

WAR SERVICE HOMES COMMISSION PRECINCT

Address	605–609 + 613–631 Melbourne Road (odds only), 154–160 + 153–155 Hudsons Road and 28–36 + 25–33 Reed Street
Significance	Local
Construction Dates	1925 to 1940
Period	Interwar
Date Inspected	2021



623 Melbourne Road



619 Hudsons Road

Statement of Significance

What is Significant?

The single storey houses at 605–609 + 613–631 Melbourne Road (odds only), 153–155 and 154–160 Hudsons Road, and 25–33 and 28–36 Reed Street, developed on land acquired by the War Service Homes Commission to develop low-cost housing, are significant to the City of Hobsons Bay.

The precinct forms part of a large parcel acquired in 1920 by the War Service Homes Commission and subdivided to create 250 residential lots for low cost housing. Initially construction was concentrated at the east of the precinct including in Birmingham Street, Reed Street, Hudson Road, Mary Street and Melbourne Road whereby in 1925 some 50 homes had been constructed.

After this initial burst of construction, houses were built on most of the hitherto vacant lots along Melbourne Road such that the east part of the subdivision was nearly fully developed by 1930. Construction continued across the broader subdivision, generally in a westwards direction, during the late Interwar period and into the Post-WWII period. Later in the 20th century and more recently, many of the original Interwar and Post-WWII period places have been replaced leaving only a largely intact area to the east end of the original subdivision.

Contributory places include:

- 153, 154, 155, 156, 160 Hudsons Road,
- 605, 607, 609, 613, 615, 617, 619, 621, 623, 627, 629, 631 Melbourne Road,
- 27, 29, 30, 32, 33, 34, 36 Reed Street.

The following elements also contribute to the significance of the place:

- Hipped or gabled roof forms, clad in terracotta tiles, with timber lined soffits and some with exposed rafter ends.

- Red brick chimneys, some capped with a clinker brick soldier course. Chimneys are squat to gabled roof places and tall to hipped roof places.
- Gabled ends with timber shingled skirts or timber battens and sheeting.
- Verandahs and porches created by an extension of the main roof form or a separate gable end, either timber-framed or supported by timber posts (some paired) on brick piers (with only a few with balustrade walls).
- Walls clad in weatherboards.
- Timber-framed windows, mostly box framed with either double hung sashes (often with a multi-paned upper sash, some with lead light and decorative glass) or casements.
- Single width vehicle crossovers.
- Intact subdivision pattern.
- Consistent setbacks.
- Concrete kerb and channelling.

The following places and elements do not contribute to the significance of the place:

- Non-original front and rear alterations and additions.
- Carports to the front setback.

How is it Significant?

The War Service Homes Commission Precinct is of historical and representative significance to the City of Hobsons Bay.

Why is it Significant?

The War Service Homes Commission Precinct is of historical significance as it demonstrates the efforts of the War Service Homes Commission to facilitate low-cost residential development for those of limited means under the provisions of the Housing and Reclamation Act (1920). The Act provided the War Service Homes Commission with the power to acquire land and develop housing to be sold at low cost to families of 'small means'. Housing was to be constructed to designs developed by the State Savings Bank under the supervision of Chief Architectural G Burrige Leith. The precinct consists of the intact remnants of a proposed 250 home estate planned by the War Service Homes Commission acquired in 1920 shortly after the passing of the Act.

Later, the State Savings Bank itself took over operation of the programme which developed in scope throughout the Interwar period. Thousands of homes were constructed across Melbourne including an entire suburb in Port Melbourne in the late 1920s/early 1930s. It laid the ground for the establishment in 1938 of the Housing Commission of Victoria, which assumed responsibility for the provision of public housing in the State. The programme positioned the State as a major provider of residential home construction in the Interwar period, a phase of State intervention in the housing market that is not widely protected under the heritage overlay in the City of Hobsons Bay. (Criterion A)

The War Service Homes Commission Precinct is of representative significance as an intact group of economical, timber-framed versions of the popular bungalow idiom designed under the supervision of chief bank architect G B Leith for the State Savings Bank after WWI. Whilst unpretentious, they are differentiated with a range of detailing generally indicative of the Californian bungalow type and reflecting the underlying influence of an Arts and Crafts aesthetic on that style in their uses of 'natural' materials and vernacular detailing including the predominant use of weatherboards, shingling to the gable ends, terracotta tile clad roofs, with limited superfluous detailing, except to the windows.

Later, State Savings Bank designs would incorporate emerging trends or popular architectural styles in home design, a few of which are also represented in the precinct. (Criterion D)

Description

The War Service Homes Commission Precinct consists of 28 detached single storey homes on Melbourne Road, Hudsons Road and Reed Street, Spotswood. It is located to the east of the large triangular shaped residential expanse bound by Melbourne Road, the railway line and the West Gate Bridge.

The spine of the precinct is the west side of Melbourne Road, which consist of 12 intact bungalows that create a cohesive residential streetscape on this major arterial road between The Avenue (north) and Birmingham Street (south).



West side of Melbourne Road

The remainder of the precinct is located on Hudsons Road and Reed Street, two parallel roadways which intersect with Melbourne Road.



North side of Reed Street

The built form of the precinct is defined by economic versions of Interwar period bungalows and houses, with the former term – while broadly employed in reference to an array of suburban housing during the early 20th century – more applicable to residences specifically influenced by the Californian Bungalow style.

The Californian Bungalow style derived from the west coast of America, though was indebted to the Arts and Crafts movement emanating out of England during the late 19th century, and promoted across Australia by building magazines and institutions alike. During the 1920s, it was embraced as the preferred type for suburban development and widely disseminated, in part due to the effects of the Housing and Reclamation Act of 1920. This Act fuelled a large-scale suburban construction output through the provision of low-cost loans for families of limited means, with Bungalow designs provided by the State Savings Bank.

Its popularity stemmed from its perceived ruggedness, informality and associations with suburban living. This 'honesty' was expressed by a mixed material palette with, the use of 'natural' timber cladding widespread. In keeping with this ethos, a variety of gable end finishes was also common, with combinations of shingling and batten sheeting evident in the precinct.

Consistent with the Bungalow type, contributory places in the precinct have hipped or transverse gable roof forms roofs clad in terracotta tiles with red brick chimneys, some with clinker brick cap. Typically, rafter ends are exposed and there are verandah or porch, many built into the main roof form, with timber posts (often paired) on brick piers. Gabled ends feature timber shingles or timber battens.

