

Identification and location

Name of place: **Footscray Geelong Road and Ballarat Road Residential Precinct**

Other Name

Address

bounded by Ballarat Road, Geelong Road

Footscray

Place Identifier

22574

Heritage Overlay Number 2000

HA 3

Heritage Significance

Regional

Creation date(s)

1880s-1920s

Map (Melway)

42 CD2

Boundary description

Parts Ballarat Road and Geelong Roads with emphasis on all original Edwardian-era and Victorian-era elements, including any basalt pitched paving or asphalt footpaths, and original 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 Footscray, Geelong and Ballarat Roads Residential Precinct is one of large, generally Edwardian and Victorian era (with some inter-war) housing. Many buildings are of masonry walls (red brick and stucco), have an attic and are single storey. Buildings have detached siting in varying sized blocks, mostly with terra-cotta tiled roofs. The properties originally had picket front fences and asphalt footpaths and stone kerb and channel, with little surviving. There was originally no provision for on-site vehicle parking for most of the identified housing, with some exceptions along Geelong Road where stables may have been provided at the rear. The general built form is of the typical Edwardian villa main hip and projecting gable roof form combination.

Originally set in spacious landscaped grounds along Geelong and Ballarat Roads, facing parklands and on the top of a rise, the houses contrast with the small weatherboard houses to the south, representing well the close juxtaposition of middle and working class residences. Refer Butler (1989) for individual citations for numbers 2, 8, 10 Geelong Road and 21, 37 Ballarat Road. Original front fencing would have been timber picket for most of the contributory places, with an original fence surviving at 85 Ballarat Road.

Of the 28 places in the proposed HA3, 21 are contributory.

Historical influences evident in this precinct are :

1. Transport routes from different growth eras which contained the precincts
2. Industrial expansion in the Edwardian-era created housing and influenced housing growth in all of the city's social classes.

Condition

good (partially disturbed, well preserved)

Integrity

substantially intact/some intrusions

Context

Like the larger residential areas to the south, this precinct has been shaped by physical boundaries such as the railway, the river and its parkland. The confinement of the housing stock within major traffic ways provides physical and visual isolation. The historical proximity of this housing group to factory complexes, the commercial centre and large tracts of worker housing evokes the pluralism of life in Victorian and Edwardian-era urban development.

Threats:

Unrelated development, changes to original fabric

History

Sold in 1849 as Cut Paw Paw Crown Portions 6 to 9 of Section 15, the first of the area's land owners were William Donald (Portions 6 and 8), Joshua Evans (Portion 7), and James Moore (Portion 9). With the construction of the Melbourne to Williamstown and Mt. Alexander and Murray River railways, came two stations, one at the Nicholson and Raleigh Streets' corner and the other in a reserve at the Williamstown line's intersection with Napier Street { Butler, 1989, Vol. 3: 1 }.

Donald subdivided Portion 8, G.J. & T. Ham selling by public auction some 183 suburban lots in March, 1874. The axis to his estate was, of course, Donald Street, the north and south boundaries were Frances (now Newell) and Ryan Streets. The west boundary was Nicholson Street and around 35 house lots had a river frontage, east of the railway. The river frontage has since been largely vacant, except for a few cottages depicted in 1895 at Ryan Street East { Butler, 1989, Vol. 3:1 }.

By 1877 the 'Smith Street' shown parallel to Donald's estate on the south had become two streets, Bowen and Byron. Similarly, the one chain wide Victoria Street which had duplicated Moore Street, one block west, has remained Leeds Street and Newell Street had replaced

‘Frances Street.’ Although now complete, the subdivision held under 30 buildings {Butler, 1989, Vol. 3:1}.

Between 1877 and the late 1890s, some 80% of the lots north of Hopkins Street were occupied. Michael Lynch’s disastrous Newell’s Paddock Estate (7/14) of 1886 had come and gone with little effect, David Newell’s stone house and stables were the only buildings north of Donald Street, of the approximately 25 houses which lay east of Moore Street. Three solitary houses stood between the Ballarat Road and Newell Street {Butler, 1989, Vol. 3: 1}.

