

Identification and location

Name of place: **Angliss Housing Estate Precinct**

Other Name

Address

bounded by **Maryston, Tuppen, Lincoln Streets, part Somerville Road**
Kingsville

Place Identifier

22172

Heritage Overlay Number 2000

HA14

Heritage Significance

City

Creation date(s)

1924-1930s

Map (Melway)

41 H8

Boundary description

Parts of Somerville Road, Austin, Lincoln, Maryston and Tuppen Streets with emphasis on fabric created in the inter-war period.

Local Government Area

City of Maribyrnong

Ownership Type

Private & Public

Description

Site Type: **Housing estate**

Physical Description

The general character of the Angliss Housing Estate Precinct is one of detached Californian Bungalow and Mediterranean villa style weatherboard houses, with corrugated iron and unglazed Marseilles pattern terra-cotta tile roofing. There are common front and side setbacks and properties were originally fronted with wire fabric or low simple timber picket style fencing. Block sizes are regular, as shown in LP10637. There are single 3m maximum width crossovers to garaging set at the back of the block which are accessed by side drives; and concrete footpaths, kerb and channelling.

Of the 119 places listed in the proposed Heritage Overlay for the Angliss Housing Estate Precinct, there are 111 contributory places.

Lincoln Street: Mostly Californian Bungalow weatherboard houses with some Edwardian houses intermixed. Number 2 has been altered and number 4 is of the 1930s. Number 8 appears Edwardian and may predate the rest of the subdivision. Number 10 is a good example of a Californian Bungalow, as is number 12 which still has its stained boarding.

Maryston Street: Majority of timber Californian Bungalows. There is an unusual Bungalow at number 16, but generally the house designs are to a fairly standard pattern with individual details

such as the bowed windows and notable glass at 26 and other elements such as wire fences and remnant garden planting. Numbers 36 and 38 have a Spanish character, as do the remaining houses on the west side going to the south. Unrelated elements include the new dual occupancy at number 10 and new houses at numbers 29 and 24, with an upper level addition on number 32.

Somerville Road: The south frontage is mixed and has only a limited relationship with the streets within the precinct. There is some Bungalow development, as at number 229 with related shops of the 1920s and 1930s but these are intermixed with new neo-Tudor style houses, such as at number 239 and late 1930s dwellings such as at number 237. The group at numbers 225, 223, 221A and 221, extending down to Sturt Street, are all Bungalow style houses and relate to the precinct.

Tuppen Street: The majority of area is of weatherboard and of the 1920s, and all of the Californian Bungalow style. There has been some recladding and there are isolated brick examples at numbers 16 and 18. To the south, there are also houses (numbers 46, 51) from the late 1930s-40s which are not directly related to the main 1920s era of the precinct, but nevertheless are contributory because of visual similarities.

Condition

good (partially disturbed, well preserved)

Integrity

substantially intact/some intrusions

Context

Set by the creek and associated reserve and contained on the north and east by busy Somerville and Williamstown Roads.

Threats:

Unrelated development

History

Despite the frantic subdivision of land in the late nineteenth century, most of the residential development of the City of Maribyrnong has occurred in the twentieth century. In the first two decades of the century housing spread out through Seddon, between Geelong Road and Somerville Road and at West Footscray. In this period and the 1920s, much of the residential development was carried out by developers, such as Hansen, who built homes on both sides of Geelong Road at West Footscray, Rayner, who built an estate around Eleanor, Gordon Street, Alma and Rayner Streets and even Sir William Angliss, who began to subdivide land to the south of Somerville Road at Yarraville and Kingsville in the 1930s. At Maidstone war-service homes contributed to the filling streetscapes between Mephan and Mitchell Streets { Barnard,

2000}.

The early history of suburban subdivision in this area included the 1855 Bristol Estate (Williamstown Road to Fehon Street) which took its place beside the Yarraville Estate (q.v.) and the Barkly Estate (1857) near today's Yarraville railway station. The 1877 Borough Plan shows most of it as paddocks.

The major part of this precinct (Bishop St to Tuppen St) was declared by surveyor G.T. Little in 1924, as authorized by Secomb & Woodfull, on behalf of meat-marketer William Angliss (VTO: LP 10637). Council approved it in September. During the area's initial populating (c1928-30), Austin Crescent became Crow Street, only to be reinstated as Austin Cr twelve years later.

William (later Sir William) Angliss (1865-1957) shared in the post First War housing boom with this subdivision as part of a series of tram-dependent estates, stretching south from Somerville Road and west from Williamstown Road, created between 1924 and 1926. He also financed the beginning of a strip shopping centre along Williamstown Road as a vital part of the estates. At this time his meat exporting industry was rapidly expanding while he was also acquiring a number of meat businesses throughout Australia and New Zealand. He also purchased or leased several large cattle holdings in Queensland and New South Wales, completing the chain of supply and sale. By the end of the decade his was thought to be the largest privately controlled meat marketing business in the British Empire. This business was acquired by the British Vestey company in 1934 but Angliss had already diversified, allowing him to continue to make money after the sale. He was thought to be Australia's richest man in 1950 and was knighted in 1939 {ADB V7:70}.