There are consistent setbacks from the front property boundary creating open gardens facing the roadway with a few properties featuring well-established trees from about the mid-20th century including Canary Island Date Palms (*Phoenix canariensis*) and coniferous types.

By 1927, the State Savings Bank had amassed at least 53 timber bungalow designs which utilise similar materials (predominately timber) and architectural elements but vary in form and composition. The precinct contains ten different types of these designs, as summarised below:¹

- Type 3 – gabled roof with gable roofed verandah on paired timber posts on brick base, recessed entrance. Example at 153 Hudson Road.
- Type 6 – gabled roof with gable roofed verandah, asymmetrical façade. Example at 30 Reed Street.
- Type 7 –hipped and gabled roof, porch with low timber walls. Example at 629 Melbourne Road.
- Type 7 (variation) – hipped and gabled roof with verandah created by roof form, recessed entry. Example at 623 Melbourne Road.
- Type 9 – hipped and gabled roof with verandah roof that extends over window to create hood. Paired timber posts on brick base. Example at 621 Melbourne Road.
- Type 10 – gabled roof with gable roofed verandah, symmetrical façade. Example at 27 Reed Street
- Type 14 – gabled roof, verandah with single timber posts on brick base. Example at 619 Melbourne Road.
- Type 17 – gabled roof, verandah with single timber posts on brick base. Example at 617 Melbourne Road

A further two SSB types are evident in the precinct but are not able to be afforded a type from the 1927 SSB leaflet. They are nominally identified as types A and B as follows:

- Type A– gabled roof with recessed entrance, no verandah. Example at 156 Hudson Road.
- Type B – gabled roof, main roof form creates porch over recessed entrance. Example at 160 Hudson Road.

Other than the above State Bank Designs which date from between the mid-1920s to early 1930s, there are three late Interwar examples in the precinct, being nos 607 and 627 Melbourne Road and 154 Hudsons Road. Commensurate with the trends of the time these places all have hipped roofs and are generally more elaborate in detailing than their earlier counterparts. In addition, 627 Melbourne Road and 154 Hudsons Road feature tapestry brick detailing, which is not evident in the early Interwar period places.

¹ In 1927, the Bank consolidated the different types of house designs available to purchases into a promotional leaflet; 'Types of Timber-framed Dwelling Houses available for selection by applicants under the provisions of Housing and Reclamation Act 1920', The State Savings Bank of Victoria, July 1927

The level of intactness of the contributory places in the precinct is generally high, with original roof tiling, brick chimneys, verandah posts and piers and intact timber framed openings (some box framed) extant to most places. There has been some change however, in particular the original stained timber shingles have been overpainted throughout the precinct. There has been some replacement of original roof materials with non-original tiles or metal sheeting at some places, for example at 615 and 613 Melbourne Road.

There has also been replacement of original timber framed windows with metal types, for example to 607 Melbourne Road and 156 Hudsons Road. All of the original wire perimeter fencing has been replaced with non-original types. Overall, these alterations have not diminished the intactness and cohesion of the precinct, which remains legible as an Interwar period subdivision.

Contextual History

The suburb of Spotswood covers the unceded Country of the Yalukit-Willam people of the Kulin nation, who maintain an ongoing cultural connection to the land. This low-lying, riverside environment was alienated from the late 1830s and the early crown Allotments are evident on the below Parish Plan.

Active amongst the early landowners was John Stewart Spottiswoode, who took up 119 acres (48 ha) below Stony Creek in 1841, grazing cattle (mainly for dairying) and running a basalt quarry and punt service across the Birrung/Yarra. As a 'pioneer', whose children were also locally notable, a simplification of Spottiswoode's family name was eventually bestowed upon the area, replacing the earlier usage of Edom and Spottiswoode.²

After the initial land sales, the Spotswood area remained largely unimproved with little residential or industrial development, save for the dairy farm that John Spottiswoode's began on his large holding.³ Spotswood's also established a punt from Melbourne where his holding met the river, which operated as late as the 1880s.⁴ The Melbourne to Williamstown railway line bisected the area when it was constructed in 1859, but there was little development in Spotswood to necessitate a station.

Even by the time the 1864 Cox Plan was prepared, Spotswood was shown as an entirely vacant area between the burgeoning commercial and residential areas at Footscray and Williamstown.⁵ Speculative land development had begun on John Spotswood's former holding by the late 1870s, but by 1878, when a railway station was opened at its current site, called Edom, the area was still described as desolate and thought underserving of a dedicated train station.⁶

By the 1870s and 1880s, spurred by the lasting effects of the mining activities Victoria's economy was boomed and the large tracts of undeveloped land and river and rail access in the Spotswood, Newport and Williamstown areas began to attract industry and manufacturing. Major operations that were established during this time included the Alfred Woollen Mill (1878) and Lennon's Agricultural Implements Works (established in Newport in 1887).⁷

Some of these new concerns were established operations seeking larger or better situated sites. This included T Robinson and Co. (which commenced operations in West Melbourne in the 1850s before moving to Spotswood in 1891) and the Melbourne Glass Bottle Works, which has had begun operations in South Melbourne in 1874 before moving to Booker Street in 1890.⁸

The climax of the area's industrial turn was the construction of the extant Sewerage Pumping Station on Douglas Parade, which was completed in 1897 and which formed the centrepiece of Melbourne's modern sewerage system – a massive undertaking of interconnected public works that transformed the city's ability to handle sewerage.⁹

Residential development began in the Spotswood area as it emerged as an industrial centre. John Schutt had acquired Allotment 17 of the Parish Plan in 1890 but the land remained undivided and largely undeveloped except for the home he built off Melbourne Road.¹⁰ Development in the north of the area was constrained by Stony Creek, which formed a natural northern boundary for suburb – as well as a second water access point for Industry in addition to the Yarra River to the east. By 1894,

² Parish Plan C345(19). The allotment was Crown Allotment 16 of Section 7 in the Parish of Cut-Paw-Paw

³ HO30 Spotswood Estate Heritage Precinct Citation, p3

⁴ HO30 Spotswood Estate Heritage Precinct Citation, p3

⁵ Cox 1864, Hobson Bay and River Yarra leading to Melbourne, SLV

⁶ 'The Modern Edom', Argus, 23 March 1878, p9; Vicsig, *Spotswood*, <https://vicsig.net/infrastructure/location/Spotswood>

⁷ *Hobsons Bay Heritage Study, Vol1b: Thematic History*, 2003, pp22-23

⁸ *Thematic History*, p23

⁹ Victorian Heritage Database Citation, *Sewerage Pumping Station*,

¹⁰ Certificate of Title, Vol. 2538, Fol. 496; MMBW plan no. 19, SLV

there had been more than 60 houses constructed in John Spotswood's former holding and more to the peripheries of the holding and elsewhere.¹¹



