

Newport Civic and Commercial Precinct



Newport Civic and Commercial Precinct,
Hobsons Bay Heritage Study
2006



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Location

Elphin Street (part), Hall Street (part), Mason Street (part), Melbourne Road (part) and Walker Street (part)
NEWPORT, HOBSONS BAY CITY

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO22

Heritage Listing

Hobsons Bay City

Statement of Significance

Last updated on -

What is Significant?

The Newport Civic and Commercial Precinct, which comprises all land in HO22 and generally includes the commercial precinct surrounding Newport Railway Station, Newport and includes properties in Hall Street (part), Mason Street (part) and Melbourne Road (part), Newport.

How is it Significant?

The Newport Civic and Commercial Precinct is of local historic, social and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant as the major commercial centre within Newport locality which illustrates the nineteenth century beginnings of the area and the significant development that occurred in the Edwardian and Interwar period, which closely the residential and industrial growth of the area during the same periods and how development was closely linked to the development of the railways in this area. (AHC criteria A4 and G1)

Aesthetically, it is significant as a well preserved late nineteenth and early twentieth century commercial precinct that is notable for its architectural landmark sites including the former CBA bank, Newport Hotel, Masonic Hall, VR Newport DC substation and railway station and for the continuity and visual relationships of the shops in Hall Street and Melbourne Road, which are characterized by the parapeted building forms with uniform front and side setbacks, similar wall materials and similar scale and some with early shopfronts, awnings and other detailing. (AHC criteria E1 and F1)

Socially, it is significant for its strong associations with the Newport community as an important community meeting place that has played an important role in the development of the area. (AHC criterion G1)

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

- Hall Street 1, 3-7, 9, 10 15, 18- 21, 28, 30-32, 34-36, 38-40 and 42-46.
- Mason Street 1, 11-15, 17, 18 and 24-26.
- Melbourne Road 405, 407-409, 413-417 and 421-423(Note: Melbourne Road south of North Road is situated within the Melbourne Road Commercial Heritage Precinct (HO20)).
- Newport War Memorial, median Mason Street
- Newport Railway Station & trees

- Newport Railway Sub-station (former)
- Bluestone kerb and channeling and laneways.

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	1800,
Hermes Number	22451
Property Number	

Physical Description 1

The Newport Civic and Commercial Precinct has grown around the railway, reflecting the two stages of the railway's development as well as two major periods of growth in the Williamstown and Newport areas during the 1880s and the Edwardian and Interwar period. This development resulted in the growth of the residential and industrial areas of Newport and Spotswood and the civic, commercial and ecclesiastical structures erected to serve them, particularly during the Edwardian-era and immediate post World War One period. The same development periods are seen in the adjoining residential areas.

The buildings are typically well-preserved and illustrate the two main development periods (Victorian and the Edwardian/Interwar eras) well. This is particularly demonstrated by the early shopfronts and upper level facades in the commercial buildings which form a strip of development facing the railway and central open space in Mason Street. A secondary aspect of the commercial strip is the associated residential component built into many of the buildings as an indication of the live-in form of commercial tenancies in the pre-WW2 period. These can be seen from rear lanes and the adjoining residential area.

Commercial buildings make up the character of the precinct and their physical attributes are:

- Face brick (typically red) or brick and render combined or all rendered street facades and face brick rear elevations.
- Row or joined construction.
- Zero front and side setbacks.
- Two storey parapeted form in Hall Street, and predominantly single storey in Melbourne Road.
- Upper facades are usually intact with double hung timber or projecting bay windows.
- Some retain early awnings or shopfronts with plinths, some glazed tiling, timber and metal window framing, transom lights, and recessed entries being typical.

Landmark buildings within the precinct include the Newport Hotel, Newport Commercial Bank (former), Masonic Temple (former) and the Victorian Railways DC Substation (former).

Physical Conditions

Condition

The condition of buildings is generally good.

Integrity

Integrity

The integrity of the precinct is Moderate overall as there are few post-war buildings.

Usage/Former Usage

Context

The precinct is situated within Edwardian and inter-war residential areas to the east, west and south. Industrial areas are situated to the north.

Historical Australian Themes

Principal Australian Historical Theme(s)

Developing local, regional and national economies, Marketing & retailing

Physical Description 2

Associations

Various - refer to citations for individual properties.

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/>