November 1950, p2

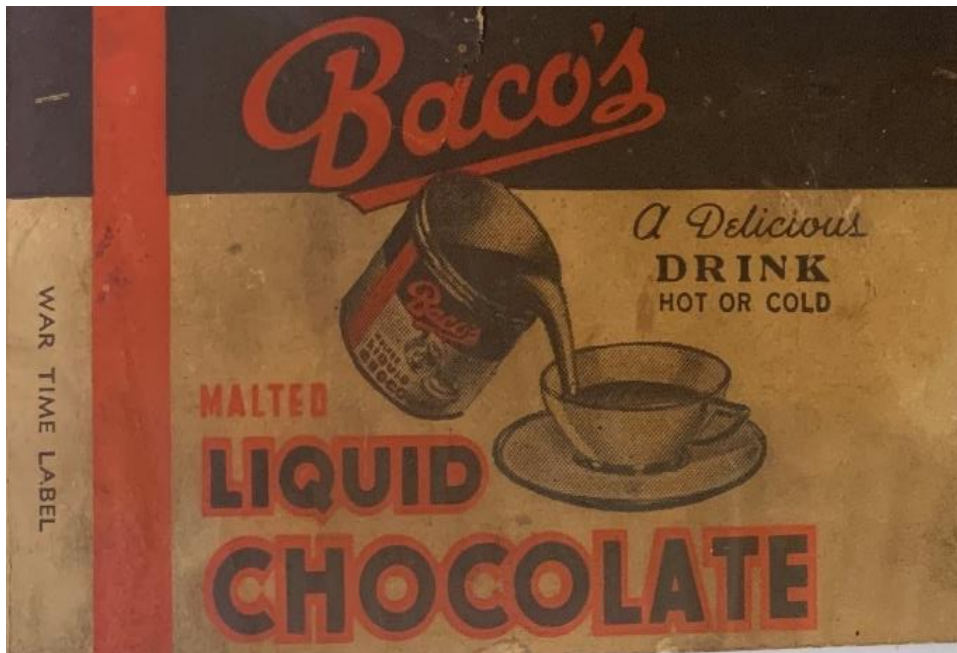
<sup>11</sup> Plan of Subdivision, LP11441

<sup>12</sup> Certificate of Title, Vol 5687 Fol 309

<sup>13</sup> As per comms, Robert Epstein, 31 August 2021

<sup>14</sup> As per comms, Robert Epstein, 31 August 2021; *Argus*, 10 August 1948, p11

A contraction of Bakers and Confectioners, the company was initially established as Baco Manufacturing Company and focussed on baking products.<sup>15</sup> During wartime, they were known for their 'liquid chocolate' product, a powdered chocolate milk that could be used as a flavoured drink or in baking and cooking (see advertising below).



War time label of Baco 'liquid chocolate' drink  
(Source: provided by Robert Epstein)

Reflecting the growing needs of the business and the desire to bring manufacturing into their scope, Fred sought a mortgage to in March 1947 and in May of that year acquired the factory site on corner Craig and McNeilage streets in Spotswood.<sup>16</sup> The extant factory was constructed during the following year, 1948.<sup>17</sup>

<sup>15</sup> As per comms, Robert Epstein, 31 August 2021

<sup>16</sup> Certificate of Title, Vol 5687 Fol 309; contract of sale dated March 1947, provided by Robert Epstein

<sup>17</sup> As per comms, Robert Epstein, 31 August 2021; The factory was also listed in Sands and Macdougall's Directory by 1950.



No original drawings survive in the building file for the factory to provide any indication who was responsible for the design. Communications from Fred Epstein's son Robert, suggest no architect was involved and the building was designed potentially in house at Baco. As told by Robert, the driving influence of the design of the factory was the internal function which it was purpose built for. This included the need for good drainage as production machinery had to be cleaned at the end of the day.<sup>18</sup>



c1950 undated early photograph of the factory shortly after completion  
(Source: provided by Robert Epstein)

Although the Epstein family were based in the inner-south-eastern suburb of Windsor, they chose Spotswood as the site for their factory because it was the only industrial site the family could afford with a sewerage connection.<sup>19</sup> The acquisition of land and the construction of a fine modern factory in an established industrial area was of great pride for the family, who had migrated to this country less than a decade prior.<sup>20</sup> The pride the family felt for the building is evidenced in contemporary staged photographs, with the family car in frame.



Circa 1950, undated early photograph of the factory  
(Source: noahsjuce.com.au)

<sup>18</sup> As per comms, Robert Epstein, 12 November 2021

<sup>19</sup> As per comms, Robert Epstein, 31 August 2021

<sup>20</sup> As per comms, Robert Epstein, 31 August 2021

By 1951, Baco held an office at the Rialto Building and the factory on Craig Street. The factory was initially used to manufacture the company's line of condensed milk products, with milk brought in from the dairy centre of Korumburra in Gippsland.<sup>21</sup> Baco had initially applied to the Department of Agriculture for a licence to manufacture condensed milk at the Craig Street factory, but the application was refused as Baco did not collect milk directly from the farmers. A separate store licence had to be sought from the Department instead.<sup>22</sup>

Although the factory was in close proximity to the nearby Australian Glass Manufacturers site, milk bottles were not used in the production of their milk products, instead they were mostly canned.