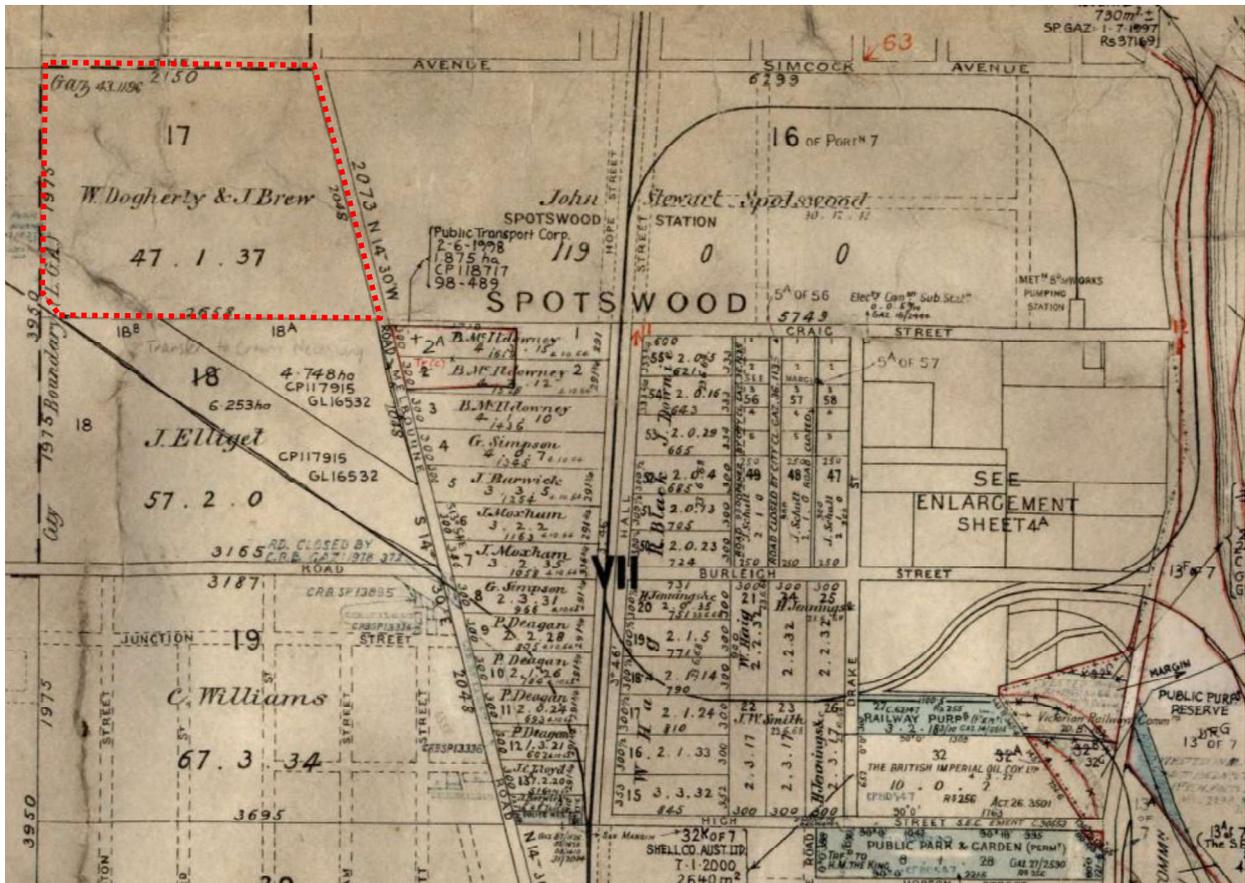
The Spotswood Area 1899. Residential and industrial development is concentrated around the Railway Line, creek and River
(Source: MMBW plan no. 19, SLV)

Perhaps no greater evidence that Spotswood was developing as a burgeoning residential area was the movement for a State School, which had been mounting since the 1890s when Spotswood has been firmly established as an industrial centre.¹² At that time, the closest state school in Newport was full and most children living in Spotswood had to walk to the school in Yarraville.¹³ After a petition was circulated in 1909, a temporary school was opened in a leased building in Robert Street and by 1914 a permanent school had been constructed on the present site on Melbourne Road¹⁴

¹¹ Spotswood Estate Precinct Citation,
¹² Spotswood State School No. 3659, Citation, pp3-5
¹³ Spotswood State School No. 3659, Citation, pp3-5
¹⁴ L J Blake (ed), *Vision and Realisation*, vol. 3, p20

Place History

The War Service Homes Commission Precinct originally formed part of Allotment 17 in the Parish of Cut Paw Paw, a 47 acre and one rood sized allotment first acquired by W Dougherty and J Brew. Historic research has uncovered little about Brew but John William Doherty was evidently part of an early settler families in the Spotswood area.¹⁵



