


<b>Heritage Precinct Name</b>	<b>Spotswood Residential Heritage Precinct</b>
<b>Address</b>	Bolton Street (part), Craig Street (part), Forrest Street (part), George Street, Hope Street (part), Hudsons Road (part), Melbourne Road (part), McLister Street (part), Raleigh Street (part), Reed Street (part), Robb Street (part), Robert Street (part) and The Avenue (part) in Spotswood
<b>Heritage Overlay</b>	<b>HO30</b>
<b>Related Precinct(s)</b>	Not applicable
<b>Significance</b>	
Local	
<b>Style &amp; Type</b>	
Heritage Precinct	
<b>Significant Dates</b>	
c.1886-1945	
<b>Designer</b>	
Unknown	
<b>Builder</b>	
Unknown	
<b>Statement of Significance</b>	
<p><b>What is Significant?</b></p> <p>The Spotswood Residential Heritage Precinct, which comprises all land in HO30 and includes houses east and west of the railway line. Places west of the railway are located in an area bound by McLister Street (south), The Avenue (north) and Melbourne Road (west). East of the railway, the precinct includes places to Craig, Raleigh and Robb streets.</p> <p>The following original features contribute to the significance of the Spotswood Residential Heritage Precinct:</p> <ul style="list-style-type: none"> <li>• Generally intact single storey houses dating from the late 19<sup>th</sup> century to the end of the Interwar period (circa 1945), one with an attached shop,</li> <li>• Subdivision patterns established during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries,</li> <li>• Consistent setbacks,</li> <li>• Intact roof forms (hipped, gabled, gambrel etc.) and cladding (including corrugated metal sheeting and terracotta tiling),</li> <li>• Rendered or brick chimneys, as well as terracotta pots,</li> <li>• Roof detailing such as decorative terracotta cresting and/or finials, and to gable ends</li> </ul>	

(shingling, weatherboards, half-timbering/battens, rendered finishes),

- Intact painted timber-framed walls with a range of cladding including ashlar boarding, weatherboards, (bands of) shingled boards,
- Intact face brick walls or porches,
- General timber detailing, including exposed rafter ends, brackets, decorative friezes (fretwork, spindles, etc.), turned timber posts, etc.
- Verandahs, usually with timber detailing though some with cast iron friezes, and porches with brick piers and the like,
- Decorative elements, usually classicising detailing such as cornices, brackets, pediments,
- Timber-framed windows including double-hung sashes, casements with toplights, bay windows, some with awnings or hoods,
- Front doors – usually timber, panelled and/or with glass panes, often with transom windows and/or sidelights,
- Front fences, mainly original low masonry (Interwar period),
- Minimal garden settings,
- Kerbing and channelling, and
- Complementary street plantings.

### **How is it Significant?**

The Spotswood Residential Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

### **Why is it Significant?**

Historically, it is significant for its ability to demonstrate the key phases of development in Spotswood during the late Victorian, Federation, and Interwar (through to the end of WWII), which was a consequence of the development of industries and railway-related infrastructure in the area. (Criterion A)

Aesthetically, it is significant for its consistent housing stock from the late Victorian, Federation and Interwar periods. It is notable for its consistent character, which is derived from the predominantly weatherboard single storey detached houses that have similar form, scale, detailing and materials. Most houses have a verandah or porch to the front and many retain original decorative features to their facades. Compared with other precincts in the Municipality, houses in Spotswood often occur in groups of two or more similar buildings, suggesting the work of a particular builder/developer.

The historic character of some streets is enhanced by an established canopy of mature exotic street trees. (Criterion D)

On this basis, the following places and other elements contribute to the significance of the precinct:

- Bolton Street (odd) 1, 3, 5, 7, 11, 21, 23, 27, 29, 31 (even) 8, 12, 18, 20.
- Craig Street (even) 42, 46, 48, 50, 52, 54, 56, 58, 60, 64, 66, 68, 70.
- Forrest Street (odd) 7, 9, 13, 15, 19, 21 (even) 10, 12, 14, 20, 22, 24.
- George Street (odd) 1, 3, 5, 9, 11, 21, 23 (even) 6, 10, 12, 14, 16, 18, 20, 22.
- Hope Street (odd) 9, 11, 13, 37, 39, 57, 61, 63, 65, 67.
- Hudsons Road (odd) 41, 43, 105, 111, 113, 121, 123, 125, 127, 135, 137 (even) 104, 128.
- McLister Street (even) 2.
- Melbourne Road (even) 626, 628
- Raleigh Street (even) 6, 8, 12, 14, 16, 18, 20.
- Reed Street (even) 4, 8, 12, 16, 18.

- Robb Street (odd) 1, 3, 7, 9, 11, 13, 15, 21 (even) 10, 14.
- Robert Street (odd) 1, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59 (even), 46 and 48.
- The Avenue (odd) 29, 31, 35, 37, 39, 41.

## History

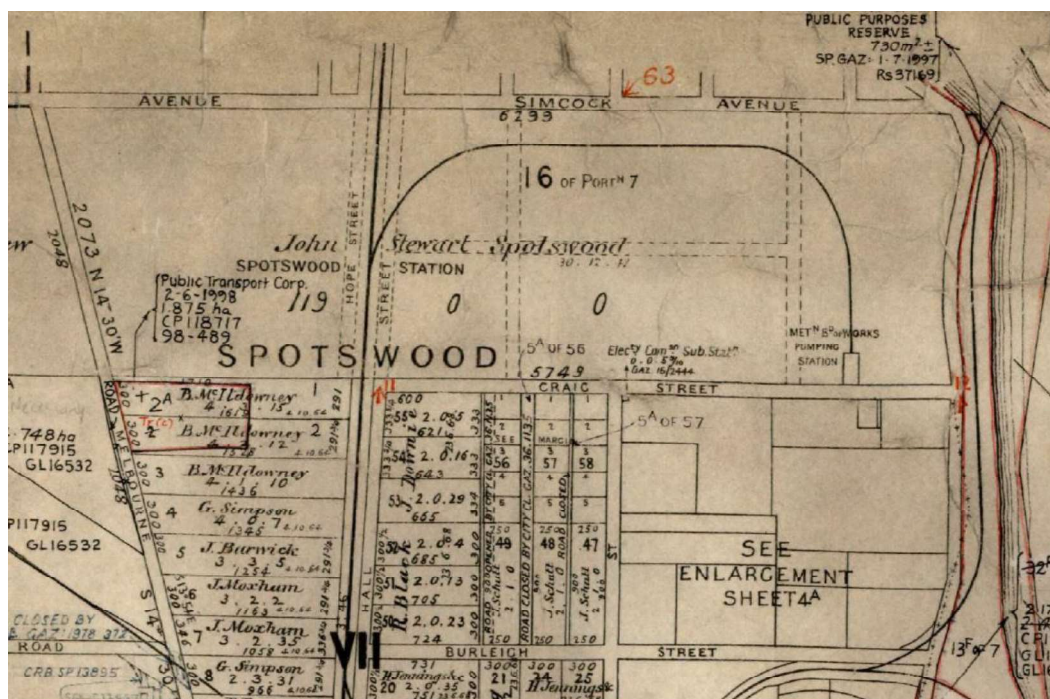
### Historical background

This section of Spotswood was part of a large allotment which extended from the Yarra River to Melbourne Road, and was initially purchased during the 1840s by John Stewart Spotswood who began a dairy farm.<sup>1</sup> Around the end of the 1840s, John Spotswood set up a punt service across the Yarra near the mouth of Stony Creek. The service operated at least until the 1860s.

Stations along the Williamstown line opened as demand arose. At first only Williamstown, Williamstown Pier (then known only as Pier) and Footscray were opened, followed, a few weeks later, by North Williamstown. Geelong Junction (Newport) opened in the next month, March 1859. Spotswood Station opened as Edom in 1878, became Spottiswoode in 1881 and Spotswood in 1905.<sup>2</sup>

### Specific history

The 119 acre site purchased by John Spotswood in 1841 consisted of land bound by the Yarra River (east) and what is now Melbourne Road (west), Craig Street (south) and The Avenue/Simcock Avenue (north).<sup>3</sup>



John Spotswood's holdings shown on the parish plan, top left

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

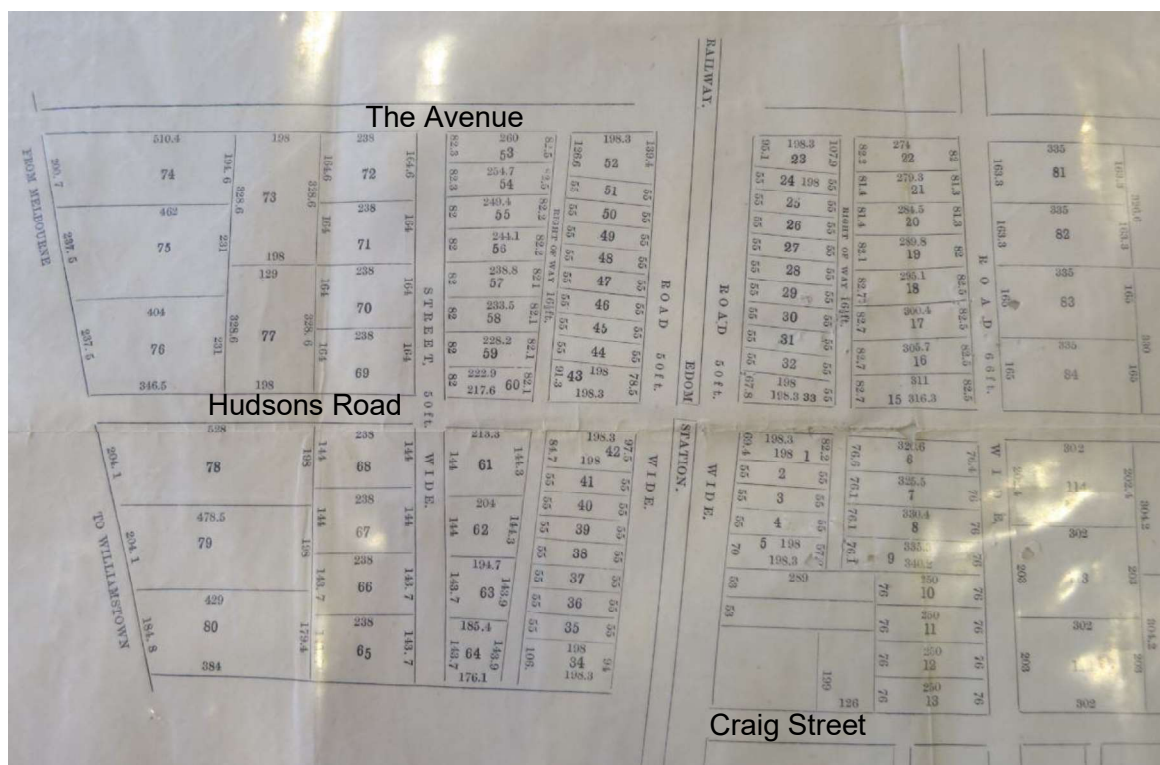
<sup>1</sup> *Hobsons Bay Heritage Study: Thematic Environmental History*, 2003, p12

<sup>2</sup> Barnard (1999)

<sup>3</sup> Parish Plan C345(19). The allotment was Crown Allotment 16 of Section 7 in the Parish of Cut-Paw-Paw

In 1876, this allotment was acquired by Richard Day Burrell and Alexander Lindsay.<sup>4</sup> The following year, speculators Thomas Bent and Charles MacMahon acquired the site. In 1878, Edom station and the adjacent rail crossing (on what is now Hudsons Road) were constructed on the Williamstown line, towards the centre of the land purchased by Bent and MacMahon. At this time, Edom was described as having a 'desolate appearance' and was said to be located in the 'midst of a bleak and inhospitable moor'.<sup>5</sup>

After Bent and MacMahon purchased the holdings, a subdivision plan consisting of 114 lots described as 'small cottage allotments' was prepared.<sup>6</sup> The area east of Forrest street, and based around both sides of the railway, was surveyed by the much noted former government surveyor and engineer, Clement Hodgkinson (LP 298).