Undated c1960s Spring Valley juice label  
(Source: noahsjuce.com.au)

The passage of the 1958, *Milk Pasteurisation Act* introduced increased regulations around milk products.<sup>23</sup> Perhaps sensing the increased cost of the additional regulations involved with milk production, Baco Foods Pty Ltd in 1956/57 Baco adapted to manufacturing fruit juice at the site on Craig Street, creating the Spring Valley brand.<sup>24</sup>

Spring Valley was a major success for Baco Foods and soon became the principal concern of the business. The distinctive glass bottle associated with the Spring Valley juices was produced at the nearby Australian Glass Manufacturers on Booker Street.<sup>25</sup>

Likely due to the success of the Spring Valley brand, the company soon outgrew the factory on Craig Street, which they had vacated by 1970 moving to a premises on Cromwell Street, Caulfield to concentrate their fruit juice manufacturing in the south-east near where the family was based.<sup>26</sup>

Consequently, the corner lot was acquired by Darrell and Heather Carr in July 1974.<sup>27</sup> In 1975, it was consolidated with a larger parcel to the south which had been acquired by the Carrs in 1973, to create the current holdings.<sup>28</sup>

<sup>21</sup> Letter, 'Minister of Agriculture to Baco Food Manufacturing Company', 15 February 1951

<sup>22</sup> Letter, 'Minister of Agriculture to Baco Food Manufacturing Company', 15 February 1951

<sup>23</sup> *Milk Pasteurisation Act* 1958

<sup>24</sup> 'Close to the Tree', *Australian Financial Review*, August 9 2007, accessed online, <https://www.afr.com/companies/close-to-the-tree-20070809-kafcd>, accessed 12 August 2021

<sup>25</sup> As per comms, Robert Epstein, 12 November 2021

<sup>26</sup> *Age*, 5 November 1970, p31

<sup>27</sup> Certificate of Title, Vol 9050 Fol 491

<sup>28</sup> Certificates of Title, Vol 8448 Fol 835, Vol 9078 Fol 494

The large, double-height addition to the south of the original factory and administration building was constructed after the two sites were consolidated in 1975. The two hipped roof sections of the original extent of the Baco building can be seen in the 1970 aerial photograph below.



Subject place 1970. The Functionalist factory is outlined and vacant lot to the south which would shortly be consolidated with the north lot be is evident

(Source: Landata, Melbourne 1970 project, Run 39, Frame 174)

After Baco vacated the site, it was occupied by Eagle General Engineers.<sup>29</sup> Baco continued operation although fifty percent of Baco Foods Pty Ltd was acquired by Campbell Soups (Australia) in 1985.<sup>30</sup>

More recently, a permit was granted for the construction of a two-storey addition to the factory and construction of the works are underway. The works are proposed to include the removal of part of the hipped roofs although the form of the building would be retained such that the three-dimensional form of the building would remain legible.

<sup>29</sup> Sands and MacDougall's Directory, 1970

<sup>30</sup> 'Campbell gets Juice Interest', *Age*, 4 December 1985, p32

## Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 3: Developing Local, Regional and National Economies – Developing Industry (3.4)

## Comparative Analysis

The *Baco Food Products* is an uncommon example in the City of Hobsons Bay as a highly intact Post-WWII industrial building designed in the Functionalist style.

The subject place compares to the former Red Robin Hosiery factory (former) at 119 Pier Street, Altona (HO256) designed in the Moderne style at a similar time during the early Post-WWII period, circa 1949. It also has a rendered façade with long, narrower band of windows but features a concrete hood above the entrance. The façade of the Red Robin Hosiery factory however is more ornate than the subject factory on Craig Street. The off-centre, entrance bay is similarly emphasised as a vertically orientated unit - in this case by its fenestration pattern and stepped parapet featuring tripartite geometric mouldings with fin-like projections that extend above the parapet. Overall, the factory on Craig Street is less adorned, which illustrates the subtle differences between the two styles.

The only other place the subject site is readily comparable to is the former W Goetz & Sons Ltd Complex, which is located nearby at 136 Hall Street, Spotswood (HO139). This is a large factory complex with brick administration building designed in the Moderne style during the late Interwar period, circa 1939. The lower part/dado of the walls is manganese brick while the upper part is in a contrasting cream brick with dog toothed corbels to the parapet. The central band of metal-framed windows have a concrete lintel which contributes to the overall horizontal emphases of the design. The entry bay is centrally located and features fins, quoining and a frieze. Overall, it is more decorative than the factory to Craig Street and the elevations are face brick rather than render and concrete block.

## Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or fences	No
Prohibited Use	No
Aboriginal Place	No

## Extent of Heritage Overlay

The proposed boundary of the heritage overlay is outlined approximately below, the northern building on CP103701 (about 18m x 34m).



Recommended boundary extent of heritage overlay.  
(Source: Nearmap, 1 September 2021)