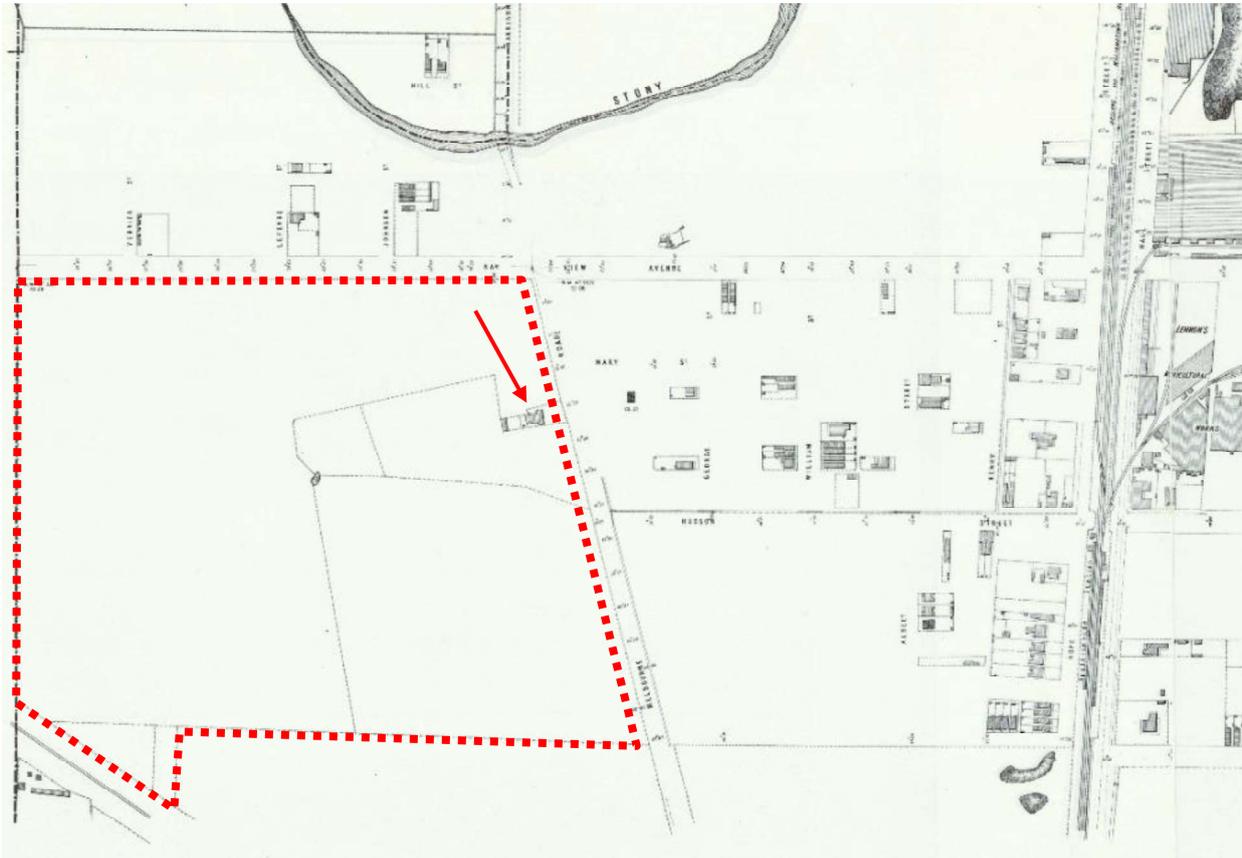
(Source: Cut Paw Paw Parish Plan, C345(19))

Dougherty and Brew’s holdings at Allotment 17 remained unsubdivided through the Victorian period and in August 1894 was acquired in full by John Schutt.¹⁶ Schutt was an early Spotswood resident, having migrated to Australia from England in 1831, he was appointed librarian of the Supreme Court in 1866 during Redmond Barry’s time, only a decade or so after the Court’s founding at the old court in Russell Street. He would have supervised the migration of the Library to the new and extant premises on William Street.¹⁷

Schutt was an esteemed figure in the legal profession in Victoria, holding the position of librarian of the Supreme Court Library for over 50 years and was intermittently the Secretary of the Board of Examiners for Barristers and Solicitors.¹⁸ More locally, Schutt was a Williamstown City Councillor for many years, representing the Victoria Ward.¹⁹

¹⁵ ‘Obituary: John William Doherty’, *Williamstown Chronicle*, 14 May 1932, p4
¹⁶ Certificate of Title, Vol. 2538 Fol. 496
¹⁷ Victorian Collections, Portrait, John Schutt, Supreme Court Librarian, 1916/17, <https://victoriancollections.net.au/items/4f72b96897f83e0308605b40>
¹⁸ ‘John Schutt, An Appreciation’, *Argus*, 1 March 1919, p7
¹⁹ Victorian Collections, Portrait, John Schutt, Supreme Court Librarian, 1916/17, <https://victoriancollections.net.au/items/4f72b96897f83e0308605b40>

Schutt swiftly constructed a house off Melbourne Road to the east part of his holding (by 1895) and there raised his son William John Schutte (house since demolished).²⁰



Schutt's estate c1894. Allotment 17 is outlined and his home off Melbourne Road is indicated with an arrow
(Source: MMBW Plan No.8, SLV)

William John, Schutt's son, would attend Scott's College and later become a Judge on the Supreme Court, where his father oversaw the library for so many years.²¹

²⁰ Geoffrey Serle, 'Schutt, William John (1868–1933)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/schutt-william-john-8362/text14673>; Sands and MacDougall's Directory, 1895, p502

²¹ Geoffrey Serle, 'Schutt, William John (1868–1933)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/schutt-william-john-8362/text14673>

Schutt held the Allotment undivided until his death in 1919, by which time the large holding had become known as Schutt's Estate.²² On his death, his holding past to his son William John and solicitor Lawrence Dugdale.²³ In an obituary, the senior Schutt was said to have been deeply moved by the Great War, even taking an interest in the welfare of a young officer who had once worked for him at the Court Library.²⁴ Schutt's sympathy for the returned soldier may have influenced his son's decision to pass his late father's land in Spotswood to the War Service Homes Commission that next year in 1920.²⁵



c1916/17, Portrait of John Schutt painted by celebrated artist Duncan Max Meldrum to celebrate Schutt's 50 years as Supreme Court Librarian²⁶

(Source: Victorian Collections, Portrait, John Schutt, Supreme Court Librarian)

1920 was the year the Housing and Reclamation Act was passed, a piece of legislation which authorised the lending of funds for housing to authorised persons at concessionary rates, with designs provided by the State Savings Bank.²⁷ In 1922, the Commissioner of the War Service Homes entered into a new agreement with the State Savings Bank under which the Bank to erect dwellings for returned servicemen and other eligible people on behalf of the Commissioner. The new scheme was to be financed by the Commonwealth with the State Savings Bank to collect payments from residents when the dwellings were completed.²⁸