The western half of the c. late 1870s subdivision

(Source: 'Plan showing subdivision of Allotment 16 of Section 7, Parish of Cut-Paw-Paw', SLV)

The first sale of subdivided land occurred in 1878, the same year the railway station opened. The proprietors prepared to sell any allotments for which there were buyers.<sup>7</sup> The sale of allotments was limited, with only about 30 lots selling. These were located close to the railway line, most fronting the streets now known as Hope, Hall and Raleigh streets.<sup>8</sup> One of the allotments to the east of the railway was sold to the Hon. John Woods Commissioner of the Railways.<sup>9</sup>

In 1883, Henry, Robert and William Hudson of Hudson Bros, Sydney purchased the balance of the site.<sup>10</sup> A plan of subdivision within this precinct was lodged in 1886 and declared by surveyor, William Bage.

<sup>4</sup> Certificate of Title, Vol 894, Folio 646

<sup>5</sup> 'The Modern Edom', *Argus*, 23 March 1878, p9

<sup>6</sup> 'Plan showing subdivision of Allotment 16 of Section 7, Parish of Cut-Paw-Paw, circa late 1870s, State Library Victoria. 'The Modern Edom', *Argus*, 23 March 1878, p9

<sup>7</sup> 'Land Sale at Edom', *Williamstown Chronicle*, 25 May 1878, p3

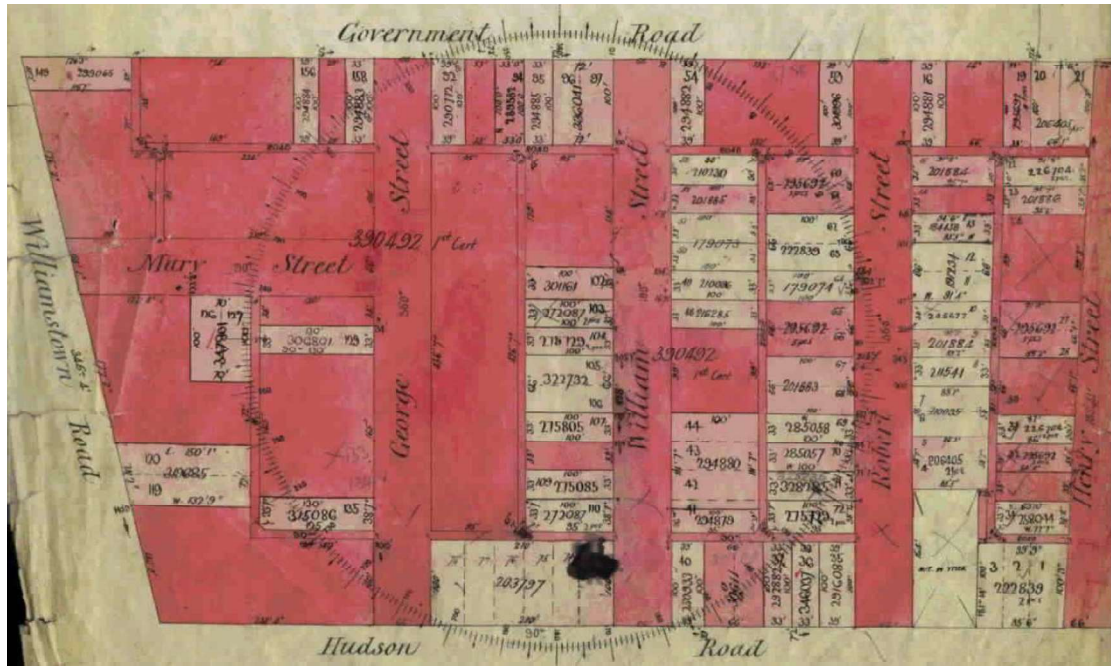
<sup>8</sup> Certificate of Title, Vol. 998 Folio 593

<sup>9</sup> The Modern Edom', *Argus*, 23 March 1878, p9

<sup>10</sup> 'The Spottiswoode Estate Company', *The Age*, 14 November 1893, p7, Certificate of Title, Vol. 1511, Folio 188

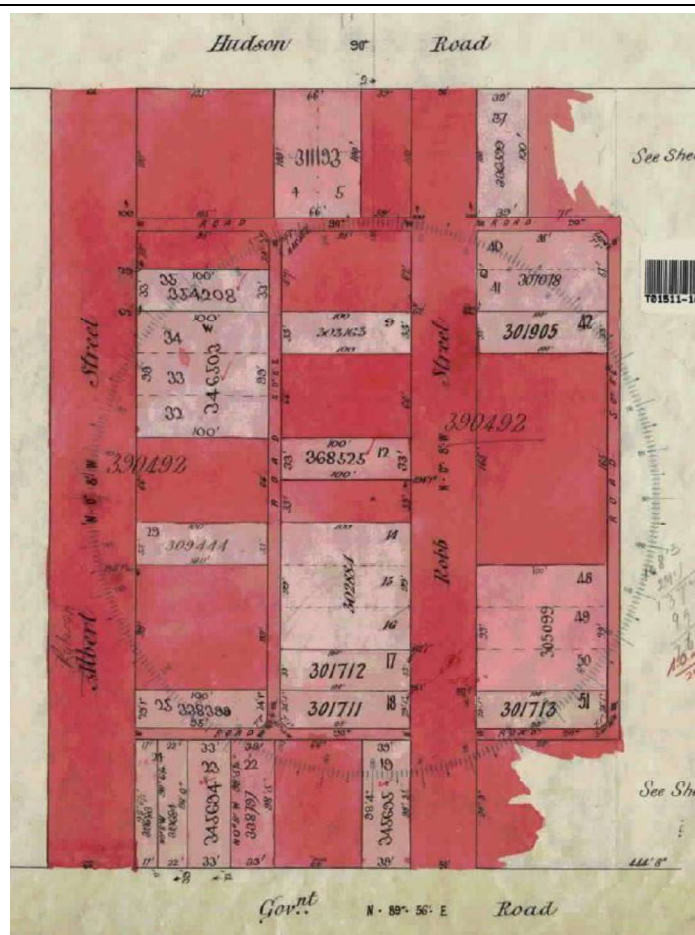


The Hudson's holdings are shown on the following excerpts from the relevant Certificate of Title. The lots that are numbered lots indicate a sale, while the the lots coloured red were not sold at this time. The first allotments to be sold by the Hudson brothers were also those located closest to the railway station, mostly to Robert Street, William Street (now Bolton), The Avenue and Hudsons Road as well as Craig, Raleigh and Robb streets.



### The 1883 subdivision

(Source: Certificate of title Vol 151 Fol 188)



### The 1883 subdivision

(Source: Certificate of title Vol 151 Fol 188)

In 1888, the Spottiswoode Estate Company was formed for the purpose of purchasing land at Spottiswood which was owned by the Hudson brothers. Both Henry and Robert Hudson held 5,000 shares in the company which went into liquidation in 1894.<sup>11</sup> In all, there were 158 approximately 33-38'X100' lots (about 300-350 square metres) distributed from Williamstown Road (Melbourne Road) to Forrest Street, north of Hudson Road.

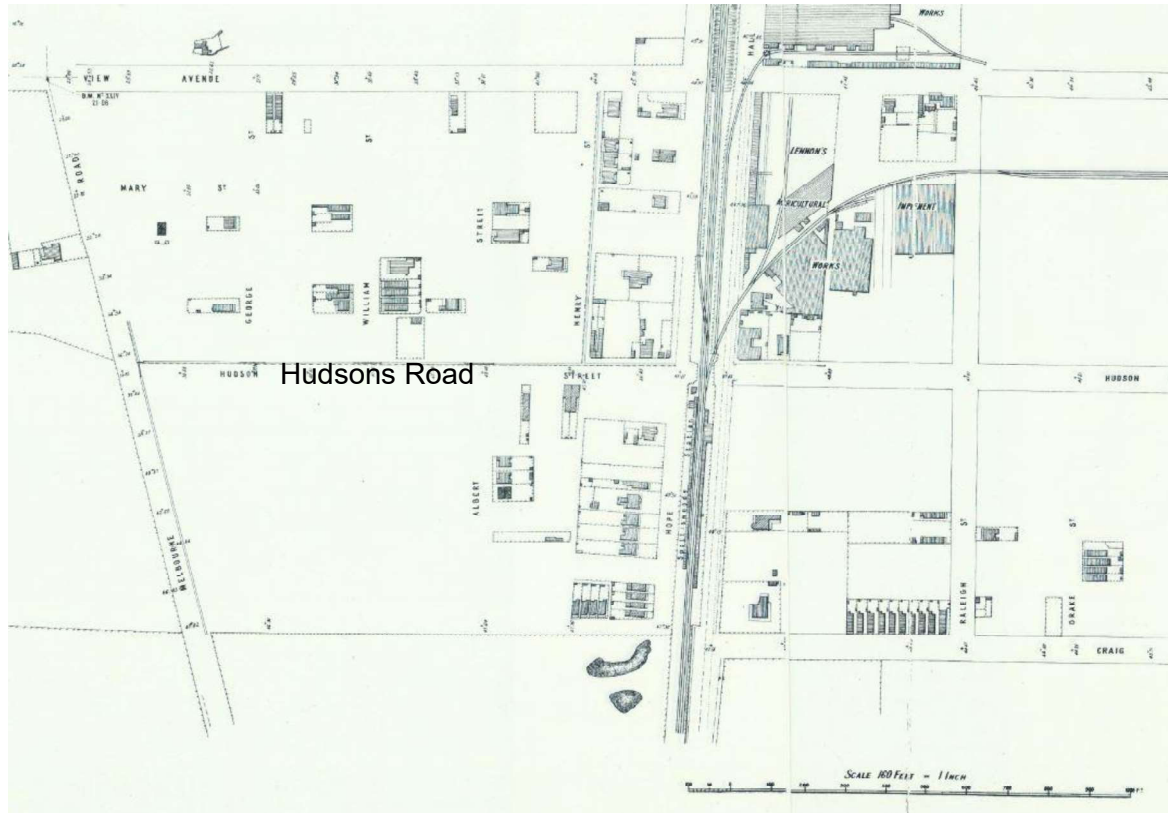
In 1890, a re-subdivision plan was lodged for most allotments located to south of Hudson Road and west of the railway line – although this subdivision did not include the whole precinct area, just parts to the west. The survey was lodged by Hall and declared by J S Jenkin in 1911-12. It was, in turn, once part of a larger estate, declared in 1890, which included Hope (formerly Station), Robert, Manchester and Birmingham streets (LP2966) stretching from Melbourne Road to the railway. The surveyor was Robert Poole and it was lodged by solicitors and land boomers, Fink Best & Phillips (VTO). Some of the land south of Hudson Road was later taken up by the Spotswood State school. Part of the area around the Hudsons Road railway crossing was built on a plan lodged in 1890 for A C Thomas solicitors and surveyed by Bruford & Braim.

Street names were changed over time, William Street becoming Bolton, and Henry Street becoming Forrest (1911). Bay View Avenue was changed to simply, The Avenue, while Mary Street was changed to Little Mary Street.

The 1894 MMBW Record Plan No. 8 showed that there were about 65 houses in the precinct area, scattered between largely vacant blocks. This included four brick houses in Hope Street and four timber cottages in McLister Street. On the south side of McLister Street, where the Victorian Railways Stores complex is, was a quarry. Across the railway, to the east, was another isolated row of ten similar timber houses facing Craig Street, with a few houses located nearby on both Raleigh and Drake (now Robb) streets. Further north there were several larger weatherboard houses facing Hope

<sup>11</sup> Victoria Government Gazette, no.44, 16 March 1894, p1301

Street, and several timber cottages to William Street (now Bolton). There were also a few houses to Hudson Street, The Avenue, Henry Street (now Forrest) and Albert Street (now Robert). At this time, the Spotswood Railway Station had a timber building on the eastern side only with a platform and small store on the west.