Angliss had earned a great deal of his fortune in the Footscray area, with his extensive meat works (1905-) on the Maribyrnong River. He also built a small street of workers housing there in the Edwardian-era. Perhaps as thanks to his workers, he provided a 15 acre reserve at Wembley Park and went on to give 3 acres to Footscray Park, 15 acres at Kingsville (Angliss Reserve) and 100 acres along the Stony Creek next to this estate, the latter having been only recently enhanced.

The area bounded by Maryston, Austin, and Tuppen Streets and Somerville Road, has a high integrity to the period between the two great wars. Many of the houses are intact with fences and gardens to match; the expression of the area only weakening at the east and west borders.

Historical Influences

1. Residential Development: grouped like the industrial sites along transport routes such as rail and then spread by the tramway and finally motor transport; a residential development volume

which follows closely the prosperity of industry; and the role of industrial figures in the development of housing in the city, specifically Angliss.

Thematic context

Australian Principal Theme	Making suburbs	
PAHT Subtheme	Making suburbs	Local Theme(s)
		Twentieth Century Residential Development

Cultural Significance

The Angliss Inter-war Housing Estate Precinct is historically and aesthetically significant to the City because:

- it is among the best physical expression of the Californian Bungalow estates created between the two wars in the City and represents well this transport linked development era as expressed by:
 - detached Californian Bungalow and Mediterranean villa style weatherboard houses,
 - corrugated iron and unglazed Marseilles pattern terra-cotta tile roofing,
 - common front and side setbacks and originally fronted with wire fabric or low simple timber picket style fencing,
 - regular block sizes, as shown in LP10637,
 - single 3m maximum width crossovers to garaging set at the back of the block accessed by side drives, and
 - concrete footpaths, kerb and channelling (Criterion A4);
- the precinct's Californian Bungalow style houses are true to period, particularly in streets like Tuppen Street (Criterion C2);
- of the link with William Angliss and, as a comparison with his Edwardian-era worker housing, this precinct is the City's best built representation of his 1920s Footscray estates and represents a period where his business interests were diversifying and expanding (Criterion H1) ; and
- of the comprehensive nature of the Angliss development with its provision of much-needed open space and a shopping centre for the estates, following the latest town planning principles of the time (Criterion A3).

Comparative Examples:

Bungalow areas such as the Queensville Estate Precinct are similar but have a distinctive character because of the 19th century lot sizes; the war service estate (HA1) is similar in siting and built character but lacks the integrity and design elements (coloured glass, fences) of this Estate.

Recommendations

Heritage Victoria Register

Register of the National Estate:

National Trust Register:

Other Heritage Listings

Planning Scheme Protection

External Paint Controls Apply?:

Internal Alteration Controls Apply?:

Tree Controls Apply?:

Included on the Victorian Heritage Register under the Act:

Are there Outbuildings or Fences not Exempt?:

Prohibited Uses may be Permitted

Recommendations:

The boundaries of the existing Heritage Overlay HA14 in the City of Maribyrnong Planning Scheme should remain as existing (refer map).

The following objectives have been drawn from the Statement of Significance where identified contributory places or elements are generally those which derive from the inter-war era (c1919-38) including:

- detached Californian Bungalow and Mediterranean villa style weatherboard houses, corrugated iron and unglazed Marseilles pattern terra-cotta tile roofing, common front and side setbacks and originally fronted with wire fabric or low simple timber picket style fencing;
- regular block sizes, as shown in LP10637;
- single 3m maximum width crossovers to garaging set at the back of the block accessed by side drives; and
- concrete footpaths, kerb and channelling.

It is recommended:

- to conserve and enhance the identified contributory elements in the precinct and individually significant places, as perhaps the best physical expression of the Californian Bungalow estates created between the two wars in the City, where elements include buildings, objects, landscape, lot sizes, land and street works and enhancement includes the reinstatement of missing original elements;
- to conserve and enhance the visual relationship between contributory elements in the precinct;
- to conserve and enhance the public view of these contributory elements;
- to promote the historical association with William Angliss;
- to conserve and enhance the amenity of the precinct to aid in its heritage conservation;
- to ensure that new elements within the precinct are recessive and related to the precinct's

contributory elements in roof and plan form, external materials, front and side setbacks from property boundaries, and building bulk as viewed from public areas; and
- that Council investigate the preparation of an incorporated plan for the Angliss Inter-war Housing Estate Precinct which will embody the above objectives.