The Ballarat Road frontage, elevated and with views across the river, was chosen from the outset as the location for city leaders, such as Edward Hooper and Robert Yewers. Within the subdivision, however, only a few names stand out, such as William Bunning and Trimble & Hayes, engineers, both in Stirling Street. Nicholson Street, east side, also appears to have been a favoured site, with its preponderance of corner, and generally larger blocks { Butler, 1993}.

In addition there is also the substantial housing group in Geelong Road (numbers 2-10) near the entry to Footscray Park which like Ballarat Road commanded good views and proximity of the river but there was also the nearby Edwardian-era industrial development which paralleled their construction. Examples of prominent local industrialists and businessmen were Sydney Richardson (Richardson's Gears), John Robertson, partner in the large drapery firm of J. H. Hooper & Co., the prominent Footscray draper, J.H. Hooper, himself, a long occupation by Charles Archibald Hoadley and the Gibbs & Finlay design for Margaret and Sydney G. Richardson, in 1916.

Thematic context

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

Cultural Significance

The Footscray Geelong & Ballarat Roads Residential Precinct is historically significant to the City of Maribyrnong because:

- it is one of the city’s more historically expressive precincts from two major and distinguishable growth periods in the city’s development, particularly its large villa development with:
- large generally Edwardian and Victorian era villas,
- masonry (red brick and stucco) walls,
- detached siting in varying sized blocks,
- attic and single storey height,

- terra-cotta tiled or slate roofs,
 - originally with picket front fences,
 - originally with asphalt footpaths and stone kerb and channel, with little surviving,
 - originally with no provision for on-site vehicle parking for most of the identified housing, with some exceptions along Geelong Road where stables may have been provided at the rear, and
 - a general built form of the typical Edwardian villa main hip and projecting gable roof form combination (Criterion A4);
- of the architecturally notable housing along Geelong and Ballarat Roads which is outstanding as a group in the Western Region (Criterion F1) ; and
- it reflects the architectural and siting choice of the more affluent Footscray residents in the Edwardian and Victorian-eras (Criterion H1)

Comparative Examples:

Other areas of Edwardian and Victorian-era housing within the City lie in Yarraville and Seddon, located close to the railway as an expression of the main transport mode of the two eras. This area is road oriented, linked with a specific social class and more closely related to major industrial complexes than the others.

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 Overlays HA3 in the City of Maribyrnong Planning Scheme should be adjusted to the revised boundaries to include only the Ballarat and Geelong Road frontages (refer map).

The following objectives have been drawn from the Statement of Significance where contributory places or elements are generally those which derive from the Edwardian &

Victorian-eras including:

- large generally Edwardian and Victorian era villas;
- masonry (red brick and stucco) walls;
- detached siting in varying sized blocks;
- attic and single storey height;
- terra-cotta tiled or slate roofs;
- originally with picket front fences;
- originally with asphalt footpaths and stone kerb and channel, with little surviving;
- originally with no provision for on-site vehicle parking for most of the identified housing, with some exceptions along Geelong Rd where stables may have been provided at the rear; and
- a general built form of the typical Edwardian villa main hip and projecting gable roof form combination.

It is recommended:

- to conserve and enhance the contributory elements in the precinct and individually significant places 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 park and river aspect from Geelong and Ballarat Roads;
- 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 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.

one of the city's more historically expressive of two major and distinguishable growth periods in the city's development, particularly its large villa development

F1 Importance for their technical, creative, design or artistic excellence, innovation or achievement.

architecturally notable housing along Geelong and Ballarat Roads which is outstanding as a group in the Western Region

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

reflects the architectural and siting choice of the more affluent Footscray residents in the Edwardian and Victorian-eras

historical significant architectural significant social significance scientific significant