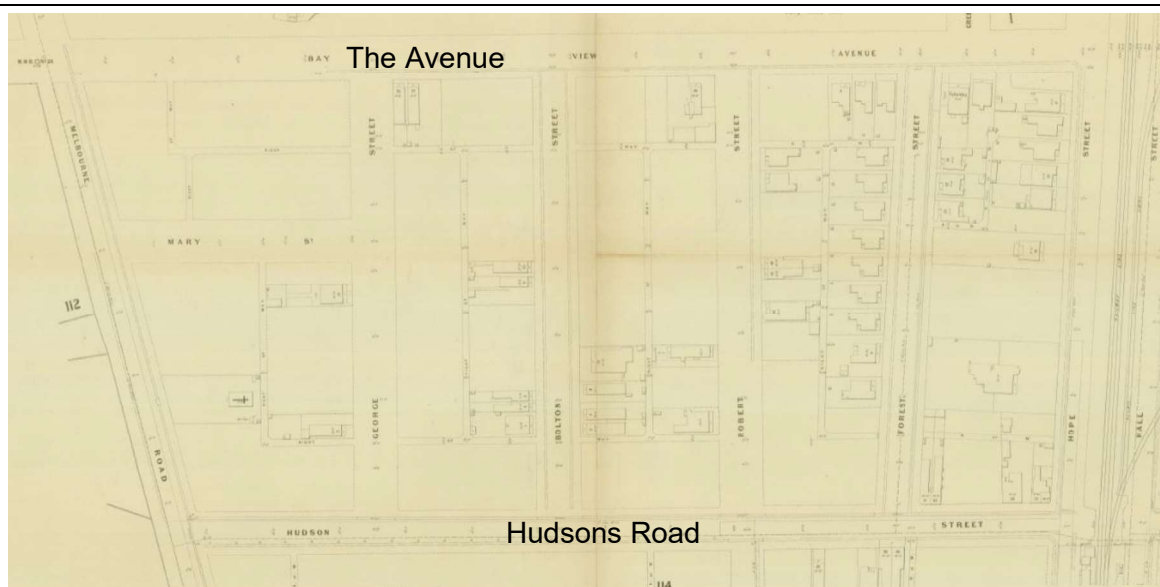


The precinct area in 1894

(Source: MMBW plan no. 8,SLV)

By 1904, there had been little further development in the north-south streets to the west of the precinct, George, Bolton and Roberts, with only 14 houses in that area.<sup>12</sup> This sporadic Victorian and early Federation period development is evident on the below MMBW plan which shows much of the precinct west of the railway line in 1904.

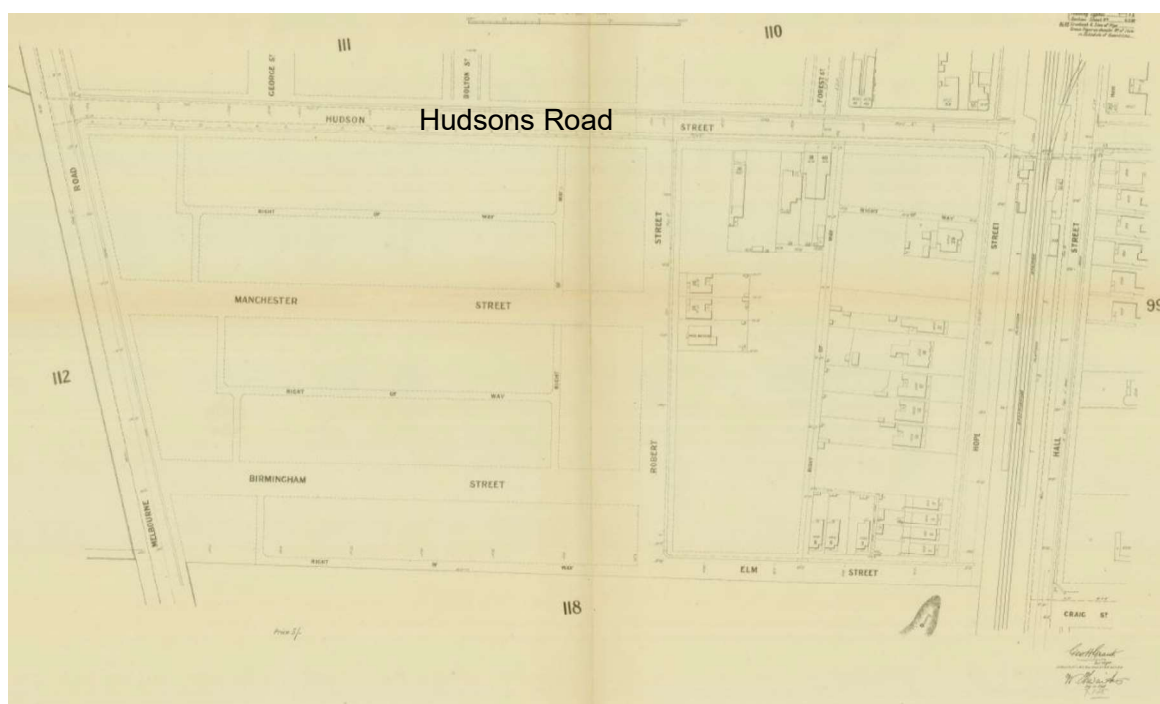
<sup>12</sup> Sands and MacDougall's Directory, 1904



The precinct in 1904

(Source: MMBW detail plan 110 and 111, SLV)

An alternative street layout existed south of Hudsons Street at that time, prior to the establishment of the primary school - shown on the below 1904 MMBW detail plan. Evident are two wide streets, Manchester (now Reed) and Birmingham, with rights of way to the rear.



The south side of Hudson street in 1904

(Source: MMBW detail plan 114, SLV)



Substantial redevelopment occurred in the Interwar period, with seven houses constructed on George, Bolton and Robert streets between 1904 and 1911, taking the total to 18.<sup>13</sup> Eight further houses were constructed over the following three years to 1914 and a further six between 1914 and 1916. By 1918, there were 38 houses on George, Bolton and Robert streets.<sup>14</sup>

By 1920, most allotments on Hope Street had been developed and many residences had also been erected in Bolton, Robert and Raleigh streets. Many allotments however at the western end of both Hudsons Road and The Avenue, as well as the western side of George Street, were yet to be developed.

At this time, there was only one house on Craig Street, west of Raleigh Street and no residences to Reed Street, though several were erected in the next ten years. Between 1920 and 1930, several additional houses had also been erected on The Avenue, the western side of both Bolton and George streets, as well as the western end of Hudsons Road.<sup>15</sup> The burgeoning area is evident in the below aerial photograph, taken in 1931.



Precinct area in 1931

(Source: Landata, Maldon Prison, Run 6, Frame 2874)

An aerial photograph from this time shows the part of precinct south of Hudsons Road. Evident in the foreground is the group of late Victorian period development to the east side of Robb, with row of mostly Federation period development opposite. In the vicinity several large industrial complexes had been established.

<sup>13</sup> Sands & McDougall's Directory, 1911

<sup>14</sup> Sands & McDougall's Directory, 1911, 1914, 1916, 1918

<sup>15</sup> Sands & McDougall's Directory 1920 and 1930



Southern part of the precinct, between Robb Street and Melbourne Road, in 1930

(Source: Aerial view of M.M.B.W. pumping station at Spotswood, Shaw Ross Aviation, Co H29860, SLV)

In 1945, there was still several vacant allotments in the Spotswood area, most of which were located to the southern end of Robert Street and the northern side of Hudsons Road (seen on below aerial). By this time, street trees had been planted to George, Bolton and Robert streets as well as the northern side of The Avenue.<sup>16</sup>



Precinct area in 1945

(Source: Melbourne and Metropolitan Area Project, Run 21, Frame 58566, Landata)

<sup>16</sup> Photo-map Melbourne 848 B4A, 1945, University of Melbourne

## Description

The Spotswood Residential Heritage Precinct includes residential streets located east and west of the railway line that were developed during the late-Victorian, Federation and Interwar periods (through to the end of WWII).

Typically, houses are freestanding, timber-framed, have a verandah or porch, and are setback from the street with a garden and low timber fence to the front. They have hip or gable roof forms clad in terracotta tiles (Interwar period) or corrugated iron. Additionally, many retain original decorative elements to the cornices (brackets and paneling), gable ends (battened sheeting, shingles, etc.), verandahs (cast iron or timber components) or porches (brick or brick and timber). There are some mature street trees (Ash and Plane species) in the streets north of Hudsons Road. Most houses are modest, economical versions of the contemporary styles.

The Victorian period places are concentrated in the streets closest to the railway station – primarily Craig, Hope and Raleigh with a few in Bolton and Forrest. The cottages generally have hip roofs clad in corrugated sheet metal, rendered chimneys, a decorative cornice (incorporating brackets alternating with panelling), ashlar boards to the façade, and verandah with cast iron frieze and timber posts. Windows are double hung sashes, often tripartite.

Some of the Federation period places may appear to be Victorian, referred to as Victorian Survival style (hip roofs, rendered chimneys) but can often be distinguished from examples dating to the preceeding period by having paired, often longer, timber windows. The Queen Anne style was the dominant mode of the Federation period and is characterised by asymmetric facades, gambrel roofs, tall red brick chimneys with roughcast rendered caps, and gable ends with battened sheeting. Walls may include a band/section with shingled (notched) boards, though ashlar boards remained popular in the area. Verandahs have turned timber posts with friezes displaying geometric motifs and/or curvilinear brackets and windows typically are casements with toplights. Only a few examples have terracotta tiled roofs and what was likely corrugated sheet metal cladding has often been replaced with metal sheeting with a tile-like profile.

The Interwar period places are usually indicative of the bungalow type, especially those dating to the 1920s. They tend to be concentrated in the streets furthest from the railway station. Typical of bungalows from this period they have prominent gable ends, usually two – a minor and major – and both orientated to the street given the width of the blocks. Other characteristics include gable ends with battened sheeting or timber shingles, boxed-framed windows, and porches with brick piers and (paired) timber posts. During the 1930s and early 1940s, hip roofs were the norm usually tile-clad. There are hardly any examples indicating the influence of some of the other popular styles of this period (e.g. Spanish Mission, Old English/Tudor Revival), though there are several circa 1940s buildings in a restrained mode, some with a slight Moderne influence by way of horizontal glazing bars to the windows and/or a concrete canopy at the entrance.

A summary of each street within the precinct is outlined below. Refer to the schedule for details of each building.

### *Bolton Street*

Bolton Street includes a mix of late-19<sup>th</sup> century and early 20<sup>th</sup> century houses, including several Interwar bungalows. There are also a few single fronted Victorian period cottages, including two pairs to the western side of the street. On both sides of the street, there is a mixture of Plane and Norfolk Island hibiscus street trees.

### *Craig Street*

Craig Street includes a group of similar (now with some alterations) Victorian single fronted timber cottages at Nos. 52-70, though the similar cottage at no. 62 was only constructed in 2013. Further to the east, there are five early 20<sup>th</sup> century houses, four of which are Interwar period bungalows.

### *Forrest Street*

Forrest Street includes a mix of late 19<sup>th</sup> century and Federation period timber houses which are, typically located in groups of three similar residences. Mature Ash street trees contribute to the character of the streetscape.

***George Street***

There are several Federation period houses to George Street, some of which are good examples of their type (nos 3, 5 and 9). Additionally, there are a few houses from both the Victorian and Interwar periods as well as two 1940s masonry houses which are similar to the earlier dwellings in terms of their form, scale and setbacks.

***Hope Street***

Hope Street is notable for the group of largely intact Victorian residences at the southern end, consisting of a group of three double fronted Victorian and Federation period houses at nos 9, 11 and 13. Other contributory places are a mix of Federation and Interwar period houses and include a group of three largely intact Federation dwellings at nos 37, 39 and 41.

***Hudsons Road***

The section of the street immediately to the west of the railway consists of commercial development whilst the part further to the west, between Robert Street and Melbourne Road, is largely residential. Contributory houses mostly date from Interwar period or were constructed circa 1940. There are also a few Federation period residences and one largely intact shop (constructed in Interwar period and enlarged in the same style in the early Post-WWII) with residence to the rear.

***Raleigh Street***

On the eastern side of Raleigh Street there is a group of three symmetrical Victorian residences, two of which are mostly intact. Other contributory places include a symmetrical Victorian residence, a similar symmetrical Federation period house and an Interwar bungalow.

***Reed Street***

The northern side of Reed Street consists mostly of Interwar period weatherboard houses facing the primary school. These are a mix of 1920s and 1930s bungalows, and other timber houses that were erected circa 1940.

***Robb Street***

Contributory places in Robb street are mostly Federation period houses and include a group of three symmetrical houses flanked on either side by a pair of asymmetrical dwellings. Within this consistent part of the street, some houses have been altered, but could be restored as they are part of a pair/group. Other contributory places include two Victorian period residences, another Federation period house and an Interwar bungalow.

***Robert Street***

Robert Street contains a mix of Victorian, Federation and Interwar period timber houses, mostly located to the west side of the street. Notable examples include the group of five Federation period houses at nos 51-59. A largely intact pair of attached Victorian residences, which are rare in the precinct, is located on the east side of the street at nos 46 and 48. The northern end of Robert street is enhanced by mature plane street trees.