²² 'Obituary: John William Doherty', *Williamstown Chronicle*, 14 May 1932, p4

²³ Certificate of Title, Vol. 2538 Fol. 496

²⁴ 'John Schutt, An Appreciation', *Argus*, 1 March 1919, p7

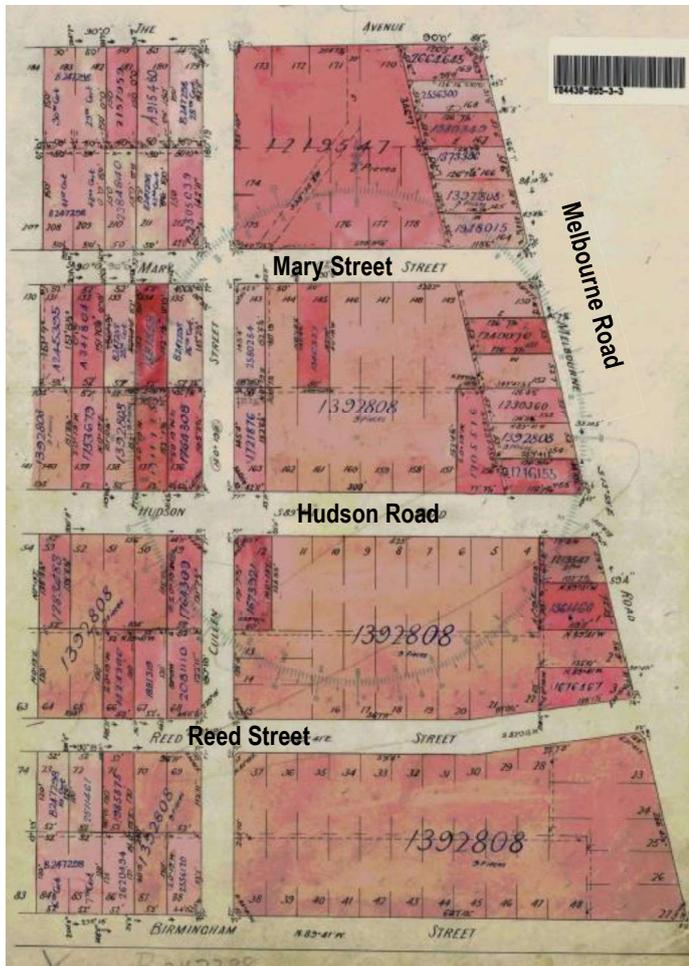
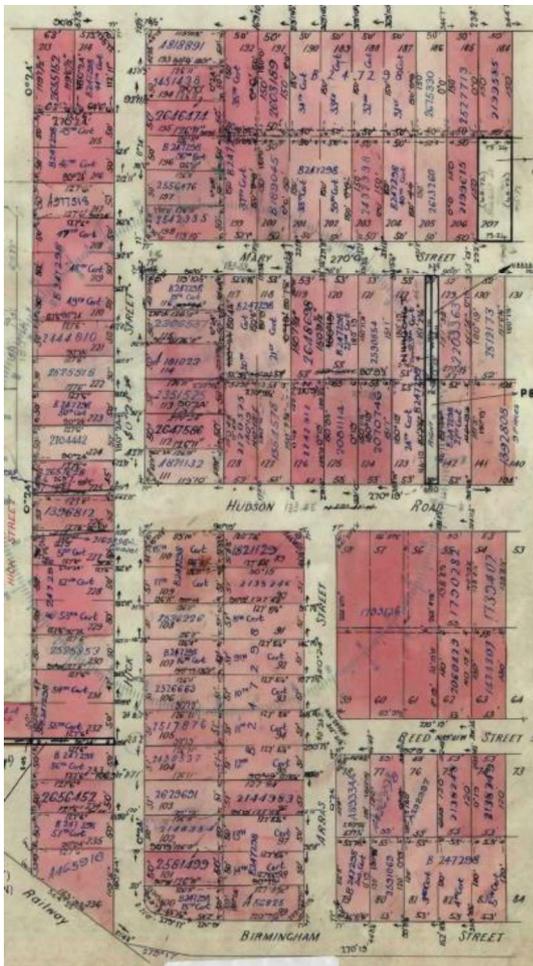
²⁵ Certificate of Title, Vol. 2538 Fol. 496

²⁶ Victorian Collections, Portrait, John Schutt, Supreme Court Librarian, 1916/17, <https://victoriancollections.net.au/items/4f72b96897f83e0308605b40>

²⁷ 'State Bank Homes', eMelbourne, <https://www.emelbourne.net.au/biogs/EM01421b.htm>

²⁸ The State Savings Bank of Victoria: Statements of Returns, 1922, p8

After acquiring Schutte's Estate, the War Service Homes Commissioner subdivided the 46-acre holding into residential lots.²⁹ Plans for the subdivision weren't lodged until 1924.³⁰ The aim for the State Savings Bank to develop 250 homes there under the new scheme for returned soldiers.³¹ The existing state bank designs were to be utilised, but twenty new building designs were also prepared for the new scheme.³² Plans were held at the Williamstown Town Hall for eligible person to inspect: applicants did not need to be Williamstown residents to apply.³³

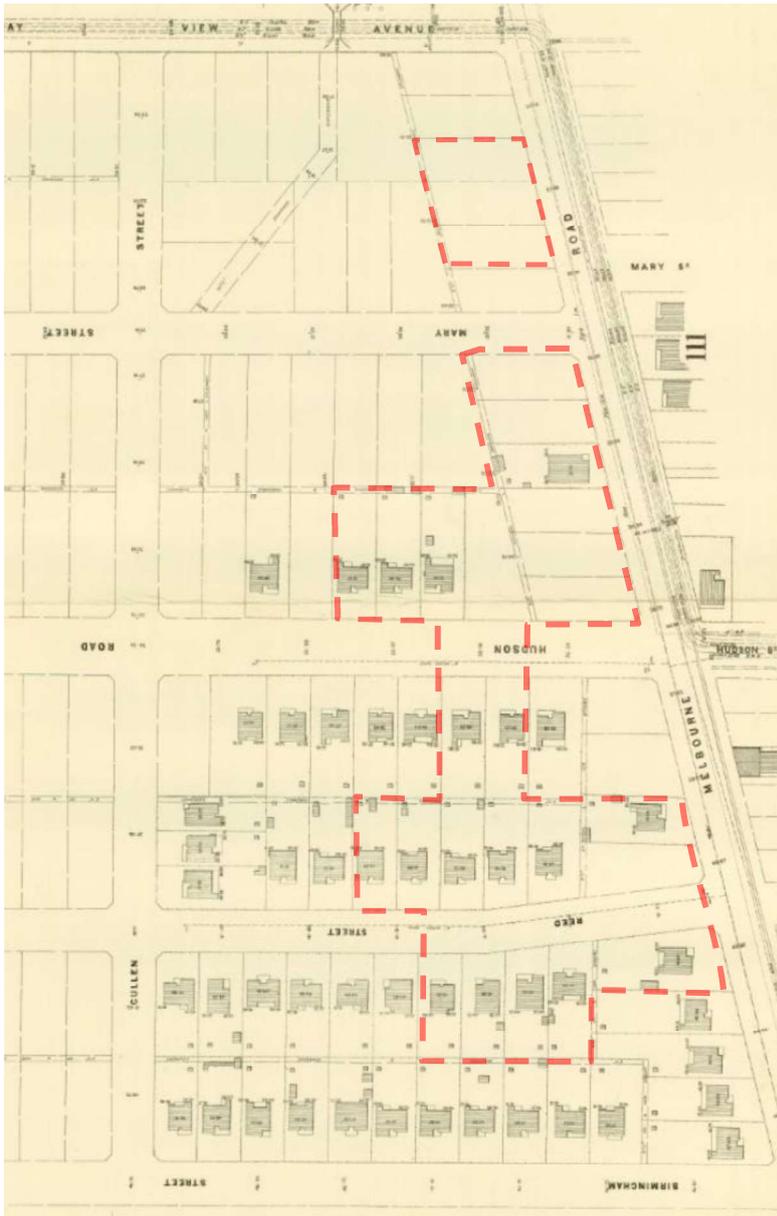


The subdivision created by the War Service Home Commission in 1920
 (Source: Certificate of Title, Vol. 4430 Fol. 955)

