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Report Register
This report register documents the development and issue of the report entitled Moreland North of Bell Street Heritage Study. Volume 2: Heritage place and precinct citations undertaken by Context Pty Ltd in accordance with our internal quality management system.

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<td>1 June 2012</td>
<td>Kathryn Pound</td>
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¹ Corrects minor property address errors in the following precincts: Soudan Street; Bain Street; Station Heights; and Delta Avenue & Lorensen Avenue.
² Corrects minor property address errors for St Nektario’s Greek Orthodox Church - 144 Major Rd (not 138); Glenroy Public Hall – 5 Cromwell St (not 5A); Glenroy Uniting Church – 70 Wheatsheaf Rd (not 70-76); and, Kent Road Uniting Church – 38-46 Cornwall Rd (not 137A Kent Rd).

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Former Merlynston Progress Hall

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Introduction
This report comprises Volume 2 of the Moreland North of Bell Street Heritage Study. It contains the citations for individual places and precincts of local heritage significance.

Purpose
The heritage place citations provide a description of the history of the heritage place and its surviving fabric (including buildings, trees, fences, etc.) and, on this basis, provide an assessment of the significance of the place.

The purpose is to assist Council, property owners and managers and other key stakeholders in making decisions about the future use, development or management of the place by providing information about the significant heritage values that should be considered when preparing a development application in accordance with the Moreland Planning Scheme.

How to use

Introduction
The citations are listed by locality. Precincts are listed first and include the precinct maps, which show the Significant, Contributory and Non-contributory places within the precinct. The citations use a standard report layout provided by the Hermes Heritage Database. In summary, the citations explain the reasons why the places are significant and provide recommendations for future conservation and management. The information that will be relevant to most users is included under the following headings:

• History
• Description
• Recommended management
• Statement of Significance
• Recommendations

NOTE: places of local significance within a precinct (referred as Significant places) will usually have a separate citation and statement of significance, which should be considered in addition to the precinct citation.

NOTE:
While every effort has been made to ensure that the information contained in the citations is accurate, it is possible that more detailed investigation may reveal further information about the significance of the place. For example, in most cases an internal inspection was not made of buildings at the time of initial assessment. In the time since the place was first assessed it is also possible that the condition of buildings or trees may have changed.

The information contained in the citation should therefore be reviewed at the time that it is proposed to make changes to the property. This would likely require a more detailed assessment of any significant or contributory element that is affected by any proposed buildings or works.

History
This provides a history of place on the basis of the information available at the time of that it was originally identified and assessed. It is not intended as a complete history of the place, but rather an outline of the key events and influences that shaped its development. For example, the history would not usually provide a description of all of the owners of a place, but rather of those that were associated with key periods in its development, usually when it was first...
constructed or established, and when key changes or improvements were made. The extent of history depends on the availability of primary and secondary source material about a place.

**Description**

This provides a description of all the surviving physical fabric (such as buildings, trees, fences, etc.) that illustrates the history of the place and contributes to its significance. It may also describe elements that are considered intrusive or non-contributory to significance. Note: Further investigation may be required as outlined above.

**Recommended management**

This provides general conservation objectives and guidelines for buildings (and other significant features) to ensure that future use, development and management of the place or precinct is carried out in a manner that conserves (or minimises adverse impact upon) its significance. In some cases specific guidelines are also provided.

**Statement of significance**

The statement of significance is based upon the information known about a place including its history and the surviving physical fabric that illustrates that history. On this basis, it seeks to describe the principal reasons for the significance of the place and is intended to be:

‘... a brief, pithy but comprehensive statement of all the ways in which the place is significant. It should not just be a list of every conceivable reason for significance that the assessor can think up, however, it must state clearly and unequivocally the major reasons why the place is important. It must be supported by the presentation of sufficient evidence to justify the assessment judgement. (Pearson & Sullivan, 1995)’

The citations use the Heritage Victoria format of ‘What, How and Why’, as follows:

- **What is significant?** This includes a statement that describes the features or elements that contribute to the significance of the place. It may also include a statement to specify features that do not contribute to the significance of a place. Some citations may also include a summary of the history of the place or precinct.

- **How is it significant?** This is a short statement that identifies the values – historic, aesthetic, architectural, technical, scientific, social or spiritual – that are associated with the place or precinct, and whether it is of local or State significance.

- **Why is it significant?** This provides statement/s for each or the values listed in ‘How’ with specific reference back to the features described in ‘What’. The statement/s describe how the place or precinct is considered to meet relevant RNE criteria, which are listed at the end of each statement.

**Recommendations**

This provides recommendations for inclusion to any statutory registers including:

- The Heritage Overlay (Clause 43.01) of the Moreland Planning Scheme (Also shown as PS on the front page of the citation below the image) and a table listing the specific controls (e.g., interior controls, tree controls etc.) that should apply in addition to the general HO controls in Clause 43.01.

- The Victorian Heritage Register (Shown as VHR on the front page of the citation) or Victorian Heritage Inventory (HI).
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![Image of the area]
Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom
6.4 Building houses in the twentieth century

Precinct history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888 stimulated development in the area to the north of Bell Street. Construction of the railway commenced in 1882 and Broome (1987:142-43) notes that:

By mid-1882 speculators were at work buying and selling land adjoining the Coburg rail terminus... A Coburg land boom followed these transport links. Land companies purchased farms, sliced them up, and offered them to willing speculators and homemakers.

As a consequence in the period from 1880 to 1990 the population of Coburg increased from 1700 to 6092 (Broome, 1987:157).

Fischer Street (originally known as Princess Street) was created by a subdivision in 1887 of land immediately to the west of the large Bell Park Estate, which comprised over 500 lots extending from Stock to Kerferd street (Burchell, 1995:16; LV, LP1653, V.1968 F.427). However, like the adjacent Bell Park Estate there was little development in Fischer Street in the nineteenth century - it appears only one house was built before the 1890s depression halted development and while development in Coburg generally began to pick up in the first decade of the twentieth century, only 6 additional houses had been constructed in Fischer Street by 1920.

The main phase of development in Fischer Street occurred from the late 1920s onwards as the growth of Coburg accelerated after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 just to the north of Fischer Street provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).
As a result by the mid-1920s new building was at ‘fever pitch’ (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

MMBW plans show that although the streets to the east (Kerferd, Webb, A'Beckett) were almost fully developed by 1925 there were still only 11 houses in Fischer Street. By the late 1920s, however, Fischer Street had begun to fill up with houses at the southern end - The houses at 1-9 and 2-12 & 16 were all built from 1928 to 1930 [1]. Many of the houses on the east side were State Savings Bank of Victoria standard designs erected in accordance with the Credit Foncier scheme operated by the Bank. The depression of the early 1930s slowed development, and no further houses were constructed from 1932-37. It was not until 1938 that No.14 was constructed (SM). The final lots in the street were not built upon until after World War II.