***The Avenue***

The Avenue east of Melbourne Road includes a few Interwar bungalows and a pair of Victorian cottages. Together these bookend both Bolton and George streets.

**Integrity**

Moderate – refer to specific comments above.

**Context**

Set on flat land surrounding the Spotswood Railway Station. It is adjacent to the Spotswood Industrial precinct on the east and south sides.



## Comparative Analysis

Much of the housing in other parts of the municipality that were developed early - Williamstown and Newport – also dates to the Victorian, Federation and Interwar periods and is timber-framed. Williamstown has a higher percentage of Victorian period houses than Spotswood, reflecting the fact it was developed more so during this period.

The Spotswood precinct is distinguished by an established tree canopy to several streets and the relatively high proportion of contributory places as the larger precincts further south tend to include more altered and later infill (non-contributory) places. The houses in Spotswood are also relatively modest, many of which are cottages or single-fronted examples.

- Halls Farm Heritage Precinct (HO11): a large precinct generally with double fronted houses and few cottages.
- Newport Estate Residential Heritage Precinct (HO23): a large precinct which includes a higher proportion from the Interwar period, especially the 1930s.
- Power Street Heritage Precinct (HO26): this linear precinct includes some more substantial examples, in part due to larger allotments.
- Private Survey Heritage Precinct (HO27): this large precinct has a varied building stock with more masonry examples and a distinct character with many wide road ways and parts with an established tree canopy.

## Thematic Context

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

*Theme 4: Building settlements, towns and cities – Nineteenth Century Private Estate development (4.2), Twentieth Century Residential Development (4.3)*

### Associations

Robert Poole, Clement Hodgkinson.

## Recommendations

### *Statutory protection*

Hobsons Bay Planning Scheme:	Yes, in part. Tree controls.
Heritage Victoria Register:	No
Register of the National Estate:	No
National Trust Register:	No

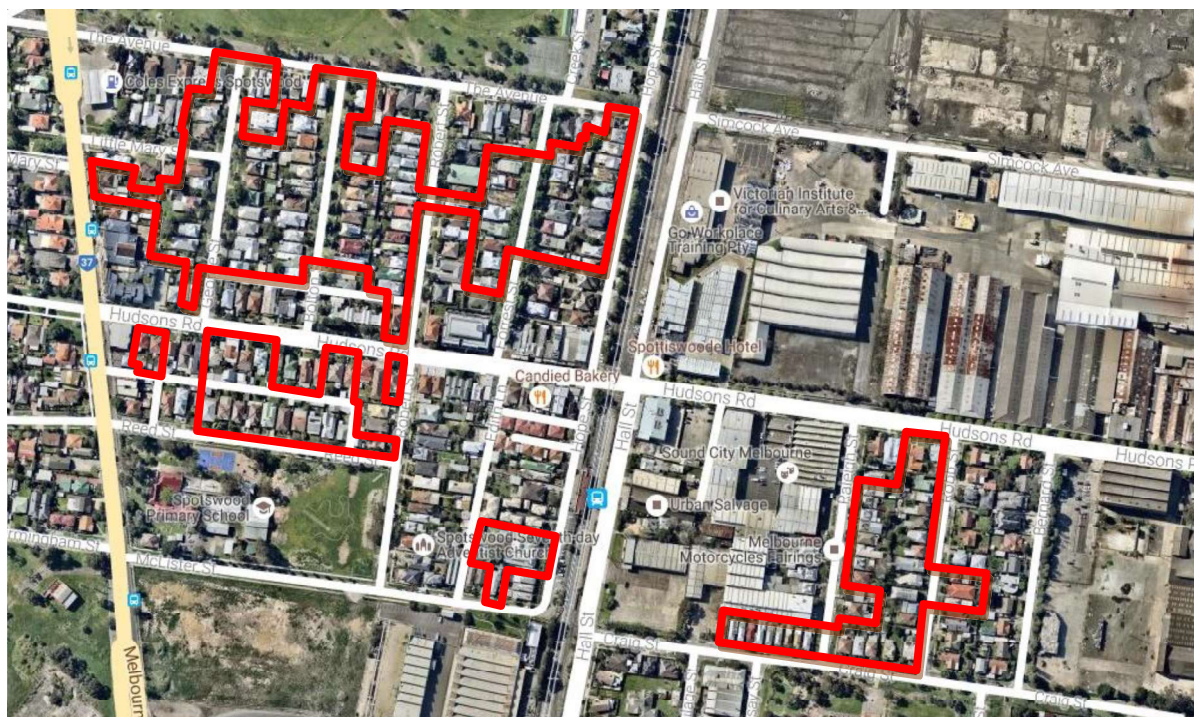
### *Management objectives & conservation actions*

Conserve elements that contribute to the significance of the precinct and ensure that new development is sympathetic to the historic character of the precinct in accordance with the relevant articles and conservation principles, processes and practice set out in the *Burra Charter*. Refer to the relevant Heritage local policy at Clause 15.03 of the Hobsons Bay Planning Scheme.

## References

- Hobsons Bay City Council, *Hobsons Bay Thematic Environmental History*, 2003
- Graeme Butler & Associates (2001) *Altona, Laverton and Newport Districts Heritage Study*
- Victorian Titles Office (VTO) lodged plans
- Sands & McDougall's Victorian directories (D)
- MMBW Record Plan No. 8 (c.1894)
- The Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*
- Certificate of Title Vol 894, Folio 646 + Vol. 998 Folio 593 + Vol. 1511, Folio 188
- Parish Plan C345(19).
- 'Plan showing subdivision of Allotment 16 of Section 7, Parish of Cut-Paw-Paw, circa late 1870s, State Library Victoria
- Victoria Government Gazette, no.44, 16 March 1894, p1301 *Williamstown Chronicle*, *The Age and the Argus*

## Extent of overlay boundary















Proposed revised HO boundary






## HO30 SPOTSWOOD RESIDENTIAL HERITGE PRECINCT SCHEDULE

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<b>The Avenue, south side</b>					
House 29 The Avenue, Spotswood	Interwar Mid-1920s	Intact, weatherboard bungalow with gable roof clad in corrugated metal sheeting, original porch with brick piers & shingles to gable end, intact timber openings.		-	C
House 31 The Avenue, Spotswood	Interwar Mid-1920s	Weatherboard (some shingled) bungalow, intact to front with prominent second level addition, altered detailing to porch (posts & brackets), intact timber openings.		-	C
House 35 The Avenue, Spotswood	Interwar Late 1920s	Intact form to front with 2 <sup>nd</sup> level addition to rear.  Weatherboard, battened sheeting to gable ends, some intact timber windows but verandah detailing altered.		C	C
House 37 The Avenue, Spotswood	Late Victorian Mid-1890s	Mostly intact, ashlar boards to front (possibly altered), hipped roof clad in corrugated metal sheeting, original cornice, now has plain verandah (no decorative details), intact timber sash window.		C	C
House 39 The Avenue, Spotswood	Late Victorian mid-1890s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, original cornice, original verandah with cast iron, original timber openings.		C	C
House 41 The Avenue, Spotswood	Interwar Late 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, verandah mostly intact, original hoods & timber windows with multi-paned upper sashes.		C	C



Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<b>Bolton Street, west side</b>					
House 1 Bolton Street, Spotswood	Late Victorian Mid-1890s	Intact form, weatherboard elevations and hipped roof clad in corrugated metal sheeting. Verandah detailing & windows are partly altered but not unsympathetic.		-	C
House 3 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, bracketed cornice, altered verandah detailing, original timber tripartite window. Interwar period brick fence. A pair with no. 5		C	C
House 5 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof now clad in tile shaped sheeting, bracketed cornice. Verandah now has simplified detailing, original tripartite timber window. A pair with no.3		C	C
House 7 Bolton Street, Spotswood	Interwar Mid-1920s	Largely intact, weatherboard with some shingle boards, hipped roof clad in corrugated metal sheeting. Timber verandah with turned timber posts & timber frieze, original timber casement window, altered door (offset).		-	C
House 9 Bolton Street, Spotswood	Circa 2020	Contemporary two-storey faux historic residence.		-	-
House 11 Bolton Street, Spotswood	Interwar Mid-1920s	Intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting, decorative cornice, battened roughcast to gable end. Intact timber bay window with hood, now has plain verandah. Federation period character.		-	C







Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 13 Bolton Street, Spotswood	Circa 1970s	Brick, hipped roof clad in tiles.		-	-
House 21 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with turned timber posts & probably later frieze, original timber openings & rendered chimney.  A pair with no. 23		C	C
House 23 Bolton Street, Spotswood	Late Victorian Late-1890s	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with turned timber posts & probably later frieze, original timber openings & rendered chimney.		C	C
House 25 Bolton Street, Spotswood	Circa 1940	Partly altered, weatherboard, hipped roof clad now clad in wide profile metal sheeting, original brick chimney, metal support to verandah may be original, altered windows (large aluminium), side entry.  Works underway.		-	-
House 27 Bolton Street, Spotswood	Interwar Early-1920s	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting, battened textured sheeting to gable end. Verandah with turned timber posts & timber frieze, altered windows (aluminium).		C	C
House 29 Bolton Street, Spotswood	Interwar Late-1920s	Largely intact, weatherboard, broad gable roof clad in terracotta tiles, corner porch, continuous hood above original box-framed timber windows with multi-paned upper sashes, original brick chimney.		C	C







Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 31 Bolton Street, Spotswood	Interwar  Late-1920s	Intact to front with 2 storey addition to rear.  Weatherboard, gable roof clad in corrugated metal sheeting, shingles to gable end, original porch & box-framed timber windows.		-	C
<b>Bolton Street, east side</b>					
House 8 Bolton Street, Spotswood	Late Victorian  Late-1890s	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with frieze (appears later), altered timber openings.		C	C
House 10 Bolton Street, Spotswood	Late Victorian  Late-1890s	Much altered, probably mid-20 <sup>th</sup> century, to front with atypical recessed entry & timber windows. Verandah (possibly replaced) generally in keeping with period but lacking frieze. Weatherboard, hipped roof clad in corrugated metal sheeting, original timber panels to cornice though brackets removed (location evident).		C	-
House 12 Bolton Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, gambrel roof clad in corrugated metal sheeting with additions set behind ridge, decorative cornice. Original verandah with frieze & turned timber posts, original timber sash windows & door with sidelights, original brick chimneys with terracotta pots.		C	C
House 14 Bolton Street, Spotswood	Circa 1960	Brick with hipped roof clad in variegated tiles		-	-








Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 16 Bolton Street, Spotswood	Federation Early 1910s	Partly altered, ashlar boards to front, hipped roof now clad in tiled sheeting, non-original chimney, original brackets to cornice. Bullnose verandah with metal frieze, altered windows (large aluminium), recessed entry probably later.		-	-
House 18 Bolton Street, Spotswood	Interwar Late 1930s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end, original timber box-framed windows, side entry.		C	C
House 20 Bolton Street, Spotswood	Interwar Mid-1920s	Mostly intact with two storey addition to rear.  Weatherboard, hipped roof clad in variegated tiles, enclosed porch (retains continuous hood to projecting part), intact timber box-framed window.		-	C
<b>Craig Street, north side</b>					
House 42 Craig Street, Spotswood	Interwar 1920s	Largely intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, exposed rafter ends, shingles to gable ends. Timber porch, non-original timber windows, original timber door.		-	C
House 44 Craig Street, Spotswood	2020	Timber framed house under construction.		-	-
House 46 Craig Street, Spotswood	1940s	Mostly intact, weatherboard, hipped roof clad in variegated tiles, brick chimney, porch now enclosed, though with original clinker brick piers & low brick wall (now painted). Original timber boxed frame window to projecting part.		-	C








Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 48 Craig Street, Spotswood	1940s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, porch with timber deck, original timber windows, non-original door.		-	C
House 50 Craig Street, Spotswood	1940s	Intact, weatherboard, hipped roof clad in variegated tiles, porch with shingled skirt & steel supports, prominent red brick chimney with decorative banding, original timber boxed frame windows, original door.		-	C
House 52 Craig Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with timber deck & wing wall, timber window with vertical glazing bars, original highlight to door.  Part of group of 9		C	C
House 54 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof now clad in tile shaped sheeting, decorative cornice, concave verandah with timber deck, non-original timber windows, original highlight to door.  Part of a group of 9		C	C
House 56 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, straight verandah with tiled deck & later frieze, timber sash window, non-original door.  Part of a group of 9		C	C
House 58 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with concrete deck & later frieze, non-original timber window.  Part of a group of 9		C	C