29 Certificate of Title, Vol 4430 Fol. 955;
 30 Plan of Subdivision LP10376
 31 Certificate of Title, Vol 4430 Fol. 955; 'Land at Spotswood', *Williamstown Chronicle*, 28 October 1922, p2
 32 The State Savings Bank of Victoria: Statements of Returns, 1922, p8
 33 *Williamstown Chronicle*, Saturday 28 October 1922, p2

As with most State Savings Bank Home Designs, the new designs used for this area were developed under the supervision of Bank Architect, George Burrige Leith. GB Leith was a Scotsman who had commenced practice in Melbourne in 1890 but dissolved his practice after the War to become chief Architect of the Bank, overseeing the new program of low-cost house design.³⁹ Leith personally gave assurances to the Mayor of Williamstown of the quality and standard of the new designs, especially those to be constructed to the main arterial Melbourne Road.⁴⁰

The newly constructed homes in Spotswood are seen below in a 1925 MMBW plan by which time about two-thirds of the precinct had been constructed. Most of the lots to Melbourne Road however remained undeveloped. In 1928, after the homes were completed, the land identified as 1392808 in the Certificate of Title was transferred from the Commissioner of the War Service Homes to the Commissioners of the State Savings Bank of Victoria.⁴¹



The first homes constructed in the subdivision by 1925, which correspond to the large parcel of land held by the War Service Home Commission in the original subdivision (previous page)
(Source: MMBW dpno112, SLV)

³⁹ Leith's private practice was revived in 1925 by his son AC Leith, who practices as an architect with great success for some decades, 'A.C. Leith and Bartlett', Paul Roser, in *Encyclopedia of Australian Architecture*, eds Philip Goad and Julie Willis, p403

⁴⁰ 'Savings Bank to Erect Houses', 11 November 1922, p2

⁴¹ Certificate of Title, Vol. 4430 Fol. 955

On completion of a substantive part of the new estate, the modern houses were described in glowing terms by the *Williamstown Chronicle*:

The scene presents the appearance of a village. The alacrity displayed by the people to whom the places had been allocated, in taking possession of their new homes, was remarkable. The matrons had their neat window curtains up, expeditiously and preparations were made for forming the gardens, and the children played about in the health-giving atmosphere. What a difference from some of Melbourne's congested slums.⁴²

Examples of the new designs developed by Leith for use in the new scheme are included below. All of these designs were timber framed and clad in timber boards (due to the high cost of brick). As shown below they also had tiled roofs, unpainted timber shingles to the gabled ends and timber framed windows. Some of the new building designs seen throughout the precinct (some in variation) are shown below.⁴³ These photos indicate the contrasting dark and light colour scheme.



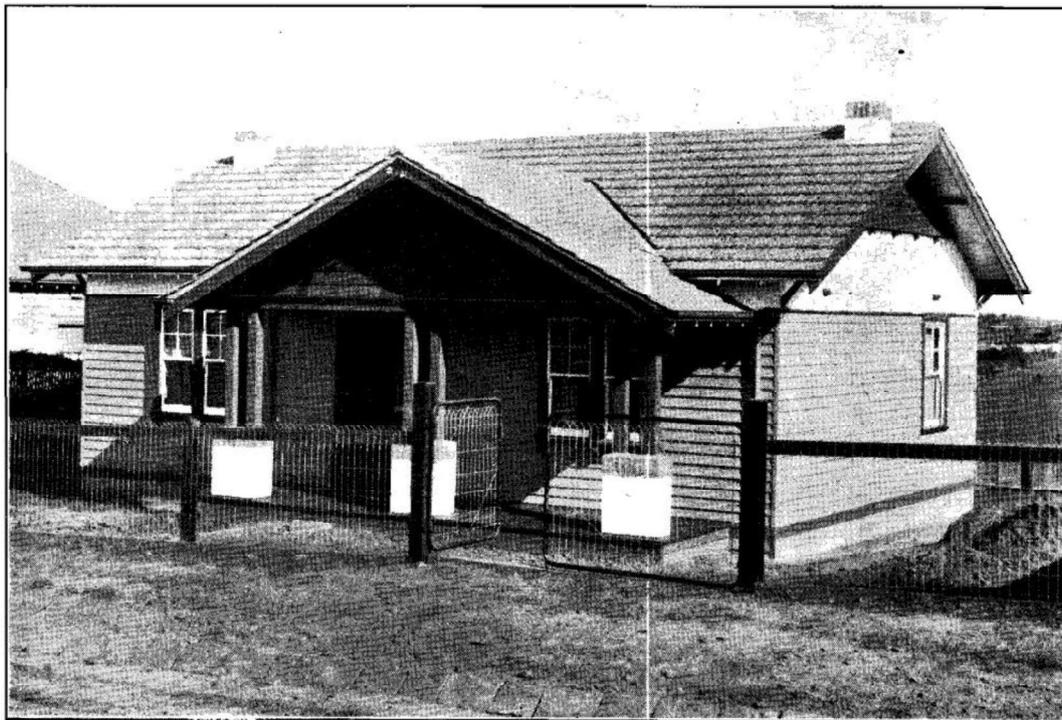
Example of the types of houses erected under the Housing and Reclamation Act during this time. Examples of this type (or variations) are evident in the precinct, for example 613 Melbourne Road
(Source: 'The Australian Home Builder', No 5, August 1923, page 56)

⁴² 'Latest General Topics', *Williamstown Chronicle*, 27 September 1924, p2

⁴³ The State Savings Bank of Victoria: Statements of Returns, 1923, p6



Another example of the types of houses erected under the Housing and Reclamation Act. Variations of this type are evident in the precinct, for example 617 and 619 Melbourne Road
(Source: 'The Australian Home Builder', No 5, August 1923, page 56)



Type of new house design created for the new scheme. Variations of this type are evident in the precinct for example 153 Hudsons Road
(Source: The State Savings Bank of Victoria: Statements of Returns, 1923, p)

In addition to the residential component of the subdivision, a large part of the subdivision, being much of the block bound by the Avenue, Melbourne Road, Mary Street and Cullen Street was acquired by the Mayor and Councillors of Williamstown.⁴⁴ The area was put aside for community use and is currently occupied by the RSL, bowls club and park. Furthermore, in 1940, the Roman Catholic Trust Corporation acquired a holding off Hudsons Road which was developed as a school site.⁴⁵

After the swift initial phase in the east of the subdivision, many of the vacant lots on Melbourne Road between Birmingham Road and the Avenue were developed with the extant timber bungalows: between 1928 and 1930 six houses were constructed in this area. By 1931, at the time of the below aerial photograph, the precinct had largely been filled in. More piecemeal development continued in the wider subdivision at this time as well, with development moving into the vacant lots to the west.