Australian Heritage Commission Criteria

A3 Importance in exhibiting unusual richness or diversity of flora, fauna, landscape or cultural features.

the comprehensive nature of the total Angliss development with its provision of much-needed open space and a shopping centre for the estates

A4 Importance for their association with events, developments or cultural phases which have had a significant role in the human occupation and evolution of the nation, state, region or community.

among the best physical expression of the Californian Bungalow estates created between the two wars in the City and represents well this transport linked development era

C2 Importance for information contributing to a wider understanding of the history of human occupation of Australia.

the precinct's Californian Bungalow style house groups are true to period

H1 Importance for their close associations with individuals whose activities have been significant within the history of the nation, state or region.

the link with William Angliss and as a comparison with his Edwardian-era worker housing, this section of the estates being the City's best built representation of his numerous 1920s Footscray estates

historical significant architectural significant social significance scientific significant

Documentation

References

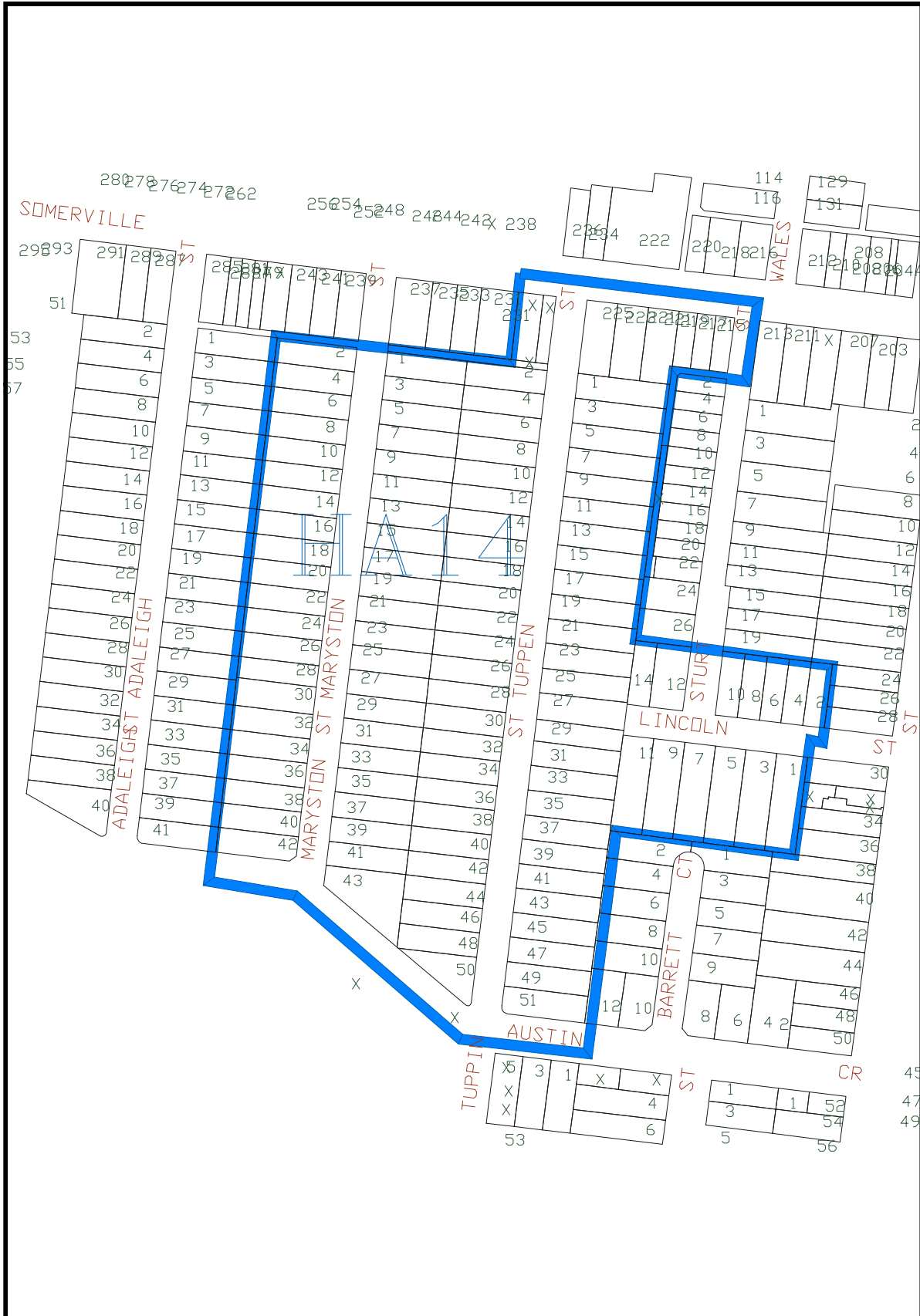
Butler, G. 1993 The Footscray Urban Conservation Area Review, City of Footscray: 29 cites LP 10637, John Lack
Barnard, 2000, Historic Places Review Vol 2 Environmental History, City of Maribyrnong
'Australian Dictionary of Biography' (ADB)

Data recording

Assessed By:

Assessed Date:

Historic Places - Urban Conservation Areas & Individual Places in the former City of Footscray



HA14: Angliss Housing Estate Precinct