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 60 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with concrete deck & cast iron, altered timber window.  Part of a group of 9		C	C
House 62 Craig Street, Spotswood	2013	Victorian style, constructed in location of demolished Victorian cottage  Ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, verandah with cast iron, timber openings.		C	-
House 64 Craig Street, Spotswood	Victorian	Partly altered, shiplap cladding, hipped roof clad in corrugated metal sheeting, straight verandah with later frieze, steel poles & tiled deck, altered windows (aluminium), non-original door.  Part of a group of 9		C	C
House 66 Craig Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, concave verandah with cast iron & timber deck, original timber windows with vertical glazing bars, non-original door.  Part of a group of 9		C	C
House 68 Craig Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, concave verandah with cast iron & timber deck, original timber windows with vertical glazing bars. Part of a group of 9		C	C
House 70 Craig Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, straight verandah with concrete deck, non-original timber windows, altered door.		C	C

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
		Part of a group of 9			
<b>Forrest Street, west side</b>					
House 7 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, original gable end with battened roughcast sheeting. Now has simplified verandah detailing. Timber sash windows, early timber door with textured glass highlight, original brick chimney.		C	C
House 9 Forrest Street, Spotswood	Late Victorian Late 1890s	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting. Verandah now has plain timber posts & timber frieze, timber sash windows & timber door with original highlight & sidelights, original rendered chimney, circa 1960s fence.		C	C
House 11 Forrest Street, Spotswood	Circa 1970s	Brick, hipped roof clad in concrete tiles.		-	-
House 13 Forrest Street, Spotswood	Early Federation	Partly altered, non-original wall cladding, gable roof clad in corrugated metal sheeting, verandah with later detailing, sympathetic timber windows.  Part of a group with nos 15, 19 & 21		-	C
House 15 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard (some shingled), gable roof clad in corrugated metal sheeting, decorative cornice, battened sheeting to gable end. Altered timber windows, addition to side.  Part of a group with nos 13, 19 & 21		-	C








Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 17 Forrest Street, Spotswood	Circa 2020	Flat roof, rendered elevations and horizontal emphasis.		-	-
House 19 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, original brackets to eaves & bargeboard to gable end. Hipped verandah now has plain detailing, intact timber sash windows, mid-20 <sup>th</sup> century hood, original brick chimney. Rear addition.  Part of a group with nos 13, 15 & 21		C	C
House 21 Forrest Street, Spotswood	Early Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, original brackets to eaves, sympathetic verandah detailing including timber frieze, intact tripartite timber windows, original brick chimney.  Part of a group with nos 13, 15 & 19.		C	C
<b>Forrest Street, east side</b>					
House 10 Forrest Street, Spotswood	Late Federation	Largely intact, weatherboard (some shingled boards), gambrel roof now clad in tile shaped sheeting. Original verandah with turned timber posts & timber frieze, original timber casement windows with leadlight highlights & timber door with highlight, original brick chimney.  Part of a group (nos 10-14).		C	C
House 12 Forrest Street, Spotswood	Late Federation	Partly altered, weatherboard (some shingled boards), with gambrel roof now clad in tile shaped sheeting. Verandah frieze removed, altered windows (large timber), original brick chimney.		C	C








Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
		Part of a group (nos 10-14).			
House 14 Forrest Street, Spotswood	Late Federation	Largely intact, weatherboard, hipped roof now clad in tiled sheeting. Verandah has turned timber posts & timber frieze, original timber casement windows with leadlight highlights.  Part of a group (nos 10-14).		C	C
House 16 Forrest Street, Spotswood	Late 20 <sup>th</sup> century	Brick, hipped roof clad in corrugated metal sheeting.		-	-
House 20 Forrest Street, Spotswood	Late Victorian Late-1890s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, bullnose verandah with cast iron frieze, intact timber sash windows. Decorative bargeboards possibly removed, original rendered chimney.  Part of a group (nos 20-24).		C	C
House 22 Forrest Street, Spotswood	Late Victorian/ late-1890s	Intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative bargeboards. Verandah has turned timber posts & timber frieze, intact timber sash windows (including arched type), original rendered chimney.  Part of a group (nos 20-24).		C	C
House 24 Forrest Street, Spotswood	Late Victorian/ late-1890s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative bargeboards. Verandah has turned timber posts & later frieze, tripartite timber sash windows, original rendered chimney.  Part of a group (nos 20-24).		C	C
<b>George Street, west side</b>					






Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 1 George Street, Spotswood	Late Victorian Mid-1890s	Partly altered, weatherboard (possibly originally ashlar boards – remnants visible above door), hipped roof clad in corrugated metal sheeting, decorative cornice. Front verandah removed & replaced by hoods, non-original but sympathetic timber windows, highlight & sidelights remain to entry.		-	C
House 3 George Street, Spotswood	Late Federation	Largely intact, enlarged to rear, weatherboard, mostly hipped roof clad in corrugated metal sheeting, gable end with shingled boards, decorative cornice. Verandah with frieze, original timber openings, including paired sash windows.  A pair with no. 5		C	C
House 5 George Street, Spotswood	Late Federation	Intact, weatherboard, mostly hipped roof clad in corrugated metal sheeting, gable end with shingled boards, decorative cornice, Verandah with timber framed cast iron frieze, original timber openings including paired sash windows.  A pair with no. 3		C	C
House 9 George Street, Spotswood	Late Federation	Intact, ashlar boards to façade, mostly hipped roof clad in corrugated metal sheeting, gable end with roughcast sheeting, decorative cornice to eaves, Original timber verandah with frieze, original paired timber sash windows & leadlight sidelight to door, original brick chimneys.		C	C
House 11 George Street, Spotswood	Late Victorian Circa 1890	Mostly intact with Interwar period brick & render porch added to front.  Original part is weatherboard, hipped roof clad in corrugated metal sheeting, original timber sash windows & central door with highlight & sidelights, early 20 <sup>th</sup> century fence.		C	C

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 13 George Street, Spotswood	Circa 1970s	Brick, hipped roof clad in concrete tiles.		-	-
House 21 George Street, Spotswood	Late 1940s	Intact, clinker brick, hipped roof clad in concrete tiles, original timber sash windows, original brick chimney.		-	C
House 23 George Street, Spotswood	Late Federation	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, gable end with battened roughcast sheeting. Original verandah with timber frieze, paired timber sash windows, original brick chimneys.		C	C
<b>George Street, east side</b>					
House 6 George Street, Spotswood	Late Federation	Largely intact, ashlar boards to façade, hipped & gable roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end. Verandah now has simplified detailing, tripartite timber sash windows, original brick chimney with terra cotta pots.		C	C
House 10 George Street, Spotswood	Interwar Late 1920s	Intact weatherboard bungalow, gable roof clad in corrugated metal sheeting, shingles to gable ends (also battened sheeting to large gable), original porch with rendered columns, original timber windows & brick chimneys with terra cotta pots.		C	C
House 12 George Street, Spotswood	Interwar Mid-1920s	Intact, weatherboard, hipped roof clad in corrugated metal sheeting, exposed rafter ends, verandah with brick piers supporting paired timber posts, original paired timber windows with multi-paned upper sashes, original brick		C	C



Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
		chimney.			
House 14 George Street, Spotswood	Interwar Late 1920s	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, shingles to gable end, original timber verandah & paired timber sash windows.		C	C
House 16 George Street, Spotswood	Late Federation	Largely intact, modest second level additions (rear dormers). Ashlar boards to façade, hipped & gable roof clad in corrugated metal sheeting, battened roughcast to gable end, original verandah with timber frieze, timber casement windows (with coloured glass highlights) & original sidelight & highlight to door, original brick chimney.		-	C
House 18 George Street, Spotswood	Early 1940s	Mostly intact, rendered (probably later), hipped roof clad in variegated tiles, enclosed Spanish Mission style porch, intact timber windows.  Original brick fence (now painted)		-	C Include as part of extend. period of sig.
House 20 George Street, Spotswood	Late Federation	Partly altered - clad with faux brick sheeting (original weatherboards are visible beneath). Hipped & gable roof clad in tile shaped sheeting, original brick & render chimneys with pots, original front door, altered verandah, altered windows (aluminium).		-	C
House 22 George Street, Spotswood	Late Interwar Circa 1940	Partly obscured but appears to be mostly intact.  Clad in horizontal boards, hipped & gable roof clad in corrugated metal sheeting, enclosed/altered verandah, some altered openings (timber). Early fence.		C	C
<b>Hope Street, west side</b>					



Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 9 Hope Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber verandah without frieze, original paired timber windows, original rendered chimneys.  A pair with no.11. Similar to 39 Robert St, Spotswood		C	C
House 11 Hope Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber verandah with cast iron frieze removed (refer 2009 Google Street View, the panels to the cornice also appear to have been altered). Original paired timber windows & panelled door with highlight & sidelights.  A pair with no.9		C	C
House 13 Hope Street, Spotswood	Late Victorian  Mid-1890s	Obscured though appears intact.  Ashlar boards to front, hipped roof clad in corrugated metal sheeting, intact verandah with cast iron frieze, tripartite timber sash windows.		C	C
House 37 Hope Street, Spotswood	Late Federation	Mostly intact, weatherboard, gambrel roof now clad in tile shaped sheeting, original brick & render chimney, brackets and panels to eaves. Convex verandah (frieze removed), original timber casement windows, central panelled door with highlight.  Part of a group (nos 37-41)		-	C
House 39 Hope Street, Spotswood	Late Federation	Largely intact, weatherboard, gambrel roof clad in corrugated metal sheeting, brackets & panels to eaves. Convex verandah (possibly with later frieze), timber casement windows with leadlight highlight, original brick & render chimney.  Part of a group (nos 37-41)		-	C


Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 41 Hope Street, Spotswood	Circa 2020	Single storey with hit and miss wall/screen to façade.		-	-
Paired houses 53, 55 Hope Street, Spotswood	2010s	2 storey, brick & render, hipped roof clad in concrete tiles.  Replaced a circa 1900 timber house.		-	-
House 57 Hope Street, Spotswood	Circa 1940	Mostly intact, weatherboard, hipped roof clad in corrugated metal sheeting, sheet lining to eaves, original box-framed timber windows, timber verandah with Federation style brackets.		-	C
House 59 Hope Street, Spotswood	1930s	Heavily altered with dominating 2 <sup>nd</sup> level addition.  Weatherboard, altered porch, altered windows.		-	-
House 61 Hope Street, Spotswood	Late Victorian Mid-1890s	Mostly intact, rendered brick, hipped roof now clad in tile shaped sheeting, string moulding & brackets to eaves. Original verandah removed & replaced with smaller porch, original timber openings & chimney.		-	C
House 63 Hope Street, Spotswood	Early Federation	Mostly intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, verandah with turned timber posts & cast iron frieze, intact timber openings, original brick chimney.		-	C

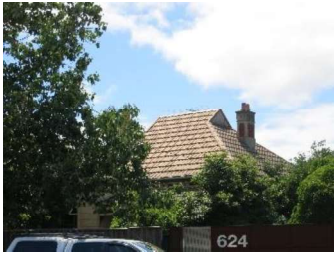

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 65 Hope Street, Spotswood	Early Federation	Largely intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, original brick chimney (same type as no. 67), battened sheeting to gable end, original brackets & panels to eaves. Hipped verandah (without frieze), original timber sash windows, original highlights & sidelights to door		-	C
House 67 Hope Street, Spotswood	Late Victorian	Intact, ashlar boards to façade, hipped roof clad in corrugated metal sheeting, decorative cornice. Convex verandah with cast iron frieze & timber sash windows, sidelights to door, original rendered chimneys.		-	C
<b>Hudsons Road, north side</b>					
House 104 Hudsons Road, Spotswood	Circa 1940	Intact, weatherboard bungalow, hipped roof clad in tiles, original porch with brick piers & nib wall, original timber windows with leadlight to upper sash.		-	C
House 128 Hudsons Road, Spotswood	Interwar/ Late 1920s	Intact bungalow, weatherboard, gable roof clad in corrugated metal sheeting, shingles to gable ends (also with battened sheeting to large gable). Porch with timber detailing, original timber windows with leadlight to upper sash, original brick chimney.		-	C
<b>Hudsons Road, south side</b>					
House 41 Hudsons Road, Spotswood	Interwar	Obscured though appears largely intact, weatherboard, gable roof clad in corrugated metal sheeting, shingles to gable ends & porch, exposed rafter ends.		-	C







Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 43 Hudsons Road, Spotswood	Interwar	Largely intact bungalow, weatherboard, gable roof clad in terracotta tiles, shingles & lattice ventilator to gable end, exposed rafter ends. Original timber windows, non-original timber door, porch with timber deck.		-	C
House 105 Hudsons Road, Spotswood	Circa 1940	Intact, weatherboard, hipped roof clad in variegated tiles, cantilevered porch, original timber box-framed windows with leadlight to upper sash, original brick chimney.		-	C
House 111 Hudsons Road, Spotswood	Circa 1940	Largely intact, weatherboard, hipped roof clad in variegated tiles, sheet lining to eaves, original timber sash windows, later/alterd entry porch.		-	C
House 113 Hudsons Road, Spotswood	Circa 1940	Intact, weatherboard, hipped roof clad in variegated tiles, clinker brick entry porch. Original box-framed windows with horizontal glazing bars.		-	C
House 121 Hudsons Road, Spotswood	Interwar 1920s	Intact, weatherboard bungalow, hipped & gable roof now clad in tile shaped sheeting. Intact porch with roughcast rendered piers supporting paired timber posts, original timber sash windows, original sidelight to door.		-	C
House 123 Hudsons Road, Spotswood	Late Federation	Intact, ashlar boards to façade, gambrel roof clad in corrugated metal sheeting, battened roughcast sheeting to gable end, rendered chimney, cornice to eaves. Bullnose verandah with fretwork, original timber sash windows & panelled timber door with highlight & sidelights.		-	C









Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 125 Hudsons Road, Spotswood	Interwar Mid-1930s	Partly intact, weatherboard, hipped roof clad in variegated tiles, slatted soffits. Altered porch, partly altered windows (combination of box-framed & aluminium).		-	C
Shop & residence 127 Hudsons Road, Spotswood	House and part shop: Interwar Circa 1930  Part shop: Post-WWII	Mostly intact, brick shop and house. Shop with rendered parapet, early cantilevered awning, recently restored shopfront with recessed entry.  Shop built in stages: shorter red brick section to west dates to Interwar period, cream brick section to east added post-1945 in same style.  Weatherboard bungalow to rear, gable roof clad in terracotta tiles, shingles to gable end.		-	C
House 135 Hudsons Road, Spotswood	Interwar Late 1920s	Partly altered, weatherboard, gable roof clad in terracotta tiles + finial (uncommon), chimney removed, battened roughcast to gable ends (also vent to main gable), mid-20 <sup>th</sup> century verandah, altered openings (aluminium).		-	C
House 137 Hudsons Road, Spotswood	Circa 1940	Mostly intact though partly obscured. Weatherboard, hipped roof clad in variegated tiles, flat roofed entry porch, altered windows (aluminium), original brick chimney. Masonry component of fence probably original.		-	C
<b>McLister Street, north side</b>					
House 2 McLister Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, brackets & panels to eaves, hipped verandah with metal frieze, tripartite timber sash windows.		C	C
<b>Melbourne Road, east side</b>					







Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 626 Melbourne Road, Spotswood	Late Federation	Largely intact, ashlar boards to front, gambrel & gable roof now clad in tile shaped sheeting, verandah with timber framed cast iron frieze, timber sash windows, original brick & render chimneys with terracotta pots.		-	C
House 628 Melbourne Road, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped & gable roof now clad in tile shaped sheeting, battened roughcast to gable end, original timber sash windows & door with sidelight & highlight. Decorative details removed from verandah, original brick & render chimney with pot.		-	C

**Raleigh Street, east side**


House 6 Raleigh Street Spotswood	1940s	Mostly intact, weatherboard, hipped roof clad in terracotta tiles, sheet lining to eaves, altered porch with concrete deck & steel poles, original timber boxed frame windows, altered door.		-	C
House 8 Raleigh Street, Spotswood	Victorian	Ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice. Verandah with turned timber posts and chamfered beam, original timber windows with red etched glass & barley twists, original timber door.		-	C
House 10 Raleigh Street, Spotswood	Late 20 <sup>th</sup> century	Face brick, hipped & gable roof clad in corrugated metal sheeting, timber windows.		-	-
House 12 Raleigh Street, Spotswood	Interwar	Mostly intact, weatherboard, hipped & gable roof clad in concrete tiles, brick chimney. Porch with concrete deck, brick pier & steel support, altered windows (aluminium), side entry.		-	C






House 14 Raleigh Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in slate, decorative cornice, altered verandah (extended forwards) with Federation style frieze & concrete deck. Original timber windows, original timber door, 2 storey additions to rear.  Group of 3 with nos 16 & 18		-	C
House 16 Raleigh Street, Spotswood	Victorian	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, decorative cornice, verandah with cast iron frieze & concrete deck, timber windows (possibly replaced), non-original door.  Group of 3 with nos 14 & 18		-	C
House 18 Raleigh Street, Spotswood	Victorian	Partly altered, weatherboard, hipped roof clad in corrugated metal sheeting, original chimneys, decorative cornice (brackets removed), altered verandah with concrete deck & flat roof, Interwar timber windows, non-original door.  Group of 3 with nos 14 & 16		-	C
House 20 Raleigh Street, Spotswood	Federation	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, decorative cornice, bullnose verandah with cast iron & timber deck, original paired timber windows, original door with stained glass highlight.		-	C
<b>Reed Street, north side</b>					
House 2 Reed Street, Spotswood	Interwar Mid-1920s	Mostly intact, weatherboard, broad gable roof clad in corrugated metal sheeting, shingles to gable end, altered windows (aluminium) with hoods, side entry.		-	C
House 4 Reed Street, Spotswood	Interwar Mid-1920s	Largely intact, ashlar boards to front, gambrel roof clad in corrugated metal sheeting, battened sheeting to gable end. Convex verandah (frieze possibly replaced), timber casement & sash windows. Federation style but with		-	C








		exposed rafter ends & low pitched gable end.			
House 6 Reed Street, Spotswood	Early 1950s	Partly intact, weatherboard, transverse gable roof clad in tile shaped sheeting, verandah with concrete deck & steel supports, timber sash windows, original squat brick chimney.  Outside period of significance		-	-
House 8 Reed Street, Spotswood	Interwar Early 1930s	Intact weatherboard bungalow, gable roof clad in terracotta tiles, shingles to gable end. Original porch with brick piers & Tuscan columns, intact timber sash windows, original brick chimney.		-	C
House 10 Reed Street, Spotswood	Circa 1970s	Brick, hipped roof clad in variegated tiles.		-	-
House 12 Reed Street, Spotswood	Interwar Late-1920s	Largely intact weatherboard (some shingled), hipped & gable roof clad in corrugated metal sheeting. Timber verandah (possibly rejuvenated), original timber windows with leadlight.  Federation style but with exposed rafter ends & low pitched gable end.		-	C
House 14 Reed Street, Spotswood	Interwar Mid-1930s	Recently altered, weatherboard, hipped roof now clad in sheet metal (had been variegated tiles), timber windows), original porch removed and replaced with carport, rendered chimney (had been cream brick).		-	-
House 16 Reed Street, Spotswood	Late Interwar Circa 1940	Intact, weatherboard, hipped roof clad in tiles, original timber box-framed windows, porte cochere appears to be early.		-	C









House 18 Reed Street, Spotswood	Late Interwar Circa 1940	Largely intact weatherboard, hipped roof clad in variegated tiles, original boxed-framed timber windows, later bullnose verandah with Federation style timber frieze.		-	C
<b>Robb Street, west side</b>					
House 1 Robb Street, Spotswood	Interwar 1920s	Largely intact, weatherboard, hipped & gable roof now clad in tile shaped sheeting, 2 red brick chimneys, exposed rafter ends, porch with low brick wall & Tuscan columns, original timber windows, side entry.		-	C
House 3 Robb Street, Spotswood	Victorian	Mostly intact, horizontal boards, hipped roof clad in corrugated metal sheeting, original decorative cornice, verandah with central gable, later frieze & concrete deck, altered windows (large aluminium), non-original door.		-	C
House 5 Robb Street, Spotswood	Late 20 <sup>th</sup> century	Two storey, mansard roof, part render, part shingle boards.		-	-
House 7 Robb Street, Spotswood	Federation	Partly altered, weatherboard, gable roof clad in corrugated metal sheeting, original brick chimney, brackets to eaves (possibly reconstructed), bullnose verandah, non-original timber windows & door.  Pair with no. 9 (similar to nos 19-21 Forrest Street)		-	C
House 9 Robb Street, Spotswood	Federation	Mostly intact, weatherboard, gable roof clad in corrugated metal sheeting, decorative timber bargeboard & brackets, verandah with concrete deck, non-original timber windows.  Pair with no.7 (similar to nos 19-21 Forrest Street)		-	C







House 11 Robb Street, Spotswood	Federation	Partly altered, weatherboard with some shingle boards, gambrel roof now clad in tile shaped sheeting, original brick chimney, circa 1950s verandah with concrete deck, original timber windows, altered door.  Part of a group with nos 13 & 15		-	C
House 13 Robb Street, Spotswood	Federation	Largely intact, weatherboard with some shingle boards, gambrel roof clad in corrugated metal sheeting, brick chimney, exposed rafter ends, straight verandah with concrete deck & timber frieze, original timber windows, original highlight & sidelight to door.  Part of a group with nos 11 & 15		-	C
House 15 Robb Street, Spotswood	Federation	Mostly intact, weatherboard, gambrel roof now clad in tile shaped sheeting, brick chimney, exposed rafter ends, straight verandah with mostly original supports+ frieze, concrete deck, non-original windows (aluminium) but original proportions, original sidelight to door.  Part of a group with nos 13 & 15		-	C
House 17 Robb Street, Spotswood	Federation	Much altered, weatherboard, hipped roof now clad in tile shaped sheeting, original verandah removed, non-original windows (aluminium), altered door, original brick chimney. Part of a consistent streetscape.		-	-
House 19 Robb Street, Spotswood	Federation	Altered but similar to no. 21 & part of a consistent streetscape. Weatherboard, gable roof clad in corrugated metal sheeting, decorative timber bargeboard, mid-20 <sup>th</sup> century verandah with concrete deck. Altered windows (large aluminium), altered door. Known original detailing could be reinstated.		-	-


House 21 Robb Street, Spotswood	Federation	Building form intact but refurbished although some original fabric remains, similar to no. 19 & part of a consistent streetscape. Weatherboard with some shingle boards, gable roof clad in corrugated metal sheeting, decorative timber bargeboard, bullnose verandah with timber deck & cast iron, non-original timber windows with horizontal glazing bars, possibly original highlight to door.		-	C
<b>Robb Street, east side</b>					
House 10 Robb Street, Spotswood	Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, rendered chimney, decorative cornice. Concave verandah with original timber post with cast Corinthian capital, original timber window, original highlight to door, mid-20 <sup>th</sup> century fence.		-	C
Paired houses 12 & 12A Robb Street, Spotswood	1980s	Brick, hipped & gable roof clad in concrete tiles, large aluminium windows.		-	-
House 14 Robb Street, Spotswood	Federation	Largely intact, weatherboard with central band of shingle boards, gambrel roof clad in corrugated metal sheeting, exposed rafter ends. Timber verandah with fretwork, original timber windows & door, original chimney.		-	C
<b>Robert Street, west side</b>					
House 1 Robert Street, Spotswood	Interwar 1930s	Distinctive, intact weatherboard bungalow, gable roof clad in terracotta tiles. Original porch with paired Tuscan columns supported on brick piers, original timber windows with multi-paned upper sashes, original brick chimney.		-	C





House 35 Robert Street, Spotswood	Late Victorian Late 1890s	Intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber brackets & panels to eaves, verandah with cast iron frieze (possible rejuvenated), tripartite timber windows, highlight & sidelights to door, original rendered chimneys.		-	C
House 37 Robert Street, Spotswood	Late Interwar 1930s	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, porch with brick piers & later metal railing, original box-framed timber windows, original brick chimney.		-	C
House 39 Robert Street, Spotswood	Late Federation	Intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, original cornice. Verandah with cast iron frieze, original tall timber sash windows, door with highlight and sidelights.  Similar to 9-11 Hope St, Spotswood.		-	C
House 41 Robert Street, Spotswood	Late Victorian Circa 1900	Intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, original cornice. Verandah with turned timber posts & cast iron frieze, original tripartite timber sash window, original rendered chimney.		-	C
House 43 Robert Street, Spotswood	Late Interwar Circa 1940	Intact to front with prominent second level addition.  Weatherboard, hipped & gabled tiled roof, porch with Ionic column, original box-framed timber windows, altered chimney.		-	C
House 45 Robert Street, Spotswood	Late Interwar Circa 1940	Intact weatherboard bungalow, hipped & gable roof clad in corrugated metal sheeting. Original porch with brick piers & squat columns, original timber windows with leadlight to upper sashes, original brick chimney.			C