Area in 1931 with approximate boundary of precinct outlined
(Source: Landata)

⁴⁴ Certificate of Title, Vol 4430 Fol. 955

⁴⁵ Certificate of Title, Vol 4430 Fol. 955

Development in the subdivision continued into the late Interwar period, but by that time there was only limited activity in the precinct proper, which had been largely completed by 1930 (see above aerial). The last two contributory places in the precinct were constructed just as the War was commencing: being the hipped roof residence at no 607 Melbourne Road (between 1938-1940) and the bungalow at no 154 Hudsons Road (1940) ⁴⁶



The precinct and surrounding area of Spotswood in 1956. Melbourne Road is to the left
(Source: Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84)

Into the Post-WWII period, development in the original subdivision was again largely concentrated to the vacant land in the west part of the subdivision.⁴⁷ Further consolidation also occurred in the precinct area as well, with the rear of 605 Melbourne Road subdivided and redeveloped with the extant detached timber residence in this period.

Large scale demolition of the Interwar and Post-WWII housing stock occurred throughout the original 1920 subdivision in the late 20th century and more recently. Consequently, there is little cohesion to the wider subdivision except for the precinct near Melbourne Road that was developed earliest.

⁴⁶ Sands and MacDougall's Directory, 1938, 1940, 1942

⁴⁷ 1956, Landata, Melbourne Outer Suburbs Project, Run 7, Frame 84

Thematic Context

David Helms, *Hobsons Bay Heritage Study Volume 1: Environmental History*, 2003:

- Theme 4: Building settlements, towns and cities – Twentieth Century Residential Development (4.3) and Public Housing (4.4)

Comparative Analysis

The War Service Homes Commission Precinct is unique in the City of Hobsons Bay as an intact group of Interwar period houses constructed to State Savings Bank designs on land acquired under by the War Service Homes Commission under the provisions of the 1920 Housing and Reclamation Act.

There are a number of heritage overlay precincts in the municipality that contain some Interwar period residences, for example the Verdon Street Precinct (HO32) and Hannan's Farm Heritage Precinct (HO13). These precincts also include places from the earlier Victorian and Federation periods as they were typically subdivided during the 19th century and subsequently underwent phases of development into the mid-20th century, rather than being 20th century subdivisions.

The most comparable precinct is the *Lenore Crescent Heritage Precinct* (HO18), a small residential precinct in Williamstown, which also contains a group of Interwar period houses. HO18 is not directly comparable to the War Service Homes Commission Precinct however as it was speculatively developed in the private market rather than under the auspices of a State government department for the purposes of low cost housing. The houses are mainly timber bungalows though many have double gable ended frontages and feature bay windows. There is also one substantial brick Old English style house.

There are two other heritage overlay precincts in Hobsons Bay developed by State Government agencies for the purpose of low-cost housing, being the *Housing Commission of Victoria – Croker Street Estate Heritage Precinct* (HO16) and the *HCV Champion Road Estate Heritage Precinct* (HO15), both in Newport.

The *Housing Commission of Victoria – Croker Street Estate Heritage Precinct* (HO16), is a group of concrete houses constructed by the Housing Commission of Victoria (HCV) between 1943 and 1945. The *HCV Champion Road Estate Heritage Precinct* (HO15) is a group of red brick dwellings also developed by the HCV, though slightly earlier during WWII. These two precincts differ to the subject precinct as they date to the latter part of the Interwar period, have a distinct identity due to the planning and uniformity of their separate masonry construction, and not are reflective of the bungalow style.

Heritage Overlay Schedule Controls

External Paint Controls	No
Internal Alteration Controls	No
Tree Controls	No
Outbuildings and/or Fences	No
Prohibited Use	No
Aboriginal Place	No

Extent of Heritage Overlay

The proposed boundary of the heritage overlay would be as outlined on the following map.



Recommended extent of registration
(Source: Nearmaps, 1 September 2021)

SCHEDULE – WAR SERVICE HOMES COMMISSION PRECINCT

Melbourne Road – west side

No.	Period	Details	Image	Grading
1/605	Interwar	<p>SSB Design</p> <p>Mostly intact bungalow, timber boards</p> <p>Hipped and gabled tiled roof</p> <p>Timber shingles to gabled end</p> <p>Verandah with paired timber posts on brick piers</p> <p>Altered windows</p> <p>Timber framed addition to south-east corner</p> <p>Mature trees to front setback (Post-WWII period)</p>		Contributory
607	Interwar (late)	<p>Mostly intact</p> <p>Hipped roof, original tiles and brick chimneys</p> <p>Wall cladding altered (weatherboards evident within porch)</p> <p>Original box framed windows</p> <p>Porch possibly enclosed mid-20th century and terrace with brick piers</p> <p>Two Post-WWII period attached units constructed to rear</p>		Contributory
609	Interwar	<p>SSB Design</p> <p>Largely intact bungalow</p> <p>Gabled roof, non-original corrugated metal sheeting</p> <p>Shingled skirt to gabled end, timber lined soffit</p> <p>Verandah with paired timber posts on brick piers (rendered)</p> <p>Original box framed windows</p>		Contributory

