

Identification and location

Name of place: **Footscray Residential Precinct**

Other Name

Address

bounded by Moore, Newell, Nicholson, Lynch, Stirling, Donald, and Cowper Streets (parts)
Footscray

Place Identifier

22164

Heritage Overlay Number 2000

HA 4

Heritage Significance

City

Creation date(s)

1880s-1920s

Map (Melway)

42 DE3,4

Boundary description

Parts of Moore, Newell, Nicholson, Lynch, Stirling, Donald, and Cowper Streets and the railway, with emphasis on all original Edwardian-era and Victorian-era 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 Footscray Residential Precinct is one of small Victorian & Edwardian single-storey detached housing with mainly weatherboard wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and generally narrow block frontages. The surviving rear right-of-ways are valuable elements associated with the 19th century night soil collection. Houses were originally with picket front fences and the streets had asphalt footpaths and stone kerb and channel, with some surviving. There was originally no provision for on-site vehicle parking for most of the identified housing. The major built form was of the typical Edwardian villa main hip and projecting gable roof form combination.

Beyond the clear expression of two important periods in the City's history (Edwardian-era, Victorian-era), there is a visual cohesion which derives from simple, often conservative house design. Many houses have been altered in detail and whole former housing areas redeveloped for commercial uses around the fringe of the precinct. There are distinguishable physical boundaries, such as the railway, the river and its parkland, the Hopkins Street commercial strip and the irregular subdivision of the triangle west of Nicholson Street, which visually contain the generally similar housing stock. The housing is located near to the Footscray Railway Station and the associated commercial area, both of which also display the Edwardian and Victorian-era

character seen in this precinct. The lot layout is typically set on a rectangular grid with essential rear lane access originally for collection of night soil.

Although related in historical origin, the early housing stock has suffered from its proximity to the Hopkins Street commercial area and both Edwardian and more recent waves of renovation. Often visually unrelated and sometimes intrusive new development, together with alterations, lower the street expression of these two periods but, within the context of the city, few other areas are comparable. Architecturally Nicholson Street (east side) offers distinction.

Of the 259 places in the proposed HA4, 231 are contributory.

The historical influences evident are:

1. Transport routes from different growth eras which contained the precincts
2. Industrial expansion in the Edwardian-era creates housing and influences housing growth.

Condition

fair (disturbed, reasonably preserved)

Integrity

partially intact/intrusions

Context

This precinct has been shaped by physical boundaries, such as the railway, the river and its parkland, and the Hopkins Street commercial strip. The confinement of the housing stock within major traffic ways provides physical and visual isolation. Culturally the proximity to the river and the associated factory complexes is meaningful in the location of these large tracts of worker housing. The complexes which provided this work have all but gone.

Threats:

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

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}.

Meat retailer and processor, William Angles, purchased the eastern half of portions 6 and 7, in 1903, where he opened a 0.6 hectare meat processing complex two years later, adding more components subsequently. William and Arthur Angles purchased David Newell's house and surrounding vacant land in 1904, providing some 26 weatherboard bijou villas in the period 1912-13 for his workforce. Angles built more housing, between Newell Street and Ballarat Road, 1914-32 which has since been demolished {Butler, 1989, Vol. 3: 1}.

North of Newell Street, surveyor, Alan Meudell, laid out house lots both sides of Stirling Street in 1903-5, using rear-lane night-soil access, in contrast to the earlier subdivisions south of Newell Street. This land, and lots to the south, were partly occupied by 1910, particularly the western half of Stirling Street (38-62). The houses built were Edwardian in period, but often Victorian in character and, as elsewhere in Footscray, some existing Victorian era housing was renovated to suit Edwardian trends, such as number 42-44 Moore Street {Butler, 1989, Vol. 3: 1}.

Thematic context

Australian Principal Theme	Making suburbs	
PAHT Subtheme	Making suburbs	Local Theme(s) Private subdivisions and villages in the nineteenth century

Cultural Significance

The Footscray Residential Precinct is historically significant to the City of Maribyrnong because:

- it is expressive of two major and distinguishable growth periods in the city's development with:

- small Victorian & Edwardian single-storey detached housing with mainly weatherboard wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages,
- some surviving early asphalt footpaths and stone kerb and channel,
- originally with no provision for on-site vehicle parking for most of the identified housing as an evocation of the pre-motor age, and
- major built form of the typical Edwardian villa main hip and projecting gable roof form combination (Criterion A4);
- its demonstrates typical Victorian & Edwardian-era residential siting, close to the workplace, transport routes and transport outlets (Criterion C2) .

Comparative Examples:

Other areas of Edwardian and Victorian-era housing within the City lie in Yarraville and Seddon, located close to railway as an expression of the main transport mode of the two eras. This area is perhaps 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 and HA4 in the City of Maribymong Planning Scheme should be adjusted to the revised boundaries (refer map) which exclude the Angles worker estate and the Ballarat & Geelong Roads precincts.

