

Identification and location

Name of place: **William Angliss Worker Housing Precinct**

Other Name

Address

bounded by Newell, Donald, Cowper Streets and Railway Place (parts)
Footscray

Place Identifier

22575

Heritage Overlay Number 2000

HA 4A

Heritage Significance

Regional

Creation date(s)

1912-13, 1875

Map (Melway)

42 E4

Boundary description

Parts of Donald, Newell, and Cowper Streets, Railway Place with emphasis on all original Victorian & Edwardian-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 William Angliss Worker Housing Precinct is one of small Edwardian single-storey detached housing with mainly weatherboard wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages. Housing originally had timber picket front fences and in the roofline repeated built form of the typical Edwardian villa main hip and projecting gable roof form combination. The street originally had asphalt footpaths and stone kerb and channel, with some surviving, and there was no provision for on-site vehicle parking in the original development of housing. Beyond the clear expression of the Edwardian-era, there is a visual cohesion which derives from simple, often conservative house design. The earlier Italianate style stone Newell house stands out in this precinct as a signal of earlier historical development.

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. It is also located near to the former Angles meatworks site where the first owners of the housing worked.

Of the 26 places in the proposed HA4, 24 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 which created housing and influenced housing growth and allowed construction of worker housing by plant owners.

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

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}.

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}.

In Barnard's environmental history of the City of Maribyrnong Heritage Review (Volume 2), she stated:

'The theme of meatworks was carried on by William Angles, who established the Imperial Slaughtering and Freezing Works across the river from the Flemington Abattoirs in 1905. Angles expanded his operation to include not only slaughtering and freezing, but boiling down, canning, meat-preserving and skin-drying, on a huge site, adjacent to which he constructed workers' housing. The Angles Meatworks continued to provide employment for local and seasonal workers until the 1970s, when they closed, and were later demolished for housing development.'

'One of the best-known (and preserved) areas of employer-provided housing was that provided by William Angles for workers in his meat works. Between 1912 and 1932 Angles erected 36 houses and purchased four others near his meatworks in Newell, Cowper and Donald Streets and in Ballarat Road and Railway Place, Footscray. Some of these houses survive today and are registered on the National Estate as an example of a large pre-war industrial estate { Barnard, 2000}.

Thematic context

Australian Principal Theme	Making suburbs
PAHT Subtheme	Making suburbs
Local Theme(s)	Employer-Provided Housing

Cultural Significance

William Angles Worker Housing Precinct is historically significant to the Western Region of Melbourne because:

- it is one of the city's more historically expressive of a major and distinguishable growth period in the city's development, associated with industrial growth with:
- small Edwardian single-storey detached housing with mainly weatherboard wall cladding, corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages,
- with some surviving early asphalt footpaths and stone kerb and channel,
- originally with no provision for on-site vehicle parking as an indication of the pre motor age, and

- repeated built form of the typical Edwardian villa main hip and projecting gable roof form combination (Criterion A4);
- it is the sole built reminder of the important Angliss meat complex (Criterion H1);
- it is the best known example of worker housing groups erected by an employer in the Region (Criterion B2); and
- of the National Trust of Australia classification as a recognition of the views of heritage groups in the wider community (Criterion G1).

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 more closely related to major industrial complexes than the others and has the specific link with Angles. Other 'Angles estates' were speculative ventures and not related to his meat business operation.

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 HA4 in the City of Maribyrnong Planning Scheme should be adjusted to the revised boundaries for one combined Heritage Overlay (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-era including:

- small Edwardian single-storey detached housing with mainly weatherboard wall cladding,

corrugated iron roofing, front verandahs, similar front and side setbacks and narrow block frontages;

- originally with timber picket front fences;
- originally with asphalt footpaths and stone kerb and channel, with some surviving;
- originally with no provision for on-site vehicle parking;
- repeated 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, as an evocation of Edwardian era worker housing in Footscray, 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;
 - to involve the National Trust of Australia in heritage management of the classified Newell Street area;
- to ensure that the historical associations with key places such as the Newell property and the site of the William Angles works are promoted and traditional visual links between these historical sites and contributory places are maintained; and
- that Council investigate 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.

as one of the city's more historically expressive of a major and distinguishable growth period in the city's development, associated with industrial growth

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.

as the best known examples of worker housing groups erected by an employer in the Region

G1 Importance as places highly valued by a community for reasons of religious, spiritual, cultural, educational or social associations.

