

Statement of Significance: **Alloa Park Estate Precinct**

Heritage Place:	Alloa Park Estate Precinct	PS ref no:	HO324
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What is significant?

The single storey buildings at 154-156 – 170 Hall Street, Spotswood, constructed after the subdivision of the Alloa Park Estate in 1926, are significant to the City of Hobsons Bay.

Contributory elements:

The contributory places are:

- Nos 154-156, 158, 160, 162, 164, 166, 168A, 168B, 170 Hall Street, Spotswood.

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

- Subdivision pattern,
- Consistent setbacks,
- Original hipped or gabled roof forms,
- Tiled roofs, either terracotta or concrete,
- Gabled ends with timber shingles, etc.
- Face brick and/or rendered chimneys.
- Wide ventilated eaves, some with exposed rafter ends,
- Intact walls of face brick and render,
- Intact timber-framed walls clad in timber boards,
- Timber framed-sash windows.
- Square box frame and bay windows,
- Leadlight to Interwar period places,
- Original/early front fences to nos 158, 160 and 170.

How is it significant?

The single storey buildings between 156 and 170 Hall Street, Spotswood are historically and aesthetically significant to the City of Hobsons Bay.

Why is it significant?

The Alloa Park Estate Precinct is historically significant as it illustrates the attraction of Spotswood as a residential area in the Interwar period, when private and public investment was directed towards the suburb.

The northern part of the precinct originally formed the grounds of the red brick villa Alloa at 168 Hall Street, which was constructed in 1908 (affected by HO141). The grounds of Alloa were consolidated with a larger southern parcel by William James McNeilage and subdivided in 1926 as the Alloa Park Estate – a reduced curtilage was kept around Alloa equivalent to Lot 3 of the subdivision. Houses on the prime lots in the subdivision to Hall Street were subsequently constructed during the Interwar period beginning in the late 1920s, when the surrounding area was undergoing considerable development.

In 1961, the Hall Street frontage of Alloa was subdivided to create two lots (and a narrow driveway through to the substantive part of the site) which were subsequently developed with the extant gable roofed houses. This continued interest in the precinct area into the Post-WWII period is indicative of the ongoing residential and industrial activity that occurred in Spotswood during that period, when the suburb became a major centre in the petrochemical industry. The two phases of subdivision – 1926 and 1961 – remain readily identifiable. (Criterion A)

The Alloa Park Estate Precinct is aesthetically significant to the City of Hobsons Bay as a contained and cohesive group of fine and intact examples of Interwar and Post-WWII period architectural styles, seldom seem in such concentration within the municipality. The Interwar period places exhibit a confident display of domestic architectural styles popular during that period, including the Bungalow, Spanish Mission and Old English, while the Post-WWII period places are distinguished by the more retained aesthetic of the Moderne. (Criterion E).

Primary source

Spotswood Activity Centre Structure Plan Heritage Study 2022

HOBSONS BAY PLANNING SCHEME

Number	Address	Grade
154-156	Hall Street	Contributory
158	Hall Street	Contributory
160	Hall Street	Contributory
162	Hall Street	Contributory
164	Hall Street	Contributory
166	Hall Street	Contributory
168A	Hall Street	Contributory
168B	Hall Street	Contributory
170	Hall Street	Contributory

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