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 with:

- small Victorian & Edwardian single-storey detached housing with mainly weatherboard wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks, narrow block frontages and rear right-of-ways;
- originally with picket 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;
- major built form of the typical Edwardian villa main hip and projecting gable roof form combination.

It is recommended:

- to conserve and enhance the identified contributory elements in the precinct and individually significant places, as an evocation of Victorian & Edwardian era worker housing in Footscray, where elements include buildings, objects, landscape, land and basalt kerb and channel, asphalt footpath paving, original lot layouts and rear lanes 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);
- to encourage a visually related and recessive built interface between the adjoining Footscray commercial area and this precinct; 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.

significant to the City as one of the city's more historically expressive of two major and distinguishable growth periods in the city's development.

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

demonstration of typical Victorian & Edwardian-era residential siting, close to the workplace, transport routes and transport outlets

historical significanc architectural significan social significance scientific significanc

Documentation

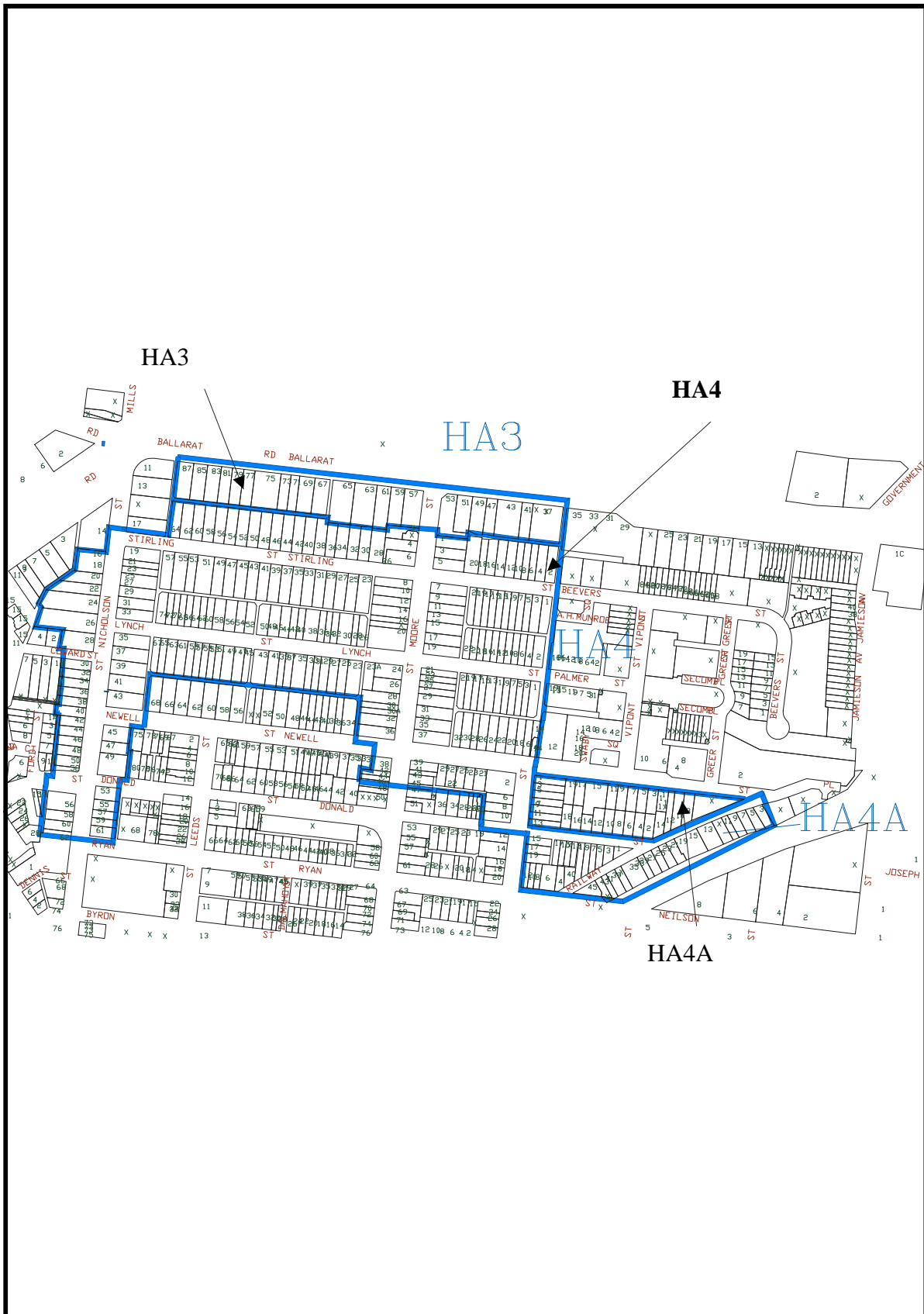
References

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:



HA4: Footscray Residential Precinct