Sources
Broome, Richard, Coburg, Between Two Creeks, 1987
Burchell, Laurie, Coburg. More of our history, 1995
Land Victoria (LV), Lodged Plans and title, as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plans No.2937 (1925) and 2940 (1927)
Sands & McDougall Directory (SM), 1925-40

[1] Numbering of Fischer Street has changed over the years. To avoid confusion the present day numbering is used.

Description

Physical Description

The Fischer Street precinct is an inter-war residential area. It comprises the group of houses, which were predominantly constructed in the period 1928-1931 at Nos. 2-16 and 1-9 that has a consistent character of weatherboard California Bungalows with tiled roofs of the late 1920s, many of them State Savings Bank of Victoria (SSBV) designs. Adjoining houses to the north, which were constructed from the early 1940s onwards, and are characterised by hip rather than gable roof forms, are not included in this precinct.

They fall into several basic forms. There are a number of nearly identical and highly intact SSBV houses with transverse gable roofs with jerkin-head ends. The front verandahs are formed by the roof and are supported on paired Tuscan columns resting on a brick balustrade (Nos. 4, 8 & 12). Nos. 6 & 10 have hipped roofs with a minor gable to the facade.

On the opposite side of the street, Nos. 1, 3 & 5 all have transverse gable roofs with minor gables to the front (NB: No.1 appears to be painted brick). Nos. 7 & 9 are gable fronted. No.7 has a very attractive brick arch supporting its verandah, while No.9 has one major and two minor gables to the front ornamented with brackets and supported on Tuscan columns.

The majority houses are in good condition and have a relatively high degree of external integrity when viewed from the street. Where visible additions have been made (e.g., carports) they have been designed to be sympathetic to the original dwelling. Front fences are generally low and the example at No.7 -constructed from woven wire with timber capping - appears to be early or original to the house. The high front fence to No.12 is an intrusive element.

The house at No.14 is considered to be non-contributory to the precinct, as it was constructed later than the other houses.
Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis

As noted in the history, suburban development during the nineteenth century in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. While the opening of Coburg Railway Station in 1884 stimulated development to the north of Bell Street in the streets that were in relative proximity to the station (Generally in the area bounded by Gaffney Street to the north and Sussex Street to the west) few houses were built before the on-set of the 1890s Depression and most development occurred after the First World War. Consequently, nineteenth century development in the area is limited to single houses or isolated small groups of houses. Most the housing stock dates from the inter-war and early post-war era with some post-Second World War infill.

While there are groups of inter-war housing in a number of streets to the north of Bell Street, the integrity of many has been diminished by post-Second World War redevelopment and infill. The one inter-war precinct in Bourke Street (HO34) comprises simple gable-fronted houses. Fischer Street, on the other hand, has similar housing but is also notable for the relatively high proportion of State Savings Bank houses that more commonly exist as isolated examples elsewhere. It compares with the inter-war houses in the Gallipoli Parade precinct (HO80), and the Merlynston (Station Heights Estate) precinct. The latter precinct is also one of those in the area to the north of Bell Street and was identified and assessed by the same study as Fischer Street. Both precincts contain groups inter-war houses built by the State Savings Bank of Victoria in standard designs on behalf of the WSHC.

Statement of Significance

What is significant?
The houses, constructed between c.1928 and c.1930, at 1-9 & 2-12 & 16 Fischer Street, Coburg are significant. The homogeneous inter-war character created by the consistency of form, scale, style, and detailing of the contributory dwellings, which remain largely intact as viewed from Fischer Street, and the detached siting with garden setbacks and low front fences to the majority of houses is integral to the significance of this precinct.

The house at No.14, non-original alterations and additions to the contributory houses and outbuildings are not significant. The high front fence at No.12 is an intrusive element.

How is it significant?
The Fischer Street precinct is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as evidence of the significant growth of Coburg during the inter-war period. It is also significant as evidence of the important role that the State Savings Bank of Victoria played in the provision of housing in Melbourne after World War I. (Criterion A & H)

It is architecturally and aesthetically significant as a fine group of well-detailed inter-war houses, which stand out in this area because of their consistency of form and detailing. (Criteria D & E)

Assessment Against Criteria
This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The Fischer Street Precinct is recommended for inclusion in the Heritage Overlay. The HO should apply to 1-9 and 2-16 Fischer Street, Coburg as defined by the title boundaries and the road reserve between the properties.
## HERITAGE CITATION REPORT

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![Image of residential street with houses and parked cars]
Recommended Heritage Protection: Yes

Architectural Style:
- Victorian Period (1851-1901)
- Federation/Edwardian Period (1902-c.1918)
- Domestic Queen Anne, Federation/Edwardian Period (1902-c.1918)
- Bungalow
- Interwar Period (c.1919-c.1940)
- American Bungalow

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland’s Houses
6.3 Building during the boom
6.4 Building houses in the twentieth century

Precinct history
Main Street was created by one of the speculative subdivisions in the late 1880s of land surrounding Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888. Construction of the railway commenced in 1882 and Broome (1987:142-43) notes that:

By mid-1882 speculators were at work buying and selling land adjoining the Coburg rail terminus... A Coburg land boom followed these transport links. Land companies purchased farms, sliced them up, and offered them to willing speculators and homemakers.

As as consequence in the period from 1880 to 1990 the population of Coburg increased from 1700 to 6092 (Broome, 1987:157).

The relative proximity of Main Street to Coburg Station meant that it experienced more development than more remote areas to the north and west. The 1890 Sands & McDougall Directory lists 26 houses in Main Street - on the east side this included the houses now at Nos.8-16, 24 & 26 [1] and on the west at Nos. 1-7, 13-23, 33, 41, 43. However, no further houses would be built for another 20 years and the unchanged extent of development is shown in the 1911 MMBW Detail plan.

After the cessation in development caused by the 1890s depression building in Coburg began to pick about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided...
employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

As the growth of Coburg accelerated after World War I Main Street developed quickly in the decade after 1920 when new houses on the east side (Nos. 18-22, 28-36) and on the west (Nos. 9, 11, 25, 27) began to fill the gaps that remained from the nineteenth century. The street was almost fully developed by 1930 (SM, 1920, 1925, 1930).