Documentation

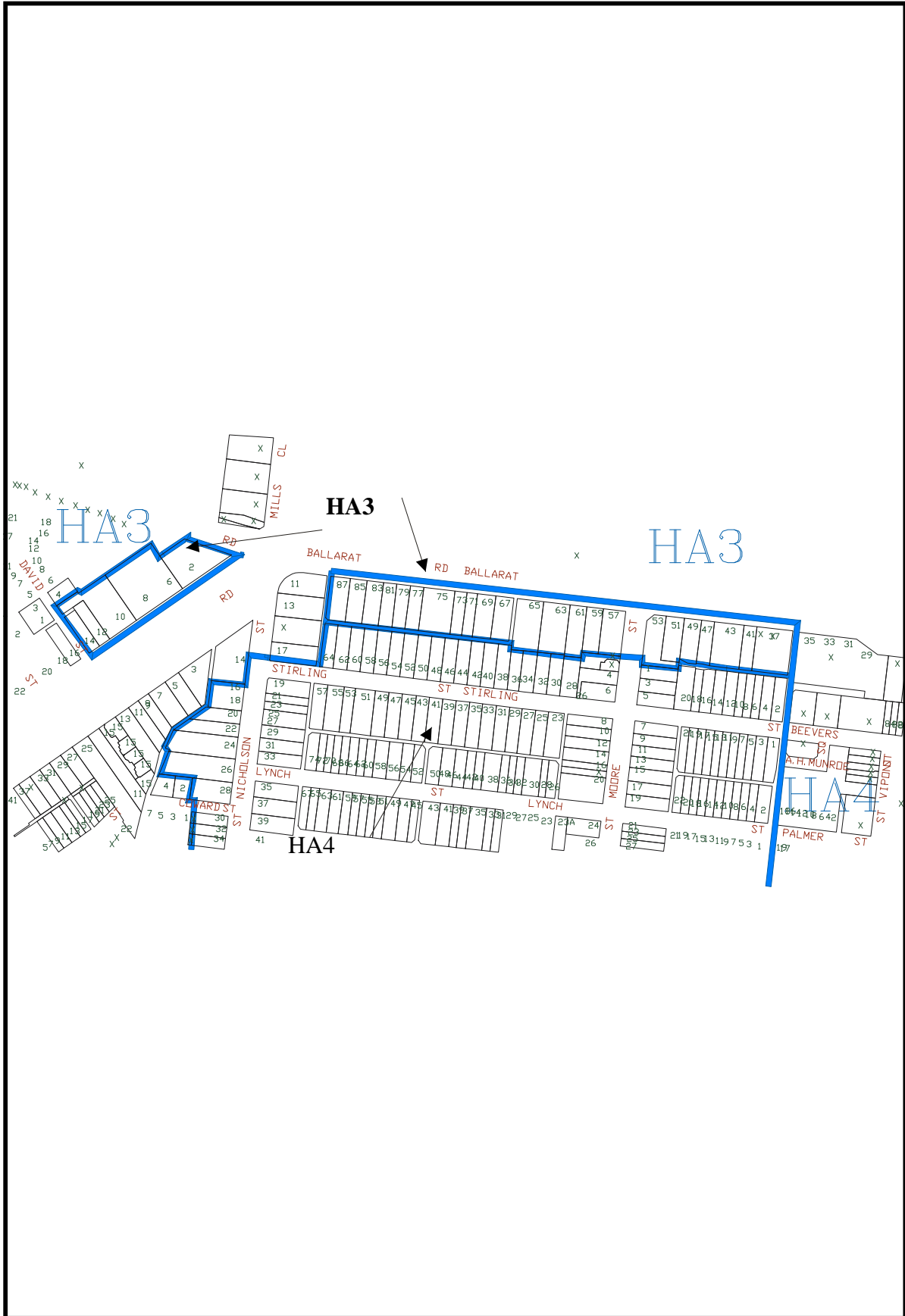
References

Butler , 1989, City of Footscray Urban Conservation Study, Vol. 3:10;
Butler, G. 1993 The Footscray Urban Conservation Area Review, City of Footscray: 8-
Barnard, 2000, Historic Places Review Vol 2 Environmental History, City of Maribyrnong

Data recording

Assessed By:

Assessed Date:



HA3: Footscray Geelong & Ballarat Roads Residential Precinct