No.	Period	Details	Image	Grading
613	Interwar	<p>SSB Design</p> <p>Intact bungalow, timber boards</p> <p>Gabled roof clad in terracotta tiles, red brick chimney</p> <p>Shingled skirt to gabled end</p> <p>Verandah with paired timber posts on brick piers and timber deck</p> <p>Original timber framed windows and door</p> <p>Mature palms to front setback (Post WWII period)</p>		Contributory
615	Interwar	<p>SSB Design</p> <p>Largely intact bungalow, timber boards</p> <p>Hiip and gabled roof clad in non-original tiled, metal sheeting, red brick chimney</p> <p>Shingled skirt to gabled end</p> <p>Verandah with exposed rafter ends and paired timber posts on brick piers</p> <p>Verandah roof extends to window hood</p> <p>Original timber framed windows</p>		Contributory
617	Interwar	<p>SSB Design</p> <p>Intact bungalow clad in timber boards</p> <p>Gabled roof clad in tiles</p> <p>Gable ends with shingled skirt</p> <p>Verandah to corner of façade incorporated into roof form</p> <p>Timber posts supported on brick piers</p> <p>Original timber framed windows with decorative glass</p> <p>Pair with no. 619</p>		Contributory

No.	Period	Details	Image	Grading
619	Interwar	SSB Design Intact bungalow clad in timber boards Terracotta tiled, gabled roof Roof form extends to porch Timber posts supported on brick piers (red brick) Pair with no. 617		Contributory
621	Interwar	SSB Design Intact bungalow, timber boards Terracotta tiled, hipped and gabled roof Three tall brick chimneys Verandah with paired timber posts on brick piers Verandah extends to window hood Original timber framed windows Gabled end with timber shingles		Contributory
623	Interwar	SSB Design Intact bungalow, timber boards Hipped and gable roof, terracotta tiles Exposed rafter ends to porch Gable end with batten sheeting Original box framed windows with casements Recessed entrance Two mature pine trees to front		Contributory
627	Interwar	Intact bungalow, timber boards Tiled hipped and gabled roof Exposed rafter ends Two, tall brick chimneys Gabled end with shingled skirt Verandah with paired collums on low brick rendered wall Verandah extends to window hood		Contributory

No.	Period	Details	Image	Grading
		Original box framed windows		
629	Interwar	SSB Design Intact bungalow, timber boards Transverse gabled roof Non-original corrugated metal sheeting Squat brick chimney to roof ridge Exposed rafter ends Porch with low timber wall Box framed windows with multi-pane upper sash Timber shingles to gable ends		Contributory
631	Interwar	State Savings Bank Design Intact bungalow, timber boards Hipped and gabled roof Non-original corrugated metal sheeting Porch roof extends to window hood Porch with red brick base and non-original metal supports Original box frame windows Timber shingles to gabled end		Contributory

Hudsons Road – north side

No.	Period	Details	Image	Grading
154	Interwar (late)	Intact bungalow Hipped, tiled roof, red brick chimneys Weatherboard cladding Roof form extends over porch, mainly rendered piers with tapestry brick detailing Corner and boxed-framed windows		Contributory

No.	Period	Details	Image	Grading
156	Interwar	SSB Design Mostly intact bungalow Gabled, terracotta tiled roof, rear chimney Timber framed, clad in weatherboards Gable end with timber shingles Windows altered to aluminium		Contributory
158	L20th	Outside period of significance.		Non-Contributory
160	Interwar	SSB Design Intact bungalow, clad in weatherboards Gabled roof, non-original corrugated metal sheeting, exposed rafter ends Timber shingles to gabled ends Main roof extends to porch roof, original detailing replaced Original box framed windows with casements		Contributory

Hudsons Road – south side

No.	Period	Details	Image	Grading
153	Interwar	SSB Design Intact bungalow, timber cladding Gabled roof clad, terracotta tiles Gable with battens and roughcast sheeting Verandah with paired timber posts on brick piers Recessed entrance		Contributory

No.	Period	Details	Image	Grading
		Original timber framed windows with multi-paned upper sash		
155	Interwar	SSB Design Largely intact bungalow Timber boards Gabled roof clad in terracotta tiles, red brick chimneys Gable with battens and roughcast sheeting Verandah with paired timber posts on brick piers, extends to window hood Original timber framed windows with multi-paned upper sash Addition to apex of roof ridge		Contributory

Reed Street – north side

No.	Period	Details	Image	Grading
28	Late 20 th C	Outside period of significance.		Non-contributory
30	Interwar	SSB Design Largely intact bungalow, timber boards Gabled tiled roof Gabled roof verandah Shingled skirt to gabled end Original verandah posts replaced with non-original timber type Non-original metal freize Original timber framed windows		Contributory

No.	Period	Details	Image	Grading
32	Interwar	<p>SSB Design</p> <p>Intact bungalow, timber boards</p> <p>Gabled roof, terracotta tiles</p> <p>Squat brick chimney</p> <p>Gabled roof verandah</p> <p>Timber shingles to gabled ends</p> <p>Box frame windows</p> <p>Picture windows flanking recessed entrance</p> <p>Partly obscured by non-original flat roofed carport</p>		Contributory
34	Interwar	<p>SSB Design</p> <p>Largely intact timber framed bungalow</p> <p>Gabled roof, non-original metal sheeting</p> <p>Gable roofed verandah, paired timber posts on brick piers</p> <p>Original timber framed windows</p> <p>Large gable roofed carport to east end. Partly obscured by high fence</p>		Contributory
36	Interwar	<p>SSB Design</p> <p>Mostly intact bungalow, timber clad</p> <p>Gabled roof, non-original metal sheeting</p> <p>Exposed rafter ends</p> <p>Gable roofed veranda supported on paired timber posts and brick piers</p> <p>Windows to façade possibly enlarged</p> <p>Large non-original carport to east side of house</p>		Contributory

Reed Street – south side

No.	Period	Details	Image	Grading
25	Post-WWII	Outside period of significance.		Non-contributory
27	Interwar	SSB Design Intact bungalow, timber clad Tiled gabled roof Exposed rafter ends Squat brick chimneys to roof ridge Gable roofed veranda, paired timber posts with brick piers Original timber framed windows (casement) Recessed entry		Contributory
29	Interwar	SSB Design Largely intact bungalow, timber boards Gabled roof, non-original metal sheeting Exposed rafter ends Possible non-original faceted bay windows Timber shingles to gabled end Verandah, paired timber posts on brick piers. Non-original verandah freize		Contributory
31	Interwar	Substantially altered Interwar period bungalow.		Non-contributory

No.	Period	Details	Image	Grading
33	Interwar	<p>SSB Design</p> <p>Mostly intact bungalow, timber clad</p> <p>Gabled roof clad in non-original tiled sheeting</p> <p>Chimneys removed</p> <p>Exposed rafter ends</p> <p>Gable roofed veranda supported on paired timber posts and brick piers</p> <p>Timber shingles to gable ends</p> <p>Original timber framed windows (multi-pane upper sash)</p> <p>Single storey addition to side</p>		Contributory