Sources
Broome, Richard, Coburg, Between Two Creeks, 1987
Land Victoria (LV), Lodged Plans and title, as cited
Melbourne & Metropolitan Board Of Works (MMBW) Detail Plan No.2366, Publication Date: 1911
Sands & McDougall Directory (SM), as cited

[1] Numbering of Main Street has changed over the years. To avoid confusion the present day numbering is used.

Description

Physical Description

The Main Street precinct is a residential area comprising houses from late nineteenth and early twentieth century. The nineteenth century houses include several pairs of single-fronted attached cottages (e.g., 10-12, 14-16, 13-15 & 19-21). They are constructed of brick (some have been rendered) and have hip roofs, which are sometimes concealed behind parapets. Many retain their original cast-iron lace friezes (e.g., 19, 29 & 31). The double fronted houses range from more intact examples at Nos. 8, 24 and 41 to those that are more altered, e.g., Nos. 23, 26 & 43. The altered examples are nonetheless of interest as they usually retain a nineteenth century form, while the alterations provide further evidence of the development that occurred in the inter-war period. The house at No.33 stands out in the precinct as a bi-chromatic brick villa, asymmetrical in plan with a canted projecting bay and return verandah. The wide setback from the house on the south side gives this house a visual prominence in the streetscape. It is also distinguished by its intact and richly ornamented verandah.

Typical Edwardian houses include Nos. 5 and 27, which are asymmetrical in plan and have a single projecting bay the front. The windows to No.5 have been replaced, but the house retains most of its other original detailing.

Of particular note are Nos 20 and 22 Main Street, a fine pair of mirror-image houses in a transitional Federation-California Bungalow style. They are built of red brick in Flemish bond with remnant white tuckpointing. The Marseille tiled roofs are pyramidal and extend to form the front verandah adjacent to a projecting front bay. The roof is ornamented with terracotta finials and the chimneys are corbelled brick. Each projecting bay has two battered buttresses at its outer corners and a curved bay window. The bay contains five narrow casement windows with two small vertical lights at the top. No.20 retains a similar original window below the verandah, whereas at No.22 it has been replaced by double-hung sashes in a different configuration.

The verandahs are supported on brick piers below pairs of square timber posts - exhibiting the influence of the California Bungalow style. The verandah floors are edged with bullnose bricks with tile infill. No.22 has a brick verandah balustrade with battering framing the entrance. Both houses have identical brick fences which are highly detailed. They are made of red brick, with 'hit and miss' panels, between brick posts. The top of the fence panels is curved and topped
The inter-war houses comprise gable-fronted bungalows with either terracotta tile (some with decorative finials) or iron roofs, with Nos. 25 and 28 being fine examples, or houses with transverse gables and projecting gables (e.g., Nos. 18, 34, 36, 37 & 39). Verona at No.18 is notable as a highly intact example constructed in brick with very fine detailing. No.32, on the other hand, has a hip terracotta tile roof with a projecting gable. The main roof extends to form a porch supported by chunky render and brick piers.

The precinct has a high degree of intactness to the main periods of development. The bluestone kerb and channel also contributes to the historic character of the precinct. The houses at 7 and 35 Main Street do not contribute to the precinct.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis

As noted in the history, suburban development during the nineteenth century in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. While the opening of Coburg Railway Station in 1884 stimulated development in the area to the north of Bell Street that were in relative proximity to the station (Generally in the area bounded by Gaffney Street ot the north and Sussex Street to the west) few houses were built before the on-set of the 1890s Depression and most development occurred after the First World War. Consequently, nineteenth century development in the area is limited to single houses or isolated small groups of houses. Most the housing stock dates from the inter-war and early post-war era with some post-Second World War infill.

Main Street is situated in one of the parts of Coburg in the area to the north of Bell Street that experienced a short burst of development in the late nineteenth century, limited recovery in the early twentieth century, and then an intense and sustained period of growth in the decade after World War I. In most streets one phase of growth is clearly evident, whereas Main Street is one of the few streets where each phase is represented and remains legible within the housing stock. The legibility of the stages of development is enhanced by the relatively high degree of intactness, unlike other streets where it has been diluted by post-war redevelopment. The housing stock is also complemented by the bluestone kerb and channelling.

Main Street compares with May Street, which has a similar mix of housing and level of integrity.

Statement of Significance

What is significant?
The houses, constructed between c.1890 and c.1935, at 5, 9-33 & 37-45 and 8-34 Main Street, Coburg, are significant. The legibility of the main periods of development as represented by the housing types and styles, and the consistency of form, scale, style, siting with small or no front setbacks behind low fences, and materials and detailing of the contributory dwellings are integral to the significance of this precinct. Other contributory elements include:

- The brick fences to the houses at nos. 20 and 22.
- The bluestone kerb and channel.
Non-original alterations and additions to the contributory houses, the houses at 7 & 35, and outbuildings are not significant.

**How is it significant?**
The Main Street precinct is of local historic and architectural significance to Moreland City.

**Why is it significant?**
The Main Street precinct is historically significant as a residential that provides tangible evidence of key phases in the suburban development of Coburg in the late nineteenth and early twentieth century. This street is notable as one of the few in this part of Coburg where the limited development prior to the 1890s depression and the recovery and significant development that occurred before and after World War I can be interpreted though the housing stock. (Criteria A & D)

The houses at Nos. 20 and 22 are architecturally significant as fine and well-detailed examples of Edwardian era bungalows. (Criterion F)

**Assessment Against Criteria**

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**

The Main Street precinct is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the properties at 5-45 & 8-34 Main Street as defined by the title boundaries and the road reserve in Main Street between the properties.
**HERITAGE CITATION REPORT**

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**Image:**

![Precinct May Street Image]
Recommended Heritage Protection

VHR No HI No PS Yes

Architectural Style

- Victorian Period (1851-1901)
- Federation/Edwardian Period (1902-c.1918)
- Domestic Queen Anne
- Interwar Period (c.1919-c.1940)
- American Bungalow

History and Historical Context

Thematic context

This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom
6.4 Building houses in the twentieth century

Precinct history

In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888 stimulated development in the area to the north of Bell Street. Construction of the railway commenced in 1882 and Broome (1987:142-43) notes that:

*By mid-1882 speculators were at work buying and selling land adjoining the Coburg rail terminus .. A Coburg land boom followed these transport links. Land companies purchased farms, sliced them up, and offered them to willing speculators and homemakers.*

