

Halls Farm Estate Heritage Precinct



Halls Farm Estate Heritage Precinct, Hobsons Bay Heritage Study 2006



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Location

Collingwood Road (part) and Douglas Parade (part) and Elphin Street and Farm Street and Hall Street (part) and High Street (part) and Hobson Street (part) and Home Road (part) and River Street and Tait Street NEWPORT, Hobsons Bay City

Municipality

HOBSONS BAY CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO11

Heritage Listing

Hobsons Bay City

Statement of Significance

Last updated on -

What is Significant? The Halls Farm Estate Heritage Precinct, which comprises all land in HO11 generally bounded by Douglas Parade, Tait Street, Collingwood Road, Hall Street, High Street, Home Road and Hobson Street Newport.

How is it Significant?

The Halls Farm Estate Heritage Precinct is of local historic and aesthetic significance to the City of Hobsons Bay.

Why is it Significant?

Historically, it is significant for the ability to illustrate the two key development phases of Newport. The Victorian houses and the subdivision layout represent the speculative residential estates created in the 1880s near railway lines, while the Edwardian and Interwar dwellings demonstrate the second phase of rapid residential growth that occurred during the early twentieth century following the development of local industries. It also has associations with locally important individuals such as D McPherson and William Hall and the surveying firm of Bruford and Braim. (AHC criteria A4 and D2)

Aesthetically, it is significant as a relatively intact area of representative housing predominantly from the Edwardian and Interwar periods. It is notable for its consistent character, which is derived from the weatherboard single storey detached houses often with a front verandah or porch, garden or front setback, some side setback, hip or gable roof forms clad in Marseilles pattern terra-cotta tile or corrugated iron and low timber or metal framed front fences. (AHC criterion E1)

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

- Collingwood Road (even only) 2, 10, 16-52
- Douglas Parade (odd) 313, 319, 335, 337, 341, 347-351 (Note: Places south of Collingwood Road are included within the Grindlay's Estate Heritage Precinct (HO10))
- Elphin Street (odd) 1, 3, 9, 11, 25-37, 41-55, 59-63, 67-73, 77, 81 and 85-91 (even) 2-6, 10-16, 20-40, 52, 54, 60-64, 68, 74, 78-88, 92 and 94
- Farm Street (odd) 1, 5-13, 17, 21, 25, 29, 33-47, 51-55, 61, 65, 69-73, 77 and 81-85, (even) 4, 6, 10-64, 68, 72, 74, 78-102, 104 and 108-116
- Hall Street (even) 48, 52-62, 74, 80 and 92-98 (Note: Places south of Elphin Street are included within the Newport Civic & Commercial Heritage Precinct)

- High Street (odd) 69-73, 79, 83-87, 91, 95-99
- Hobson Street (odd) 1-17, 21-63, 71-77, 89-101, 105 and 107, (even) 72-76, 80-90 and 94-98
- Home Road (odd) 23-29, 35-47, 51-57, 63 - 81, (even) 16-44, 48, 50 and 56-66.
- River Street (odd) 1-5, 9-33, 39-45, 49, 51, 55-59, 63, 65, 69-77, 81-113 (even) 2, 12-18, 22-48, 60, 66-76, 80, 86-92 and 98-110.
- 2-32 Tait Street (Note: Places south of Tait and Collingwood Road are included within the Grindlay's Estate Heritage Precinct (HO10))
- Bluestone kerb and channel throughout the precinct.

Please note that some heritage places within this precinct may also have an individual citation in this Study.

Heritage Study/Consultant Hobsons Bay - Hobsons Bay Heritage Study, Hobsons Bay City Council, 2006;
 Hermes Number 22439
 Property Number

Physical Description 1

The precinct comprises the properties in Douglas Parade north of Collingwood Road, Elphin Street, Farm Street, Hall Street north of Elphin Street, High Street, Hobson Street, Home Road north of Collingwood Road, and River Street in Newport.

This precinct contains predominantly single storey weatherboard houses from the Edwardian (Federation bungalow) and interwar (Californian Bungalow) periods. There are some single and double fronted weatherboard Victorian-era houses, which are generally in a simple Italianate style. Typically, the houses have a garden front setback, some side setback, pitched roof forms (hipped or gabled), Marseilles pattern terra-cotta tiled and corrugated iron clad roofs, with some original timber or metal framed front fences to a maximum height of typically 1.2m. Garages or provision for cars were not obvious in the area's early development.

Few of the houses have any individual architectural merit but are related in terms of their representation of historical themes, and possess similar scale, setbacks, form and detailing that create cohesive groups of distinctive character.

Integrity

Integrity

Moderate to High - Refer specific comments in Description.

Usage/Former Usage

ContextA mainly Edwardian-era and inter-war residential precinct, grouped around early transport routes and a related shopping centre in Hall Street and Melbourne Road.

Historical Australian Themes

Principal Australian Historical Theme(s)

Making suburbs

Physical Description 2

Associations

D McPherson, William Hall, Bruford & Braim

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>