

Spotswood Residential Heritage Precinct



Spotswood Residential
Heritage Precinct, Hobsons
Bay Heritage Study 2006



Spotswood Residential Heritage Precinct, Hobsons Bay Heritage Study 2006

Location

George Street and Hope Street (part) and McLister Street (part) and Robert Street (part) and The Avenue (part)
SPOTSWOOD, Hobsons Bay City

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO30

Heritage Listing

Hobsons Bay City

Statement of Significance

Last updated on -

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[H1] (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.

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

Note: 23 Forrest Street has been demolished (not covered by overlay) and 25 does not exist.

Heritage Study/Consultant Hobsons Bay - Hobsons Bay Heritage Study, Hobsons Bay City Council, 2006;

Construction dates 1886,

Hermes Number 22464

Property Number

Physical Description 1

The Spotswood Residential heritage precinct includes various streets that reflect the sporadic periods of development in the area over 100 years. The dominant period expression of the precinct is c.1890-1915 (Victorian cottage and villas and Edwardian bungalows), interspersed with some inter-war housing that is related in terms of its form, materials and scale. Typically, the houses have a front verandah or porch, a garden or front setback, some side setback, hip or gable roof forms clad in Marseilles pattern terra-cotta tiled or corrugated iron, and low timber framed front fences. There are some mature street trees (Ash and Plane species) in streets north of Hudsons Road, and bluestone kerbing in some areas.

Small groups of houses in the precinct are significant but the overall character is inconsistent due to unrelated postwar development. The following specific comments are made for streets within the precinct.

Bolton Street

Bolton Street comprises a sprinkling of Edwardian timber houses, between Hudson Street and The Avenue. There is a mixture of Plane and Norfolk Island hibiscus street trees. Integrity is moderate as almost 50% of the houses have been altered or replaced in the post-war era, which includes some intrusive 2 storey houses.

Craig Street

Craig Street includes one group of originally identical (now with some alterations) Victorian single fronted weatherboard cottages at Nos. 52-70. Otherwise the street is predominantly postwar industrial buildings.

Forrest Street

Forrest Street comprises predominantly Edwardian-era weatherboard bungalows. Mature Ash street trees provide a related landscape. Integrity is moderate as almost 50% of the houses have been altered or replaced in the post war period.

George Street

George Street includes some good examples of Edwardian weatherboard bungalows (Nos. 5 and 9) south of Little Mary Street, as well as related houses from the Victorian and inter-war period. Integrity is moderate as more than 50% of the houses are contributory.

Hope Street

Hope Street is notable for the group of Victorian villas and cottages at the southern end, which includes the only examples in Spotswood of single fronted brick Victorian Italianate villas at Nos. 1-9 (q.v.) Other contributory houses include double fronted Victorian and Edwardian weatherboard villas. Overall integrity is moderate with almost 50% of houses are altered or date from the postwar period.

Hudsons Road

Mainly commercial with some Edwardian-era and inter-war houses. Integrity is low as there are many post-war and unrelated buildings.

McLister Street

The north side of this street includes one notable Victorian era cottage at No. 2, but otherwise comprises houses altered or constructed in the post war period. The south side of the street comprises the interwar Victorian Railways Stores complex (q.v.).

Reed Street

Inter-war weatherboard houses facing primary school and other open areas. Integrity is low as many houses have been unsympathetically altered in the postwar period.

Robert Street

Robert Street contains some intact examples of Victorian and Edwardian weatherboard villas and cottages, which are enhanced by mature plane street trees. Notable examples include the group of Victorian and Edwardian villas at 49-59.

The Avenue

The Avenue east of Melbourne Road includes a number of Victorian, Edwardian and inter-war weatherboard villas and bungalows, including the group at 35-41. However, the overall integrity is low as the majority of houses date from the post war period.

Integrity

Integrity

Moderate to Low - refer to specific comments above.

Physical Description 2

Context

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

Historical Australian Themes

Principal Australian Historical Theme(s)

Making Suburbs

Physical Description 3

Associations

Robert Poole, Clement Hodgkinson

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/>