As as consequence in the period from 1880 to 1990 the population of Coburg increased from 1700 to 6092 (Broome,
May Street was created as part of the Bell Park Estate, one of the first speculative subdivisions in the late 1880s of land to the north of Bell Street. The estate was subdivided in two stages - the eastern section in 1885 comprising lots in Stock, Cope and May streets (the layout of the estate had to be altered to make allowance for the continuation of the railway north from Coburg station) and an extension in 1887 containing a further 400 lots extending westward to Kerferd Street (Burchell, 1995:16; LV, LP1653, V.1968 F.427). The street names in the extended subdivision from Stawell to Kerferd were named after judges of the Supreme Court of Victoria (Burchell, 1995:16). Sales of lots commenced in January 1888 and sold quickly in the first couple of years and while sales slowed with the onset of the 1890s depression the owners retained ownership of the unsold land and continued selling off lots until the early twentieth century. The last lot was sold in 1924 (Burchell, 1995:16). This was unlike many other boom-time subdivisions where the owner/subdividers defaulted and the unsold land reverted to bank or financial institution.

However, few houses were built in the Bell Park Estate in the nineteenth century before the 1890s depression halted development. The 1890 Sands & McDougall Directory lists only six houses in May Street - three on the east side (including the present day No.10) and another three on the west (Including Nos. 23 & 25), and the house at No.72 O'Hea Street - and no others would be built for another 20 years [1].

The second and significant phase of development began in the early decades of the twentieth century when Coburg began to boom. As Broome (1987:163) notes:

.. between 1901 and 1911 Coburg grew faster than the metropolis as a whole. Its population .. rose by 2,700, or 40 per cent, to about 1900. In the decade from 1911 growth quickened, influenced in part by large-scale migration to Victoria. Coburg was incorporated as a city in 1922 with a population of 20,000, an increase of 125 per cent since 1911. The new city was on the way to becoming a modern suburb.

Development recommenced in May Street just before World War I when two new houses were built on the east side (The two single fronted cottages at Nos. 36 & 38) and six houses on the west (Including the row of four double fronted weatherboard villas at Nos.27-33) (SM, 1910, 1915). The house at No.78 O'Hea was built by 1910, when it was occupied by Geoffrey O'Sullivan, a prison warder.

The third and final phase of development in May Street occurred as the growth of Coburg accelerated after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

As a consequence May Street filled up quickly in the decade after 1920. The west side of the street was almost fully developed by 1925 and by 1930 less than half a dozen vacant sites remained (SM, 1920, 1925, 1930).
**Sources**
Land Victoria (LV), Lodged Plans and title, as cited
Sands & McDougall Directory (SM), as cited

[1] Numbering of May Street has changed over the years. To avoid confusion the present day numbering is used.

**Description**

**Physical Description**

The May Street precinct is a residential area comprising housing from the late nineteenth to early twentieth century. The contributory houses within the precinct are Nos. 1-7 & 11-35 and 4, 8-24, 28 & 36-48 May Street and 72 & 74 O’Hea Street. The historic character of the street is complemented by the bluestone kerb and channel.

The surviving Victorian houses at 10, 23 & 25 May Street and 72 O’Hea Street are double-fronted weatherboard villas with M-hip roofs. No.23 is asymmetrical in plan and has an ashlar front and paired windows with arched tops. Other detailing includes moldings and eaves brackets and rendered chimneys. The house at No.10 is notable for its elegant verandah, which has a very shallow ogee profile with a central projecting gable and a cast iron frieze. Other detailing includes paired eaves brackets and bi-chromatic brick chimneys. The house at 72 O’Hea has an ashlar front and a convex profile verandah with cast iron brackets. Other detailing includes the tripartite windows to the main elevation, paired eaves brackets and partial frieze along the front, and a pair of rendered chimneys with vermiculated panels.

There is a second group of very similar houses which date from early twentieth century houses and could be properly called ‘Victorian Survival’. They differ in a few small details, such as corbelled brick chimneys and turned timber verandah posts, but their general form is nearly identical to the nineteenth-century examples. They include the double fronted weatherboard houses at Nos.27-33 May Street and 74 O’Hea Street. No.27 May Street is asymmetrical in plan with a hip roof and projecting gable, while the houses at 29-31 are double-fronted houses, which all originally had M-hip roofs (No.31 has recently been altered) and are similar in form to the Victorian houses at 10 and 25. This row of houses retains their corbelled brick chimneys, which are an important element in the streetscape. The Federation era house at 74 O’Hea Street has similar detailing to its Victorian counterpart (ashlar front, eaves brackets) on the opposite corner, but has lost its original verandah and front windows.

The identical single-fronted cottages at 36 & 38 May Street have typical Edwardian form and detailing including roughcast render to the gable ends and triple, side-hung casement windows with coloured highlights in the main elevation and notched weatherboards beneath the windows. The house at No.3 is a late (c.1920) and fine example of an Edwardian bungalow with ashlar front, half-timbering to the gable end, which has a box bay window with hood. There is another box bay window set at angle at the corner under the return verandah, which has turned posts and simple carved brackets. There are two brick and render chimneys with terracotta pots.

The inter-war houses typically include gable-fronted cottages with a projecting minor gable with a flat or skillion-roofed verandah tucked in beside (or that extends across the projecting gable, as at No.24) and those that have a transverse gable roof, which extends to form the verandah beside a projecting gable end bay. Exceptions include the single gabled house at No.1, which has a corner porch, the house at No.11 which has a hip terracotta tile roof with a projecting gable and no porch, and the house at No.8, which has a projecting hip-roofed porch supported by square rendered columns. Most of the houses have typical Arts & Crafts detailing such as timber shingles or half-timbering to the gable ends. Windows are either double hung sash, usually in pairs or triples and sometimes boxed, or casements with coloured highlights, which
are on occasion arranged in shallow projecting semi-circular (e.g., No.24) or canted (No.11) bays.

The houses are generally in good condition and have, generally speaking, moderate to high degrees of external integrity when viewed from May Street. Alterations are generally minor such as the replacement of windows (e.g., 25, 28, 35, 36 May St, 74 O'Hea), and/or reversible such as the enclosure of the verandah at No.44 May St, the removal of the verandah to 74 O'Hea, and many replacements of verandah supports (e.g., 1, 3, 15, 22, 25, 42, 48). Additions made at the rear are generally not visible from the street.

