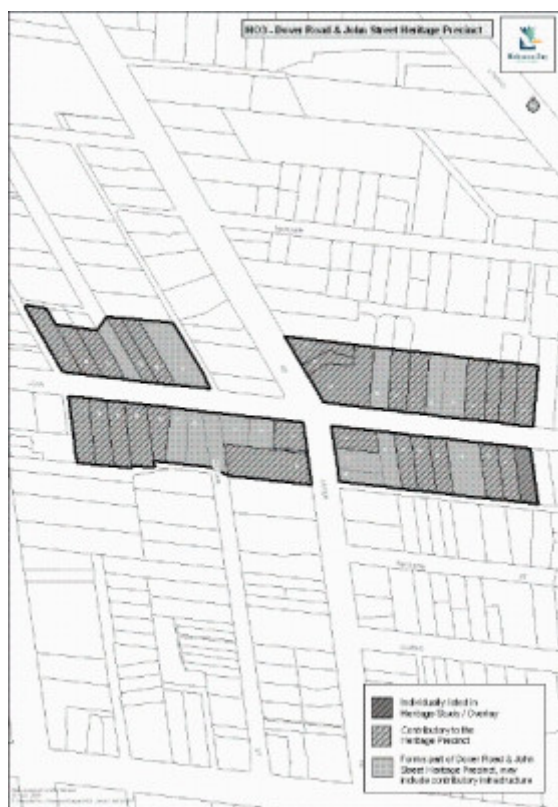


## Dover Road and John Street Precinct



Dover Road and John Street  
Precinct, Hobsons Bay  
Heritage Study 2006



Dover Road and John Street Precinct, Hobsons Bay Heritage Study 2006

### Location

33-35 Dover Road and 36-44 Dover Road and 3-37 John Street and 4-32 John Street, WILLIAMSTOWN VIC 3016

### Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO3

## Heritage Listing

Hobsons Bay City

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## Statement of Significance

Last updated on -

What is Significant?

The Dover Road and John Street Heritage Precinct, which comprises all land in HO3 and generally includes properties with a frontage to John Street between The Strand and Douglas Parade and, the part of Dover Road immediately north and south of John Street, Williamstown

How is it Significant?

The Dover Road and John Street 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 illustrate the private residential subdivision that occurred in the area to the north of Ferguson Street during the mid to late nineteenth century. The former Oddfellows Hotel illustrates how commercial uses were situated throughout residential areas prior to changes to licensing laws and the advent of motorised transport. (AHC criteria A4 and D2)

Aesthetically, it is significant as a relatively intact example of a late nineteenth and early twentieth century residential area, which predominantly comprises detached weatherboard single storey cottages. The former Oddfellows Hotel is a rare surviving example of a single storey weatherboard hotel that illustrates its former commercial role by its construction on the corner street boundaries. (AHC criteria B2, E1 and F1)

On this basis, the following properties contribute to the significance of this precinct:

- Dover Road 33, 35, 36, 38, 42 and 44
- John Street (odd) 3, 5, 7, 13-17 29-37 (even) 4-10, 16, 18 and 24-32 (inclusive)

*Please note that some heritage places within this precinct may also have an individual citation in this Study.*

Heritage Study/Consultant	Hobsons Bay - Hobsons Bay Heritage Study, Hobsons Bay City Council, 2006;
Construction dates	1850,
Hermes Number	22430

Property Number

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## Historical Australian Themes

*Principal Australian Historical Theme(s)*

Making Suburbs

## Physical Description 1

Dover Road and John Street are relatively narrow residential streets within the Private Survey precinct in North Williamstown; Dover Road runs almost parallel to the Strand, while John Street is an east-west street that extends from Melbourne Road to The Strand. The precinct includes part of John Street between The Strand and Douglas Parade, and part of Dover Road immediately to the north and south of John Street.

The housing is predominantly Victorian interspersed with Edwardian and some more recent styles. They are typically modest, single-storey, detached, weatherboard cottages with hipped and gabled roofs of corrugated steel or terracotta tile. Front and side setbacks are small and relatively uniform. Fences are mostly not original and are a variety of types and styles including timber picket and concrete block. The condition of houses in the precinct is generally good, however, the integrity of their fabric is moderate.

Distinctive buildings and elements include:

- 'Mandalay' at 24 The Strand (south west corner of John Street), particularly the bluestone rubble wall along the John Street frontage.
- The former Oddfellows Hotel and the attached houses at 38-44 Dover Street on the north east corner of John Street, which are constructed to the property boundary
- The 'Moderne' house at 3 John Street (Refer individual citation)

Concrete kerbing has replaced the original bluestone in both streets and there are asphalt footpaths and no street trees.

## Integrity

Integrity

Moderate. There has been some unsympathetic new development such as the double storey house at 1 John Street.

## Usage/Former Usage

Context This precinct is one of a number of late nineteenth century residential areas within the Private Survey heritage precinct. Surrounding streets comprise a mix of development from the Victorian to the postwar periods.

## Physical Description 2

Associations Major George Frederick Berkeley St John

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*