House 47 Robert Street, Spotswood	Interwar Mid-1920s	Intact, weatherboard, hipped & gable roof clad in corrugated metal sheeting, roughcast sheeting to gable end, decorative cornice, verandah obscured, original timber sash windows.		-	C
49 Robert Street, Spotswood	Interwar Mid-1920s	Intact, ashlar boards to front, gable roof clad in corrugated metal sheeting, original gable end with roughcast sheeting. Original timber verandah with timber brackets, original timber casement windows with textured glass.		C	C
House 51 Robert Street, Spotswood	Late Federation	Intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting, original gable end with roughcast sheeting, return timber verandah with fretwork, original casement windows & rendered chimney. Part of a group (nos 51-59)		C	C
House 53 Robert Street, Spotswood	Late Federation	Largely intact, weatherboard, gable & hipped roof clad in corrugated metal sheeting, later vertical boards to gable end & partition wall to entry. Return verandah with turned timber posts & fretwork, now with concrete deck. Timber casement windows to front. Part of a group (nos 51-59).		C	C
House 55 Robert Street, Spotswood	Late Federation	Largely intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting, gable end with roughcast sheeting, construction works underway. Part of a group (nos 51-59).		C	C
House 57 Robert Street, Spotswood	Late Federation	Intact, weatherboard (some shingled), hipped & gable roof clad in corrugated metal sheeting, roughcast sheeting to gable end. Return verandah with turned timber posts & fretwork, original casement windows to front. Part of a group (nos 51-59).		C	C







House 59 Robert Street, Spotswood	Late Federation	Partly altered, weatherboard (some shingled), gable & hipped roof clad in corrugated metal sheeting, original gable end with roughcast sheeting. Mid-20 <sup>th</sup> century return verandah in location of original, altered windows (timber).  Although partly altered, forms part of a group (nos 51-59).		C	C
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**Robert Street, east side**

House 46 Robert Street, Spotswood	Late Victorian	Largely intact, weatherboard, hipped roof clad in corrugated metal sheeting, retains timber brackets to eaves. Now has plain verandah (loss of cast iron frieze, timber framing), tripartite timber window, original rendered chimney.  A pair with no. 48. Was used as a private school during the late 1890s.		-	C
House 48 Robert Street, Spotswood	Late Victorian	Largely intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, retains timber brackets to eaves. Verandah has metal frieze (possibly recent), tripartite timber sash window.  A pair with no. 46		-	C

SURVEYED PLACES NOT RECOMMENDED TO BE INCLUDED IN HO30







Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<b>/,;The Avenue</b>					
House 11 The Avenue, Spotswood	Late 20 <sup>th</sup> century	2 storey, weatherboard with hipped roof clad in corrugated metal sheeting.		-	-
House 13 The Avenue, Spotswood	2010s	2 storey, rendered. A Victorian period house was recently demolished.		-	-
House 15 The Avenue, Spotswood	Circa 1960s	Rendered masonry with hipped roof clad in tiles.		-	-
House 15A The Avenue, Spotswood	Circa 1970s	Brick with hipped roof clad in tiles.		-	-
House 17 The Avenue, Spotswood	Early Federation	Much altered, only form remains. Timber-framed, gable roof clad in tiled sheeting, altered verandah & windows (aluminium).  Isolated from graded building stock.		-	-
House 19 The Avenue, Spotswood	Early Federation	Much altered, only form remains. Weatherboard, gable roof clad in tiled shaped sheeting, verandah removed, recent windows (timber), additions to rear.  Isolated from graded building stock		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 21 The Avenue, Spotswood	2010s, adjacent parcel is vacant	Clad in horizontal boards, low pitch hipped roof clad in corrugated metal sheeting.		-	-
House 23 The Avenue, Spotswood	Circa 1950s	Brick, hipped roof clad in variegated tiles.		-	-
Paired houses 25, 25A, 25B, 25C The Avenue, Spotswood	Circa 1990s	2 storey brick & render, hipped roof clad in tiles.		-	-
House 27 The Avenue, Spotswood	Circa 1940	Intact, though isolated from other graded building stock.  Weatherboard, hipped roof clad in variegated tiles, original timber windows & brick chimney.		-	-
House 27A The Avenue, Spotswood	Circa 1940	Heavily altered, with dominating second level addition.  Weatherboard, altered windows (aluminium).		-	-
House 31A The Avenue, Spotswood	2010s	2 storey, weatherboard, hipped roof clad in corrugated metal sheeting.		-	-



Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 33A The Avenue, Spotswood	Circa 1940	Heavily altered, with dominating second level addition.  Weatherboard, altered windows (now aluminium bay type).		-	-
House 33 The Avenue, Spotswood	Interwar Late 1920s	Much altered, weatherboard, gable roof clad in corrugated metal sheeting.  Original porch/verandah removed, atypical additions to front, altered windows (timber).		-	-
Paired houses 43, 43A The Avenue, Spotswood	2000s	2 storey, concrete block, cuboid form.		-	-
House 45 The Avenue, Spotswood	Early 1940s	Intact, though isolated from other graded places.  Weatherboard, hipped roof clad in variegated tiles, original timber corner windows & cream brick chimney.		-	-
House 47 The Avenue, Spotswood	1952	Intact, weatherboard, hipped roof clad in concrete tiles, original timber windows & brick chimney.  Outside period of significance		-	-
House 49 The Avenue, Spotswood	Circa 1970s	2 storey, brick, hipped roof clad in concrete tiles.		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 51A & B The Avenue, Spotswood	Circa 2000s	2 storey, brick, hipped roof clad in concrete tiles.		-	-
<b>Bolton Street</b>					
House 1A Bolton Street, Spotswood	Late 20 <sup>th</sup> century	2 storey, rendered, hipped roof clad in concrete tiles.		-	-
Paired houses 22 Bolton Street, Spotswood	Late 20 <sup>th</sup> century	2 storey, rendered, paired gable roof.		-	-
House 24 Bolton Street, Spotswood	Circa 1950s	Brick with hipped roof clad in concrete tiles.  Outside period of significance		-	-
House 26 Bolton Street, Spotswood	Circa 1980s	2 storey, brick with gable roof clad in concrete tiles.		-	-
<b>Edith Lane</b>					
House 15 Edith Lane, Spotswood	2010s	2 storey, brick & render, hipped roof clad in corrugated metal sheeting.		-	-

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 21 Edith Lane, Spotswood	2010s	2 storey, brick & render, hipped roof clad in corrugated metal sheeting.		-	-
<b>Forrest Street, west side</b>					
House 1 Forrest Street, Spotswood	Circa 1980s	Brick, hipped roof clad in concrete tiles.		-	-
House 23 Forrest Street, Spotswood	2010s	2 storey, rendered, hipped roof clad in concrete tiles.		-	-
<b>Forrest Street</b>					
House 6 Forrest Street, Spotswood	2010s	2 storey, brick & render, hipped roof.		-	-
House 4 Forrest Street, Spotswood	Circa 1980s	2 storey, brick, hipped roof clad in tiles.		-	-
House 26 Forrest Street, Spotswood	Later 20 <sup>th</sup> century	Part 2 storey, rendered, hipped roof clad in corrugated metal sheeting.		-	-
<b>George Street</b>					



Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 24 George Street, Spotswood	Circa 1950s	Brick, hipped roof clad in concrete tiles.		-	-
House 26 George Street, Spotswood	Vacant			-	-
House 28 George Street, Spotswood	Circa 2020	Contemporary paired townhouses, gabled roof.			-
<b>Hall Street</b>					
House 192 Hall Street, Spotswood	Circa 1900	Partly intact, though isolated from other graded buildings.  Now clad in shiplap boards, hipped & gable roof clad in corrugated metal sheeting, decorative brackets to eaves, 1940s verandah with concrete deck & low brick wall, non-original boxed frame windows with horizontal glazing bars.		-	-
House 194 Hall Street, Spotswood	Circa 1900	Much altered, weatherboard, hipped & gable roof clad in corrugated metal sheeting, decorative timber bargeboard, large additions to front of house.		-	-
<b>Hope Street</b>					
House 1 Hope Street, Spotswood	Circa 1890	Distinctive & largely intact, painted brick, gable roof concealed behind ornate rendered parapet, hipped verandah with cast iron frieze, original tripartite timber sash window, later door with		C HO151	C






Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
		obscured highlight. Part of a group (nos 1-7)			
House 3 Hope Street, Spotswood	Circa 1890	Mostly intact, brick (now painted) gable roof concealed behind ornate rendered parapet, hipped verandah with later timber frieze original tripartite timber sash window. Part of a group (nos 1-7)		C HO151	C
House 5 Hope Street, Spotswood	Circa 1890	Intact, bi-chrome brick, gable roof concealed behind ornate rendered parapet, original cast iron frieze to verandah, original tripartite timber sash window. Part of a group (nos 1-7)		C HO152	C
House 7 Hope Street, Spotswood	Circa 1890	Largely intact, brick (now painted), gable roof concealed behind ornate rendered parapet, original cast iron to verandah, original tripartite timber sash window. Part of a group (nos 1-7)		C HO152	C
House 21 Hope Street, Spotswood	Late Victorian, mid-1890s	Mostly intact. Brick (now painted), hipped roof clad in corrugated metal sheeting, original rendered chimney, string course and brackets to eaves, original window & door opening but altered window (aluminium). Originally had verandah across façade.		-	-
House 23 Hope Street, Spotswood	Late Federation	Intact, ashlar boards to front, hipped & gable roof clad in corrugated metal sheeting. Original gable end with battened roughcast sheeting and decorative mouldings, return verandah with timber frieze, timber sash windows.		-	-
Units 25 Hope Street, Spotswood	Late 20 <sup>th</sup> century	Brick with hipped roofs clad in concrete tiles		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Units 27 Hope Street, Spotswood	Late 20 <sup>th</sup> century	Brick, hipped roofs clad in corrugated metal sheeting.		-	-
Shop & residence 29 Hope Street, Spotswood	Shop – Federation  House – Circa 1940s	Partly intact shop though isolated from other graded places. Curved rendered parapet, later cantilevered awning, altered windows (aluminium).  House – weatherboard, hipped roof clad in concrete tiles, altered windows (aluminium).		-	-
House 31 Hope Street, Spotswood	Circa 1950s	Brick, hipped roof clad in variegated tiles, original steel framed windows, brick chimney & brick fence.  Outside period of significance		-	-
House 33 Hope Street, Spotswood	Circa 1950s	Brick, hipped roof clad in concrete tiles, original steel windows, early fence.  Outside period of significance		-	-
House 35 Hope Street, Spotswood	Circa 1960s	Brick, hipped roof clad in concrete tiles.		-	-
<b>Hudsons Road</b>					

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Under construction 68 Hudsons Road, Spotswood	2010s	2 storey, concrete block with skillion roof.		-	-
Supermarket 74 Hudsons Road, Spotswood	Circa 1960s	Metal clad parapet with original projecting signage, cantilevered awning, reasonably intact shopfront (painted tiles).		-	-
Commercial 76 Hudsons Road, Spotswood	Late 20 <sup>th</sup> century	2 storey, rendered brick, glass block windows.		-	-
Shop 78 Hudsons Road, Spotswood	Circa 1950s	Plain brick parapet, cantilevered awning, fairly intact shopfront.  Outside period of significance		-	-
Shop 79 Hudsons Road, Spotswood	Late Interwar Circa 1940	Mostly intact to front with additions to rear (residences). Stepped brick parapet (now painted), cantilevered awning, altered shopfronts (aluminium windows).		-	-
Shop 80 Hudsons Road, Spotswood	Interwar Mid-1920s	Intact stepped brick parapet (though now painted), cantilevered awning. Altered shopfront (painted tiles, aluminium windows).  Worthy of C grading in a commercial precinct.		-	-













Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Shop 81, 81a Hudsons Road, Spotswood	1950s	Mostly intact, stepped clinker brick parapet, cantilevered awning, altered shopfronts (aluminium windows).		-	-
Shop & House 82 Hudsons Road, Spotswood	?	Extent of original fabric unclear. Appears to be a house located to the rear.  Brick parapet with rendered coping (now painted), altered shopfront (aluminium windows, painted tiles), pair with no. 84, late 20 <sup>th</sup> century addition to side.		-	-
Shop 83 Hudsons Road, Spotswood	Circa 1950	Largely intact, cream brick parapet, cantilevered awning, fairly intact shopfront.		-	-
Shop 84 Hudsons Road, Spotswood	Early Federation	Rendered parapet, altered shopfront (aluminium windows), original section of pair including no.82.		-	-
Shop & residence 85 Hudsons Road, Spotswood	Early 1940s	Largely intact, clinker brick parapet, hipped roof clad in variegated tiles behind; tiled, relatively intact shopfront.		-	-
Shop 86 Hudsons Road, Spotswood	Mid-20 <sup>th</sup> century	Plain cream brick parapet, cantilevered awning. 1950s canted shopfront.		-	-







Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Shop 87-89 Hudsons Road, Spotswood	Late Victorian	Largely intact pair, two storey, classicising elements to rendered upper façade, mid-20 <sup>th</sup> century shopfronts & cantilevered awning.		-	- Rec. indiv. HO
Under construction 88 Hudsons Road, Spotswood		Concrete building, 3 storey with recessed 4 <sup>th</sup> level.		-	-
Shop & residence 91 Hudsons Road, Spotswood	House - early Federation  Shop - Interwar/early 1920s	Mostly intact shop with brick parapet & cantilevered awning, early shopfront with textured glass highlights & recessed entry.  Weatherboard house with gable roof clad in corrugated metal sheeting, altered verandah, altered openings.  Isolated from other graded places		-	-
Townhouse 93, 95, 95A, 97 Hudsons Road, Spotswood	Late 20 <sup>th</sup> century	Single storey to front, 2 storey to rear, rendered with stepped parapet.		-	-
Former Spotswood State Savings Bank 96 Hudsons Road, Spotswood	1928-29	Two storey brick building with rendered façade, stepped parapet conceals hipped roof, intact porch to upper level, intact timber openings.		- HO155	C
Shop 99-101 Hudsons Road, Spotswood	1960s	Largely intact, concrete block with flat roof, some alterations to shopfronts but sympathetic.  Outside period of significance		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Flats 107 Hudsons Road, Spotswood	Circa 1960	2 storey, brick (now painted), hipped roof clad in variegated tiles, windows probably altered, early carport.		-	-
House 109 Hudsons Road, Spotswood	Late Federation	Partly altered, ashlar boards to front, hipped roof clad in corrugated metal sheeting (painted red). Convex verandah with decorative details removed, altered windows (large aluminium), original highlight & sidelights to door, original brick & render chimneys with pots.		-	-
Units 106-110 Hudsons Road, Spotswood	Circa 1980s	Brick, gable roofs clad in corrugated metal sheeting.		-	-
Townhouse 116, 116A Hudsons Road, Spotswood	2010s	2 storey, rendered, skillion roofs.		-	-
House 115 Hudsons Road, Spotswood	Circa 1960s	Brick, hipped roof clad in variegated tiles, aluminium windows.		-	-
House 117 Hudsons Road, Spotswood	Mid-1950s	Cream brick, gable roof clad in tiles, non-original verandah to front, original brick fence.  Outside period of significance		-	-








Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Former garage or workshop 118 Hudsons Road, Spotswood	Circa 1950	Weatherboard, roof to central section concealed behind stepped parapet, early timber doors & steel framed windows, additions to each side.		-	-
House 119 Hudsons Road, Spotswood	Interwar 1920s	Much altered, weatherboard with hipped & gable roof clad in corrugated metal sheeting, altered porch detailing, altered windows (aluminium). No original detailing remains.		-	-
House 120 Hudsons Road, Spotswood	Circa 1950	Clinker brick with hipped roof clad in variegated tiles, intact timber windows.  Isolated from other graded places.		-	-
House 122 Hudsons Road, Spotswood	Circa 1970s	Brick, hipped roof clad in concrete tiles.		-	-
House 126 Hudsons Road, Spotswood	Circa 1950	Obscured but appears mostly intact, weatherboard, hipped roof clad in concrete tiles, 'crazy paving' to chimney intact timber sash windows, later hood to side entry.		-	-
House 129 Hudsons Road, Spotswood	1952	Partly intact, weatherboard, hipped roof now clad in wide profile metal sheeting, early brick porch with steel pole, altered windows (aluminium).  Outside period of significance		-	-
130 Hudsons Road, Spotswood	2020	Under construction	No image	-	-






Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 131 Hudsons Road, Spotswood	Circa 1970s	Brick with hipped roof clad in tiles.		-	-
House 133 Hudsons Road, Spotswood	Circa 1970s	2 storey, brick, hipped roof clad in tiles.		-	-
Shop & residence 139 Hudsons Road, Spotswood	Post 1945/early Post-WWII	Shop: mostly intact, brick, stepped parapet (now painted), cantilevered awning, painted shopfront with recessed entry.  House: largely intact, weatherboard, hipped roof clad in tiles, original timber windows with horizontal glazing bars.		-	-
Shop 143,145 Hudsons Road, Spotswood	Circa 1970s	2 storey, brick, cuboid form.		-	-
<b>Little Mary Street</b>					
House 1A Little Mary Street, Spotswood	Circa 1970s	Part 2 storey, rendered, hipped roof clad in tiles		-	-
House 1 Little Mary Street, Spotswood	Circa 1950s	Cream brick with clinker brick plinth, hipped roof clad in variegated tiles, aluminium windows (including corner type) with brown tiled sills, early clinker brick mail box.  Outside period of significance		-	-

Name/Address	Date/Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Paired houses 2, 2A Little Mary Street, Spotswood	2010s	2 storey, walls are a mix of render, horizontal cladding & concrete block, hipped roof clad in concrete tiles.		-	-
House 4 Little Mary Street, Spotswood	Interwar Late 1920s	Fairly intact, weatherboard, gable roof clad in corrugated metal sheeting, intact porch with brick piers & nib wall, some altered windows, original rendered chimney. Gablet addition to ridge, now has garage to side.  Isolated from other graded places		-	-
6 Little Mary Street, Spotswood	Circa 1950	Altered, a mix of wall claddings, hipped roof clad in corrugated metal sheeting, altered windows (aluminium), original brick chimney.		-	-
<b>McLister Street</b>					
House 6 McLister Street, Spotswood	Circa 1970s	Brick, gable roof clad in concrete tiles.		-	-
House 8 McLister Street, Spotswood	Circa 1970s	Brick, hipped roof clad in concrete tiles.		-	-
Paired houses 10, 12 McLister Street, Spotswood	Late 20 <sup>th</sup> century	Rendered, gable roof clad in corrugated metal sheeting.		-	-













Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 14 McLister Street, Spotswood	2000s	2 storey, brick & render, hipped roof clad in corrugated metal sheeting.		-	-
<b>Melbourne Road</b>					
Medical practice (former house) 606 Melbourne Road, Spotswood	Interwar Late 1930s	Partly intact, rendered, hipped roof clad in tiles, late 20 <sup>th</sup> century addition to front, altered openings.  3 storey building approved for site (PA1327259).		-	-
Shops 608, 610 Melbourne Road, Spotswood	Circa 1950s	Two storey, brick, cantilevered awning, steel windows to second level, central shopfront largely intact (incl. tiling), flanking shopfronts altered (various aluminium openings).  Outside period of significance		-	-
Shops 612 Melbourne Road, Spotswood	Interwar/ early 1920s	Fairly intact, brick parapet (partly rendered), cantilevered awning, altered shopfronts (aluminium).  Isolated from other graded places		-	-
St Marks Anglican Church 616 Melbourne Road, Spotswood	Circa 1960	Various cream brick buildings. The church has a steeply pitched roof clad in tiles. New buildings constructed to the front & sides.		-	-
House 624 Melbourne Road, Spotswood	Early 1950s	Intact, weatherboard, hipped roof clad in variegated tiles, original timber windows with horizontal glazing bars, original brick chimney.  Outside period of significance		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
Service Station 642 Melbourne Road, Spotswood	Late 20 <sup>th</sup> century	Brick building (now painted) with later canopy over fuel bowzers.		-	-
<b>Raleigh Street</b>					
House 2 Raleigh Street, Spotswood	1970s	Face brick, hipped roof clad in variegated tiles.		-	-
Shed 4 Raleigh Street, Spotswood	Late 20 <sup>th</sup> century	Gable shed clad in corrugated metal sheeting.		-	-
House 9 Raleigh Street, Spotswood	Federation	Partly intact, weatherboard, hipped roof clad in corrugated metal sheeting, original decorative cornice, non- original timber windows, altered door, altered verandah with concrete deck.  Isolated from other graded buildings		-	C (isolated )
House 11 Raleigh Street, Spotswood	Federation	Appears to have been refurbished & extent of original detailing unclear (likely limited at best).  Ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber bullnose verandah, decorative cornice, non-original timber windows, altered door.		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 13 Raleigh Street, Spotswood	Victorian	Altered, no original details remain.  Now rendered, hipped roof clad in corrugated metal sheeting, mid-20 <sup>th</sup> century verandah with concrete deck & steel poles, non-original timber window & door.		-	-
House 15 Raleigh Street, Spotswood	Federation	Refurbished from much altered state (minimal original detailing survives).  Shiplap cladding, hipped & gable roof clad in corrugated metal sheeting, exposed rafter ends, vertical cladding to gable end, corner porch with timber frieze & paved deck, non-original timber window (although typical of period, proportions are incorrect). Original chimney.		-	-
House 17 Raleigh Street, Spotswood	Victorian	Recently refurbished from much altered state, now with plain details.  Weatherboard, hipped roof clad in corrugated metal sheeting, decorative cornice recently installed, plain timber verandah, non-original timber window & door.		-	-
House 22 Raleigh Street, Spotswood	Federation	Altered, no original details remain.  Weatherboard, hipped roof clad in corrugated metal sheeting, mid-20 <sup>th</sup> century verandah with steel supports, altered window (timber).		-	-
<b>Reed Street</b>					
House 20 Reed Street, Spotswood	Interwar Late 1920s	Much altered weatherboard with pyramidal roof clad in corrugated metal sheeting, modifications to façade, verandah & windows (aluminium).		-	-



Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
House 24 Reed Street, Spotswood	Interwar  Late 1920s	Mostly intact with 2 storey addition to rear.  Weatherboard bungalow, hipped & gable roof clad in corrugated metal sheeting, shingles to gable end. Original porch with rendered piers supporting paired timber posts, altered window to front (aluminium).		-	C  (isolated )
House 26 Reed Street, Spotswood	Early 1950s	Intact, weatherboard, hipped roof clad in variegated tiles, original porch & timber windows.  Outside period of significance		-	-
<b>Robb Street</b>					
House 6 Robb Street, Spotswood	2009	Part sheeting, part horizontal cladding, gable roof clad in concrete tiles.		-	-
House 8 Robb Street, Spotswood	Late 20 <sup>th</sup> century	Much altered, previously weatherboard, now partly rendered, broad gable roof clad in tiles, non-original vertical timber windows.		-	-
House 16 & 16A Robb Street, Spotswood	2008	2 storey, brick & horizontal boards, hipped roof clad in corrugated metal sheeting.		-	-
House 24 Robert Street, Spotswood	Circa 1900	Mostly intact, ashlar boards to front, hipped roof clad in corrugated metal sheeting, timber brackets to eaves. Concave verandah with cast iron frieze, altered windows (aluminium)  Context much altered.		-	-

Name/Address	Date/ Period	Description/Notable Features	Photograph	Current Grading	Rec. Grading
<b>Robert Street</b>					
House 50 Robert Street, Spotswood	1950s	Partly intact, weatherboard, hipped roof clad in concrete tiles, altered windows (large aluminium).  Outside period of significance		-	-
Kingdom Hall of Jehovah's Witnesses 54 Robert Street, Spotswood	Late 20 <sup>th</sup> century	Brick, hipped roof clad in corrugated metal sheeting.		-	-
House 56 Robert Street, Spotswood	Circa 1970s	Masonry, rendered, hipped roof clad in concrete tiles.		-	-
House 58 Robert Street, Spotswood	Federation	Much altered, now rendered, hipped & gable roof clad in corrugated metal sheeting, verandah removed, altered door.		-	-