The street as a whole has a relatively high degree of intactness to the period c.1890 to c.1935. The post-war houses at 2, 6, 26, 30-34 and the much altered house at No.9 (it has a large and dominating second storey addition) are non-contributory.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis

As noted in the history, suburban development during the nineteenth century in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. While the opening of Coburg Railway Station in 1884 stimulated development in the area to the north of Bell Street that were in relative proximity to the station (Generally in the area bounded by Gaffney Street at the north and Sussex Street to the west) few houses were built before the on-set of the 1890s Depression and most development occurred after the First World War. Consequently, nineteenth century development in the area is limited to single houses or isolated small groups of houses. Most the housing stock dates from the inter-war and early post-war era with some post-Second World War infill.

May Street is within one of the areas to the north of Bell Street that experienced a short burst of development in the late nineteenth century, limited recovery in the early twentieth century, and then an intense and sustained period of growth in the decade after the First World War. In most streets only one phase of growth is clearly evident, whereas May Street is one of the few streets where each phase is represented and legible within the housing stock. The legibility of the stages of development is enhanced by the relatively high degree of intactness, unlike other streets where it has been diluted by post-war redevelopment. The housing stock is also complemented by the bluestone kerb and channelling.

May Street compares with Main Street, which has a similar mix of housing and level of integrity. It also compares with Rolland Street and Soudan Street, both of which have small groups of Victorian houses surrounded by later development.

Statement of Significance

What is significant?
The houses, constructed between c.1890 and c.1935, at 1-7 & 11-35 and 4, 8-24, 28 & 36-48 May Street and 72 & 74 O'Hea Street, Coburg are significant. The legibility of the main periods of development as represented by the housing types and styles, and the consistency of form, scale, siting with small front setback and low front fence, materials and detailing of the contributory dwellings is integral to the significance of this precinct. The bluestone kerb and channel also contributes to the significance of the precinct.

Non-original alterations and additions to the contributory houses, the houses at 2, 6, 9, 26, & 30-34, and outbuildings
are not significant.

**How is it significant?**
The May Street precinct is of local historic significance to Moreland City.

**Why is it significant?**
The May Street precinct is historically significant as a residential area that provides tangible evidence of key phases in the suburban development of Coburg in the late nineteenth and early twentieth century. This street is notable as one of the few in this part of Coburg where the limited development prior to the 1890s depression and the recovery and significant development that occurred before and after World War I can be interpreted through the housing stock. (Criterion A & D)

**Assessment Against Criteria**

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**

The May Street precinct is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the properties at 1-35 & 2-48 May Street and 72 & 74 O'Hea Street as defined by the title boundaries and the road reserve in May Street between the properties.
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Recommended Heritage Protection VHR - HI - PS Yes

Architectural Style  Victorian Period (1851-1901)

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

*Theme Six: Building Moreland's Houses*
6.4 Building during the boom

Precinct history
Rolland Street (originally known as Elizabeth Street) was created by one of the speculative subdivisions in the late 1880s of land surrounding Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888. Construction of the railway commenced in 1882 and Broome (1987:142-43) notes that:

*By mid-1882 speculators were at work buying and selling land adjoining the Coburg rail terminus .. A Coburg land boom followed these transport links. Land companies purchased farms, sliced them up, and offered them to willing speculators and homemakers.*

As as consequence in the period from 1880 to 1990 the population of Coburg increased from 1700 to 6092 (Broome, 1987:157).

Elizabeth/Rolland Street once formed part of 93 acres of land bounded by the present-day Sussex Street to the west, O'Heas Road to the north, Bell Street to the south and Sutherland Street, which was once owned by William Sutherland Fraser Murray. His home, known as *Balloan*, stood near the eastern end of the property. When he died in 1873 he was said to be 'the richest man in Coburg' (Burchell, 1995:18). His land was eventually subdivided into housing allotments, the eastern part in late 1886 and the western in 1887 at the height of the land boom. It was known as the Murray Estate and several streets within the estate were named after Murray family members. Rolland Street, known as Elizabeth Street during the nineteenth century, was one of a number of parallel north-south streets created between O'Heas Road and the newly created Murray Street, each with a total of 12 lots (LV, V.1868 F.441).

All six lots on the west and four lots on the east side of Elizabeth/Rolland Street were purchased in December 1887 by Patrick Callaghan, an estate agent. He in turn sold all the lots on the west side to a John Cornall in February 1888. Meanwhile, the two northermost lots on the east side were sold in November 1887 to Walter Brooomfield and Donald Simpson. Elizabeth Street first appears in the Sands and McDougall Directory in 1889, but no houses are listed. By the following year 3 houses are listed on the east side (2 occupied, one vacant), while the west side appears to have been almost fully developed, with 10 new houses of which 5 were vacant.

The Directories are often a year or two out of date so the houses were possibly built as early as late 1888 or early 1889 as investments either by Callaghan or Cornall on the west side, or Brooomfield and Simpson on the east. However, because of the 1890s depression these houses were to be the only ones built in Elizabeth/Rolland Street for many years and some of the houses were listed as vacant for extended periods during the late nineteenth century (SM).

MMBW Detail Plan No.2365 dating from 1919 shows the ninteteenth century houses, which are still the only houses in the street and the still sparse development in Fraser Street, Clifton Grove, Sutherland Street and the eastern end of
Murray Street. Murray's former house, Balloon, is still extant on a large allotment facing Bell Street. Development of the street finally re-commenced after the First World War and the street was fully developed by 1930 (SM).

In 2010, all but two of the nineteenth century houses on the west side (Nos. 6, 8 and 10-20), as well on two on the east (Nos. 1 and 3) are still extant.

Sources
Broome, Richard, Coburg. Between Two Creeks, 1987
Burchell, Laurie, Coburg. More of our history., 1995
Land Victoria (LV), Certificates of title and Lodged Plans as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.2365 (1919)
Sands & McDougall Directory (SM)

Description

Physical Description

The Rolland Street precinct is a residential area comprising houses built during two distinct phases. An initial burst of development c.1888 soon after subdivision, and a second phase in the 1920s when the majority of the remaining lots were built on. A small amount of infill and replacement has occurred after the Second World War.

The precinct comprises the ten surviving nineteenth century houses - eight on the west side and two on the east. The houses on the east side, at Nos. 1 and 3 are single fronted Victorian brick cottages with hip iron roofs and skillions, which have a small setback from the street behind sympathetic (but not original) picket fences. The chimneys suggest that each are constructed from bi-chromatic brick, but both have been overpainted. No.3 is more intact and retains the original window plus sidelights in the front elevation, while the window to No.1 has been replaced. No.3 also has the original profile (although the materials have been renewed) skillion front verandah with cast-iron frieze, while No.1 has been replaced with a bull-nose profile. A feature of the verandah to No.3 (and most of the single-fronted cottages on the west side) is the incised panels at each end of the verandah.

