

## Statement of Significance: Spotswood Residential Heritage Precinct

<b>Heritage Place:</b> Spotswood Residential Heritage Precinct	<b>PS ref no:</b> HO30
--	------------------------



### What is significant?

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.

### Contributory elements:

The following original features contribute to the significance of the Spotswood Residential Heritage Precinct:

- Generally intact single storey houses dating from the late 19th century to the end of the Interwar period (circa 1945), one with an attached shop,
- Subdivision patterns established during the late 19th and early 20th centuries,
- Consistent setbacks,
- Intact roof forms (hipped, gabled, gambrel etc.) and cladding (including corrugated metal sheeting and terracotta tiling),
- Rendered or brick chimneys, as well as terracotta pots,
- Roof detailing such as decorative terracotta cresting and/or finials, and to gable ends (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,

This document is an incorporated document in the [Hobsons Bay Planning Scheme](#) pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

- 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)

### **Primary source**

---

*Spotswood Activity Centre Structure Plan Heritage Study 2022*

HOBSONS BAY PLANNING SCHEME

<b>Number</b>	<b>Address</b>	<b>Grade</b>
1	Bolton Street	Contributory
3	Bolton Street	Contributory
5	Bolton Street	Contributory
7	Bolton Street	Contributory
8	Bolton Street	Contributory
11	Bolton Street	Contributory
12	Bolton Street	Contributory
18	Bolton Street	Contributory
20	Bolton Street	Contributory
21	Bolton Street	Contributory
23	Bolton Street	Contributory
27	Bolton Street	Contributory
29	Bolton Street	Contributory
31	Bolton Street	Contributory
42	Craig Street	Contributory
46	Craig Street	Contributory
48	Craig Street	Contributory
50	Craig Street	Contributory
52	Craig Street	Contributory
54	Craig Street	Contributory
56	Craig Street	Contributory
58	Craig Street	Contributory
60	Craig Street	Contributory
64	Craig Street	Contributory
66	Craig Street	Contributory
68	Craig Street	Contributory
70	Craig Street	Contributory
7	Forrest Street	Contributory
9	Forrest Street	Contributory
10	Forrest Street	Contributory
12	Forrest Street	Contributory
13	Forrest Street	Contributory
14	Forrest Street	Contributory
15	Forrest Street	Contributory
19	Forrest Street	Contributory
20	Forrest Street	Contributory
21	Forrest Street	Contributory
22	Forrest Street	Contributory
24	Forrest Street	Contributory
1	George Street	Contributory
3	George Street	Contributory
5	George Street	Contributory
6	George Street	Contributory
9	George Street	Contributory
10	George Street	Contributory
11	George Street	Contributory
12	George Street	Contributory
14	George Street	Contributory
16	George Street	Contributory
18	George Street	Contributory
20	George Street	Contributory
21	George Street	Contributory
22	George Street	Contributory
23	George Street	Contributory

This document is an incorporated document in the [Hobsons Bay](#) Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

HOBSONS BAY PLANNING SCHEME

9	Hope Street	Contributory
11	Hope Street	Contributory
13	Hope Street	Contributory
37	Hope Street	Contributory
39	Hope Street	Contributory
57	Hope Street	Contributory
61	Hope Street	Contributory
63	Hope Street	Contributory
65	Hope Street	Contributory
67	Hope Street	Contributory
41	Hudsons Road	Contributory
43	Hudsons Road	Contributory
104	Hudsons Road	Contributory
105	Hudsons Road	Contributory
111	Hudsons Road	Contributory
113	Hudsons Road	Contributory
121	Hudsons Road	Contributory
123	Hudsons Road	Contributory
125	Hudsons Road	Contributory
127	Hudsons Road	Contributory
128	Hudsons Road	Contributory
135	Hudsons Road	Contributory
137	Hudsons Road	Contributory
2	McLister Street	Contributory
626	Melbourne Road	Contributory
628	Melbourne Road	Contributory
6	Raleigh Street	Contributory
8	Raleigh Street	Contributory
12	Raleigh Street	Contributory
14	Raleigh Street	Contributory
16	Raleigh Street	Contributory
18	Raleigh Street	Contributory
20	Raleigh Street	Contributory
4	Reed Street	Contributory
8	Reed Street	Contributory
12	Reed Street	Contributory
16	Reed Street	Contributory
18	Reed Street	Contributory
1	Robb Street	Contributory
3	Robb Street	Contributory
7	Robb Street	Contributory
9	Robb Street	Contributory
10	Robb Street	Contributory
11	Robb Street	Contributory
13	Robb Street	Contributory
14	Robb Street	Contributory
15	Robb Street	Contributory
21	Robb Street	Contributory
1	Robert Street	Contributory
35	Robert Street	Contributory
37	Robert Street	Contributory
39	Robert Street	Contributory
41	Robert Street	Contributory
43	Robert Street	Contributory
45	Robert Street	Contributory
46	Robert Street	Contributory

This document is an incorporated document in the [Hobsons Bay](#) Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

HOBSONS BAY PLANNING SCHEME

47	Robert Street	Contributory
48	Robert Street	Contributory
49	Robert Street	Contributory
51	Robert Street	Contributory
53	Robert Street	Contributory
55	Robert Street	Contributory
57	Robert Street	Contributory
59	Robert Street	Contributory
29	The Avenue	Contributory
31	The Avenue	Contributory
35	The Avenue	Contributory
37	The Avenue	Contributory
39	The Avenue	Contributory
41	The Avenue	Contributory

This document is an incorporated document in the [Hobsons Bay](#) Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

OFFICIAL