

Identification and location

Name of place: **Queensville Estate Precinct**

Other Name Kingsville

Address bounded by Shackell, Empress, Webb, Wales, Chirnside and
Queensville Streets, part Williamstown Road
West Footscray

Place Identifier 22171 **Heritage Overlay Number 2000** HA 9

Heritage Significance Regional

Creation date(s) 1910s-20s **Map (Melway)** 41 J7

Boundary description Shackell, Empress, Webb, Wales, Chirnside and Queensville Streets and the west side of Williamstown Road, with emphasis on all original Edwardian-era and inter-war built elements, including basalt pitched paving, asphalt footpaths, lot sizes and street patterns.

Local Government Area City of Maribyrnong

Ownership Type Private & Public

Description

Site Type: Housing estate

Physical Description

The general character of the Queensville Estate Precinct is that of timber Edwardian and Post First War era single storey detached timber housing on small and consistent lot frontages with long narrow streets on a grid-iron layout. There is a dominance of the gabled roof form and houses originally with low simple square or round top timber picket or timber framed wire fabric front fences. The street originally had asphalt footpaths and stone kerb and channel, with some surviving and there was no provision for on-site vehicle parking for most of the identified housing. The surviving rear right-of-ways are valuable elements associated with the 19th century night soil collection. The resulting area character is a visually cohesive blend of two major house styles derived from the Edwardian and Bungalow eras, and mainly built of timber. They share the gabled roof form but the Edwardian-era house types also have a hipped roof combined.

A product of the large estates surveyed in the 1880s, the street arrangement is surprisingly regular for Footscray, providing a contrast to the other contemporary estates of the city while also possessing the narrow frontages of the late 19th century boom. Most of the estate has the basalt kerb and channel and asphalt footpaths which contributes to the period expression. Of the 830 places listed, 749 places are contributory.

Wales Street: A major part of the north end of Wales Street has been taken up with a park which provides a gap in what is otherwise a repetitive streetscape based on the gabled roof form set on narrow frontages relatively close to the street. Nevertheless the park has some mature trees which are related to the precinct era. Otherwise there is a mixture of post World War One (number 3 Wales St) and Edwardian-era houses (number 7 Wales St).

Coronation St: As with the other streets there is a large number of Edwardian-era (numbers 12, 9 Coronation St) and 1920s (number 7 Coronation St) weatherboard housing on narrow lots.

Chirnside Street: Californian Bungalow (gabled type - see numbers 112, 151) and Edwardian-era (hipped roof, verandahed type- see number 85) timber housing, with the best areas south of Shackell Street.

Empress Street: The west side integrity to the area's period is better than the east side of Empress Street, particularly north of Shackell Street. The south end of Empress, below Chatfield, the east side has a lower integrity. The Empress Avenue and Somerville Road intersection has unrelated development at both corners.

Queensville Street: Generally a Californian Bungalow street with some Edwardian intermixed, all timber. The western side has fairly high integrity to period of both Edwardian and Bungalow era, despite brick intrusions. The east side has less integrity. Both blocks north and south of the present UCA should be considered for inclusion.

Condition

good (partially disturbed, well preserved)

Integrity

substantially intact/some intrusions

Context

The estate lies between the two major roadways of Somerville and Geelong Roads while the tramways of 1921 ended at Williamstown Road, Summerhill- Rosamond Roads and Russell Street, bringing access to large residential acreages such as this. Workers could travel from here to the large factory lots which were still located mainly along the Maribyrnong River, Geelong Road and the adjacent Sunshine railway line.

Threats:

Unrelated development, changes to original fabric, increased vehicle traffic.

History

The banks of the Maribyrnong River were significant in terms of the development of industrial patterns in 19th century Footscray.

As industry grew during the nineteenth century, it was at first drawn to the banks of the Maribyrnong, especially at Footscray and Yarraville, but also at Maribyrnong. It was not really until the twentieth century that industry began to stray away from a belt along the river, jumping established residential areas to spread out along Geelong Road at Footscray West and Ballarat Road at Footscray and Maidstone. From the 1920s industry spread along Sunshine Road at West Footscray and Tottenham and from the 1940s it moved into the Hampstead Road district at Maribyrnong, along Ballarat Road at Braybrook, and filled up wide open spaces around Paramount Road, Sunshine Road and Somerville Road at Tottenham and Brooklyn {Barnard, 2000}.