The nineteenth century houses on the west side of the street comprise a row of single-fronted weatherboard (some are block/ashlar-fronted) cottages (Nos. 6, 8A & 10-18) and one double-fronted weatherboard house at No.20. The single-fronted cottages are all similar in form with hipped iron roofs and skillion or slightly convex front verandahs (the verandah roof to No 18 was originally convex, but has been replaced with a skillion). Most verandahs probably originally had round timber columns with cast-iron Corinthian capitals, as at No 16, however, most such capitals have been lost (e.g., No. 8, 10 & 14). Most retain two rendered or brick chimneys, although those to No.12 have been altered. Other original features include windows with sidelights (or paired windows) and four-panel front doors with sidelights and highlights, paired eaves brackets and carved panels to the verandah ends. No.16 retains a cast-iron frieze. The houses at Nos. 8A to 16 have small side setbacks and similar front setbacks, with the exception of Nos. 10 & 12, which are set slightly forward. No.6, which originally occupied a triple-width block is now adjoined by late twentieth century cottages (Nos. 6A & 8), which are relatively sympathetic in terms of form and siting. The front window to No.12 has been replaced, but the cottages otherwise have a relatively high degree of external integrity and are generally in good condition. Fences are low, but none are original.

The double-fronted house at No.20 is block (ashlar) fronted and is of typical design with a symmetrical facade. It has an M-hipped roof and rendered chimneys. The windows with sidelights, the front door and surrounds, as well as the verandah have all been (sympathetically)reconstructed.

Recommended Management
Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis

As noted in the history, suburban development during the nineteenth century in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. While the opening of Coburg Railway Station in 1884 stimulated development in the areas to the north of Bell Street that were in relative proximity to the station (Generally within the area bounded by Gaffney Street to the north and Sussex Street to the west) few houses were built before the on-set of the 1890s Depression and most development occurred after the First World War. Consequently, surviving nineteenth century development in this area is limited to single houses or isolated small groups of houses. Most the housing stock dates from the inter-war and early post-war era with some post-Second World War infill.

Rolland Street is within one of the areas to the north of Bell Street that experienced a short burst of development in the late nineteenth century, limited recovery in the early twentieth century, and then an intense and sustained period of growth in the decade after the First World War. It is notable as one of the few streets where a group of houses (rather than just one or two) was built before the 1890s Depression and that still retains a relatively high degree of intactness, unlike other streets, which have been diluted by post-war redevelopment.

The group of Victorian houses in Rolland Street compares with the group at 35-49 Soudan Street, and also the groups of Victorian houses in Main Street and May Street.

Statement of Significance

What is significant?
The Rolland Street precinct, which comprises the houses at 1-3 & 6-20 Rolland Street, Coburg. The consistency of form, scale, original external detailing and materials and siting of the contributory houses, which comprise Victorian era brick and weatherboard single-fronted cottages and one double-fronted weatherboard house, and the extent to which development in one period is apparent is integral to the significance of the precinct.

The house at No.8 and later alterations or additions to the contributory houses are not significant.

How is it significant?
The Rolland Street Precinct is of local historic significance to Moreland City.

Why is it significant?
Historically, the Rolland Street precinct is significant as one of the few streets that provides tangible evidence of the small degree of suburban development achieved in the rural areas of Coburg north of Bell Street during the late 19th century land boom, but prior to the economic crash of the 1890s. (Criterion A)

Assessment Against Criteria

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The Rolland Street Precinct, comprising the houses at 1, 3 and 6, 8, 8A & 10-20 Rolland Street, Coburg is recommended for inclusion in the Heritage Overlay. The heritage overlay should apply to the whole of the properties as defined by the title boundaries and to the road reserve.
Moreland North of Bell Street Heritage Study
Rolland Street Precinct

Significance
- Contributory
- Non Contributory
- Land Parcel

Compiled and produced by Spatial Vision 2010
Data source: Vicmap Digital Map Projection: MGA 55
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Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building during the boom

Precinct history
Soudan Street was created by one of the speculative subdivisions in the late 1880s of land surrounding Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888. Construction of the railway commenced in 1882 and Broome (1987:142-43) notes that:

By mid-1882 speculators were at work buying and selling land adjoining the Coburg rail terminus .. A Coburg land boom followed these transport links. Land companies purchased farms, sliced them up, and offered them to willing speculators and homemakers.

As as consequence in the period from 1880 to 1990 the population of Coburg increased from 1700 to 6092 (Broome, 1987:157).

What is now Soudan Street once formed part of 93 acres of land bounded by the present-day Sussex Street to the west, O'Heas Road to the north, Bell Street to the south and Sutherland Street, which was owned by William Sutherland Fraser Murray. His home, known as Balloon, stood near the eastern end of the property. When he died in 1873 he was said to be 'the richest man in Coburg' (Burchell, 1995:18). His land was eventually subdivided into housing allotments, the eastern part in late 1886 and the western in 1887 at the height of the land boom. It was known as the Murray Estate and several streets within the estate were named after Murray family members.

Soudan Street was part of one of a number of large portions of land in the Murray Estate bought by speculators that was in turn re-subdivided and sold off either as vacant allotments or, in a small number of cases, with houses (LV, V.1868 F.441). In June 1888, seven one acre lots were purchased by James Weir and David Ballantyne - this comprised most of the the land between Soudan Street and Bell Street immediately to the east of Cramer Street. One month later they took out a mortgage over the property and by August 1888 had resubdivided the land into 70 suburban allotments - 47 fronting Bell Street with 20 feet frontages and 23 larger allotments facing Soudan Street (LV, V.2038 F.564, LP 2107).

Eight lots facing Soudan Street - the present-day Nos. 35-49 - were sold in October 1888 to the Mercantile Permanent Building Society. Soudan Street first appears in the 1889 Sands & McDougall Directory, but no houses are listed. The following year, eight vacant houses are listed for the first time, along with one other house occupied by a William Nunn. The Directories are often a year or two out of date so the houses were possibly built as early as late 1888 or early 1889 as investments either by Weir and Ballantyne or the Mercantile Permanent Buildings Society. However, because of the 1890s depression these houses were to be the only ones built in Soudan Street for many years and some of the houses were listed as vacant for extended periods during the late nineteenth century (SM).

MMBW plans dating from 1925 and 1926 show the eight houses, then numbered 85-99, which were among just 15
houses in Soudan Street by that time. In section east of Cramer Street there is only one house on the north side, while two additional houses have been built on the south side toward the eastern end.