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

For the classification by the National Trust of Australia as a recognition of the views of heritage groups in the wider community.

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

as the sole built reminders of the important Angliss meat complex

historical significanc architectural significan social significance scientific significanc

Documentation

References

Butler ,1989, The 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 Environmental History City of Maribymong

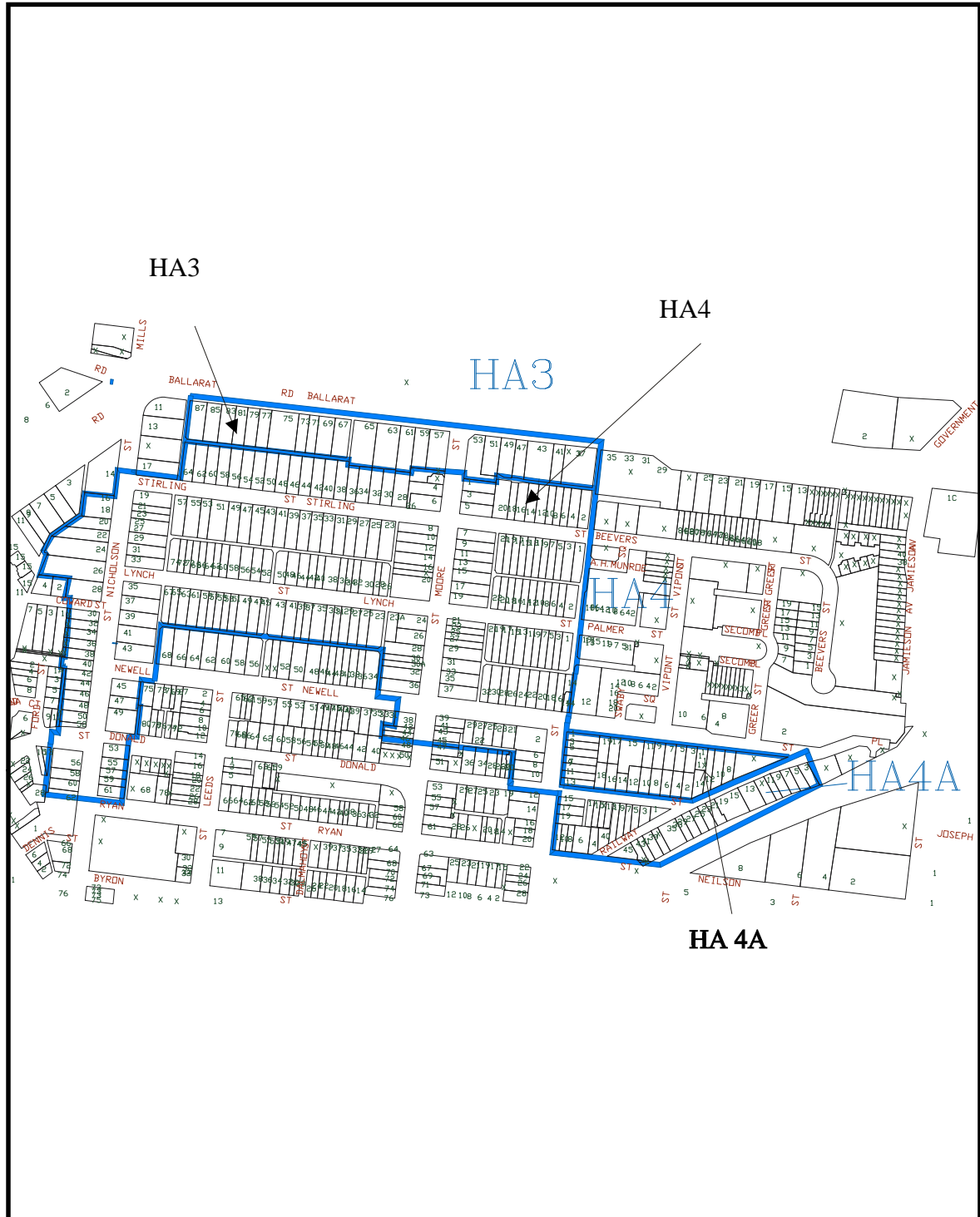
Dunstan & Austin (National Trust of Australia), 1984, Newell Street Urban Conservation Area classification report

Data recording

Assessed By:

Assessed Date:

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



HA4A: William Angliss Worker Housing Precinct