The development of tramways did not involve such a linear plan.

While several other inner Melbourne municipalities were connected to the centre of the city by cable tramways as early as the 1880s, the City of Maribyrnong could not boast its own tramway system until the second decade of the twentieth century. Tramway systems were usually established by local Tramways Trusts and the Footscray Tramway Trust was created in 1916. Although trams in other parts of Melbourne generally provided a route into the city, Footscray's was different in that it was intended to bring passengers into Footscray from 'outlying areas' such as Kingsville, Essendon, West Footscray and Seddon. Initially the Tramways Trust envisaged a system that ran from Essendon to Williamstown, via Footscray, but this ambitious plan did not eventuate. The Footscray Tramways system opened on September 6, 1921, with three routes leading out from a Leeds St terminus and with a tram depot at Buckley Street. The routes terminated at the corner of Somerville and Williamstown Road, Yarraville, Barkly Street/Russell Street, West Footscray and Rosamond Road/Summerhill Road, Maidstone {Barnard, 2000}.

The Queensville Estate Precinct is distinctive because of its narrow fronted 1880s boom era subdivision as a basis for Edwardian-era and immediate post World War One detached housing which is more typically seen on larger blocks governed by the merging Council by-laws of the early 20th century. Today the Estate is a combination of the speculative fever of the late 19th century in terms of density and the need for housing in the population growth in this part of the City during the Edwardian and World War One eras.

The various Queensville estates divided Thomas Chirnside's 89 acre Crown Portion B/14 in the 1880s Land Boom era. The Estates, numbering 1 to 6, were authorised by the solicitor firm of Klingender Dickson & Kiddle (and associated firms) and surveyed by Marmaduke Terry of the architects Terry & Terry. The owner may have been a Mr Thompson. Other estates near the area, including Clarendon (owned by Edgar) and Kingsville (owned by Bishop), combined with Queensville to make up the Kingsville locality which, as an area, had been reluctantly part of the Werribee Shire since 1872.

Suffering from a long period of municipal neglect and experiencing rapid residential growth in the immediate post First War period, the local progress association sought annexation to the Footscray municipality in 1920, succeeding in the following year. The tramways of 1921 ended at Williamstown Road, Summerhill- Rosamond Roads and Russell Street, bringing access to large residential acreages such as the Kingsville Estate, Maidstone and Footscray West. Workers could travel from here to the large factory lots which were still located mainly along the Maribyrnong River, Geelong Road and the adjacent Sunshine railway line. No longer was the housing infilling in old 19th century estates. Now whole subdivisions were filled with the one era of house, making the period expression more obvious. In 1922 the 'Advertiser' noted a '...total absence of the jerry builder and the presence of pleasing and artistic dwellings ...the American bungalow type is rapidly gaining favour, few of the houses cost less than £800'.

By the mid 1920s there was a land and building boom in Footscray and local timber merchant and builder, Anders Hansen, was among the most prolific houses builders on the Queensville and Kingsville estates (see precinct 12). Hansen built 300 houses between 1913 and 1925, at the rate of one per week. The Kingsville school, built in 1919 by local builder Shillabeer, reflected this sudden growth and had to extend after a decade to squeeze the new population in. The William Angles estates south of Somerville Road {Barnard, 2000} are further examples of this era.

Historical Influences on the Queensville Estate include:

1. Transport Development: the railway, the tramways (1921-) and the development of the road system and motor transport;
2. Industrial Development (secondary): the early creek and riverside fell mongering and noxious trades removed from the city of Melbourne (nearby Angles land), the development of major rail and riverside secondary industries linked with the rural export trade recovery of early this century, the resort to Footscray for cheap land by the inner city industries and the growth in the 1930s, particularly around wartime, of further secondary industries, this time away from the railway stations and river and along major road links like Geelong Road.
3. Residential Development: grouped like the industrial sites along transport routes, spread by the tramway and finally motor transport; and residential development which follows closely the prosperity of industry.