Sources
Broome, Richard, Coburg, Between Two Creeks, 1987
Land Victoria (LV), Certificates of title and Lodged Plans as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.2938 (1926) and No.2939 (1925)
Sands & McDougall Directory (SM)

Description

Physical Description

The Soudan Street precinct comprises a group of Late Victorian weatherboard houses on the south side of Soudan Street, immediately to the east of the intersection with Cramer Street. Of the eight houses originally constructed c.1889 seven survive today - the house at No.45 has been replaced by a c.1970s brick house.

The surviving houses at Nos. 35-41 are very similar (and may have once been identical) in terms of their form, detailing and siting. They are asymmetrical in plan, block (ashlar) fronted (except for No.39, which appears to have been reclad) with a hip roof and a projecting bay with a hipped roof. There is a large tripartite window in the projecting bay and double hung sash windows elsewhere. Some retain original or early four panel front doors with toplights and other detailing includes eaves brackets. There are two rendered brick chimneys and other original detailing includes the eaves brackets. Apart from the non-original cladding to No.39 the most obvious change has been to the front verandahs, which have all been altered to varying degrees - only Nos.39 and 41 appear to retain the original profile, although No.39 has been partially enclosed and the materials to No.41 have been replaced. The houses are all in good condition and apart from the changes mentioned have a relatively high degree of external integrity. None of the front fences are original, although those to 35, 37 & 41 are sympathetic.

The house at No.43 stands out in the group because of its gable-fronted bay. It is clad in weatherboards and the cladding to the front is not original and may have replaced the ashlar boards used on the adjoining houses to the east. The verandah profile appears to be original, but the detailing has been altered. The house retains both rendered chimneys and eaves brackets.

The two houses at Nos. 47 and 49 are more altered. No.49 is the least intact of the surviving houses. Its windows have been replaced and the verandah and chimneys removed. It only retains the characteristic hipped roof form and asymmetrical plan. No.49 is slightly more intact. It has lost its chimneys, but retains its verandah (although the corner post has been removed to accommodate car parking and the profile changed slightly) and original windows.

This group of houses stand out as a recognisably early group that pre-dates the housing in the rest of Soudan Street and surrounding streets, which is a mixture of late-inter-war and post-war housing.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis
As noted in the history, suburban development during the nineteenth century in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. While the opening of Coburg Railway Station in 1884 stimulated development in the areas to the north of Bell Street that were in relative proximity to the station (Generally in the area bounded by Gaffney Street to the north and Sussex Street to the west) few houses were built before the on-set of the 1890s Depression and most development occurred after the First World War. Consequently, surviving nineteenth century development in this area is limited to single houses or isolated small groups of houses. Most the housing stock dates from the inter-war and early post-war era with some post-Second World War infill.

Soudan Street is within one of the areas to the north of Bell Street that experienced a short burst of development in the late nineteenth century, and then little development until the mid to late inter-war period. It is notable as one of the few streets where a group of houses (rather than just one or two) was built before the 1890s Depression that still survive today relatively intact.

The group of Victorian houses in Soudan Street compares with the group in at 1 & 3 and 6-20 Rolland Street, and also the groups of Victorian houses in Main Street and May Street.

**Statement of Significance**

**What is significant?**
The Soudan Street precinct, which comprises the houses at 35-49 Soudan Street, Coburg. The are contributory to the significance of the precinct. The consistency of form, scale, original external detailing and materials, and siting of the contributory late Victorian weatherboard houses at 35-43, 47 and 49, and the extent to which development in one period is apparent are integral to the significance of the precinct.

The house at No.45 and later alterations or additions to the contributory houses are not significant.

**How is it significant?**
The Soudan Street Precinct is of local historic significance to Moreland City.

**Why is it significant?**
Historically, the Soudan Street precinct is significant as tangible evidence of the small degree of suburban development achieved in the rural areas of Coburg during the late 19th century land boom, but prior to the economic crash of the 1890s. This group of houses is particularly significant as an illustration of the extent to which speculative development occurred in areas that were relatively remote from transport and services. (Criterion A)

**Assessment Against Criteria**

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.
**Recommendations 2010**

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**Other Recommendations**

The Soudan Street Precinct, comprising the houses at 35-49 Soudan Street, Coburg is recommended for inclusion in the Heritage Overlay. The HO should apply to the properties as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: PRECINCT - MERLYNSTON (ADLER GROVE)
Address: 1-11 & 2-12 ADLER GROVE COBURG NORTH
Place Type: Residential Precinct
Citation Date: 2010
Significance Level: Local
History and Historical Context

**Thematic context**
This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Six: Building Moreland's Houses*
6.4 Building houses in the twentieth century

**Suburban development of Coburg in the twentieth century**
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression building in Coburg began to pick about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

*Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.*

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

**Merlynston**
The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He renamed the estate after his daughter Merlyn, subdivided it into 200 blocks and 'set about selling land and building 'spec' homes'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

*Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.*
The 'Station Heights Estate' was contained by Boundary Road to the north, the railway to the East, Shorts Road to the south, and extended as far west as Mashoobra Street. At the first auction sale held on 20 November 1920 900 people were in attendance and it is said 4,000 pounds worth of property changed hands (Back to Coburg Carnival', p29). Of the ninety blocks sold that day, the majority were in Merlyn, Marama, Orvieto and Novian streets. A further 10 blocks were 'under offer' (The Argus, 23 November, 1920). A newspaper article reported that 'a promising feature of the subdivision is the likelihood of a large proportion of the buyers availing themselves of the building scheme arranged by the vendor' (The Argus).

Later subdivisions created and developed by Bain (apparently in association with Scott Sharp, another estate agent whose name appears as owner on several land titles and in rate books) included Bain Avenue and Plaisted Street to the east of the railway, and Adler Grove to the west of Mashoobra Street.

The first house in the Station Heights Estate was constructed by 1920 at the corner of Merlyn Street and Boundary Road, which Bain himself occupied. This house (only recently demolished - c.2009) and several others to the west of it facing Boundary Road, which were constructed by 1921 appeared in promotional advertising for the estate. The advertisement, placed by Bain in a souvenir marking the ascension of Coburg to city status, noted that 'Only Houses of approved design permitted as Vendors have set out to make a model suburb of Merlynston'. 'Modern brick homes were offered for 755 pounds (with 200 pounds deposit) while timber bungalows could be had for 650 pounds with 100 deposit (Inception of a New City). The designer of the homes erected by Bain has not been positively identified though one possibility is Arthur Plaisted, which is suggested by the naming of Plaisted Street, however this has not been confirmed.