Thematic context

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

Cultural Significance

The Queensville Estate Precinct is significant historically and aesthetically to the City of Maribyrnong and the Western Region of Melbourne because:

- the precinct provides a distinctive physical expression of two important eras of residential speculation and growth in the area, the 1880s land boom and the post WW1 residential building surge, one overlaid on the other as expressed by:
 - timber Edwardian and Post First War era single storey detached timber housing on small and consistent lot frontages,
 - long narrow streets on a grid-iron layout,
 - dominance of the gabled roof form,
 - some surviving early asphalt footpaths and stone kerb and channel, and
 - the pre-motor age, with no provision for on-site vehicle parking for most of the identified housing. (Criterion A4);
- the uniformity of building stock allows comprehension of the rapid rise of a community from paddocks in the post First War era (Criterion A4).
- the precinct growth period reflects the spread of tramways and the influence of new transport networks (Criterion A4);
- the precinct has a strong visual cohesion arising from its relatively unaltered housing stock from the immediate post WW1 era, and the use of two basic house styles (Criterion E1); and
- of the visual effect of closely spaced mainly gabled Californian Bungalow forms on the narrow 19th century lots is unusual in the metropolitan area compared to other Bungalow-era estates (Criterion B2).

Comparative Examples:

The William Angles estates south of Somerville Road are further examples of early 20th century era housing (see HA14). Estates further to the west are either lacking in integrity to any one period or have been redeveloped. Other Bungalow streets include Prince, Clive and Monash. There are few large Bungalow-era tracts in the Region which compare in size and consistency while none has this distinctive use of housing stock conceived in a detached villa form but placed on narrow allotments more suitable for attached houses.

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 HA 9 in the City of Maribyrnong Planning Scheme should be adjusted to the revised boundaries as required (refer map) to include all of Shackell, Empress, Webb, Wales, Chirnside and Queensville Streets and the west side of Williamstown Road (2-204).

The following objectives have been drawn from the Statement of Significance where contributory places or elements are generally those which derive from the Edwardian and immediate post WW1 eras (c1910-35) including:

- timber Edwardian and Post First War era single storey detached timber housing on small and consistent lot sizes and frontages, with rear right-of-ways;
- long narrow streets on a grid-iron layout;
- dominance of the gabled roof form;
- originally with low simple square or round top timber picket or timber framed wire fabric front fences;
- originally with asphalt footpaths and stone kerb and channel, with some surviving;
- originally with no provision for on-site vehicle parking for most of the identified housing.

It is recommended:

- to conserve and enhance the contributory elements in the precinct and individually significant places, as a good and distinctive expression of a land boom era subdivision designed for maximum return superimposed with later eras of housing from two major periods of growth in the region, where elements include buildings, objects, landscape, 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 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 (excluding rear right-of-ways); and
- that Council investigate the preparation of an incorporated plan for the precinct which will embody the above objectives.

Australian Heritage Commission Criteria

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.

provides a distinctive physical expression of two important eras of residential speculation and growth in the area, the 1880s land boom and the post WW1 residential building surge, one overlaid on the other;
uniformity of building stock allows comprehension of the rapid rise of a community from paddocks in the post First War era; precinct growth period reflects the spread of tramways and the influence of new transport networks.

B2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced, in danger of being lost, or of exceptional interest.

visual effect of closely spaced gabled Bungalow forms on the narrow 19th century lots is unusual in the metropolitan area compared to other Bungalow-era estates

E1 Importance for a community for aesthetic characteristics held in high esteem or otherwise valued by the community.

The precinct has a strong visual cohesion arising from its relatively unaltered housing stock from the immediate post WW1 era, and the use of two basic house styles

historical significant architectural significant social significance scientific significant

Documentation

References

Butler, 1993, The Footscray Urban Conservation Area Review, City of Footscray: 44- cites Lack: 246-8, 'Footscray's First One Hundred Years' (FFOY) 1909, 33, Lodged Plans 2584, 2233-7;
Barnard, 2000, Historic Places Review Vol 2 Environmental History, City of Maribymong

Data recording

Assessed By:

Assessed Date:



Queensville Estate Precinct