Bain was a returned soldier (He was a veteran of both the Boer and First World wars) and as a 'patriotic gesture' several streets were named after British warships of the period - Rodney, Lincoln, Mashoobra, Marama and Novian are examples. He also allocated a section of the estate for the building of War Service homes and offered 'special discounts and concessions for soldiers and houses erected for them in four weeks by most reliable returned soldier builder'. (Coburg Courier; The Argus, 20 November, 1920).

By the late 1920s Bain's vision was becoming a reality - over 500 homes had been constructed, many by Bain himself, and at least 100 financed and built by the State Savings Bank of Victoria, including those for the War Service Homes Commission in Galeka Street - and Merlynston had reached a population of about 3000. By 1929 building was proceeding at the rate of a house a week and a publication issued for the Back to Coburg Carnival described as 'Romantic indeed ... the rapid rise and progress of the district of Merlynston, one of the most popular residential localities of the City of Coburg', which it considered was 'equal to Toorak or Glen Iris, for healthy position and pleasant outlook'. There were shops in Merlyn and Lorensen Streets, an active Progress Association with more than 300 members and a hall in Novian Street, a fine new State School, as well as two churches (Back to Coburg Carnival', p.29).

Bain died in 1937 at his 'imposing residence' in Orvieto Street - this house has also since been demolished. An article published some years later described Merlynston, with its 'rows of neat modern homes, standing in picturesque tree-lined streets' as both a 'memorial to its founder' and a 'district that Coburg can well feel proud to possess' (Coburg Courier). Merlynston had indeed become the model suburb it promised to be.

**Adler Grove**

The group of houses at 1-11 and 2-12 Adler Grove is believed to be one of Bain's estates of 'spec' homes, which was developed at the time when the majority of the 200 lots in the original Station Heights Estate had been sold and built on. The subdivision of 12 lots was created on land originally purchased by Scott Sharp in January 1928. It appears that the houses were constructed from June 1928 until February 1929 with Bain retaining ownership until they were sold (LV, V.5379 F.768). The 1929-30 rate books list Bain as the owner/person rated of houses at Nos. 2-8 and 7, while the houses at 1, 3, 5, 9, 10, 11 & 12 have by then been sold to various individual owners (RB).
Description

Physical Description

This Adler Grove precinct is a residential area comprising inter-war bungalows with Marseille tile roofs. The house designs are similar to those found in the Bain Avenue precinct and the Delta Ave and Lorens Avenue precincts, which were also developed by D.S. Bain.

The majority of the houses are in one of two designs, each of which has a transverse gabled roof, which extends to form the front verandah. In one type (1, 3, 5, 7 & 9), the verandah extends the full width of the facade, and there are two chimneys at one end, placed symmetrically on either side of the gable. The verandahs are variously supported on square fluted columns on brick piers, dwarf tapered and rendered piers on high brick piers, and full-height brick piers with rendered tops. The gables are decorated by timber shingles at the apex jetted out above curved modillions and bands of half-timbering. These houses are built of red brick with clinker brick bands and decorative panels, and are similar to those found in Bain Avenue.

The other type with a transverse gable roof is clad in weatherboards (4, 11 & 12). They have a projecting minor gable at one end of the facade. The verandahs are supported variously by square fluted columns, round Tuscan columns, paired timber posts, all resting on low brick piers.

The weatherboard houses at 2 and 6 have major and minor gables to the facade. The brick house at No.8 is a different design, similar to those found in Lorens Avenue and Delta Avenue. It is asymmetrical in plan and has a main hip roof, extending to form a verandah, while the projecting bay has a jerkin-head roof. The verandah is supported by wide brick piers and there is a brick balustrade. The windows in the main elevation are paired and 'boxed' double hung sash with leadlights in the upper sash. There are glazed double entrance doors with a diamond motif. The house has a clinker-brick dado, above which is unpainted roughcast render with brick decorative accents.

The houses are all in good condition and most have a relatively high degree of external integrity when viewed from Adler Grove. The exception is No.5, which has a large rear addition, which is visible above the main gable.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis
This is one of four precincts in Merlynston that contain housing developed by D.S. Bain in the late 1920s and early 1930s. The housing in this precinct compares directly with the Bain Avenue precinct, with the exception of No.8, which is similar to the Lorensen Avenue houses. The houses, possibly designed by architect Arthur W. Plaisted, stand out amongst other inter-war housing in Coburg because of the quality of the detailing and the extent to which individual variation has been achieved whilst maintaining a stylistic consistency to create homogenous yet visually interesting streetscapes.

The housing in Adler Grove also compares with the housing within the Sussex and Sunbeam streets precinct in Pascoe Vale (HO249), which suggests that it is also a D.S. Bain estate.

Statement of Significance

What is significant?
The Merlynston (Adler Grove) precinct is an inter-war residential area comprising all the houses at 1-11 and 2-12 Adler Grove, which were built c.1928 to standard designs for Captain D.S. Bain as one of his estates of 'spec' homes. The following features and elements are integral to the significance of the precinct:

- All the houses in the precinct.
- The homogeneous inter-war character created by the consistency of form, scale, style and detailing of the contributory dwellings, and the extent to which development in one period is evident.
- The ‘garden suburb’ character created by the detached siting with open front gardens and low front fences.
- The relatively high integrity of the majority of dwellings when viewed from the street.

Non-original alterations and additions and outbuildings are not significant.

How is it significant?
The Adler Grove precinct is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as evidence of the significant growth of Coburg during the inter-war period and for its associations with D.S. Bain as one of the estates he developed, thus creating the new suburb of Merlynston. (Criterion A & H)

It is architecturally and aesthetically significant as a notable group of inter-war houses, which stand out in Coburg North because of their consistency of form and fine quality of detailing. (Criterion D)

Assessment Against Criteria

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The Merlynston (Adler Grove) precinct is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the houses at 1-11 & 2-12 Adler Grove as defined by the title boundaries and the road reserve between the houses.
Moreland North of Bell Street Heritage Study

Adler Grove Precinct

Significance

- Contributory
- Non Contributory
- Land Parcel

Compiled and produced by Spatial Vision 2010
Data source: Vicmap Digital Map Projection: MGA 55
## HERITAGE CITATION REPORT

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<td>Address</td>
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Recommended Heritage Protection

Architectural Style
- Interwar Period (c.1919-c.1940)
- American Bungalow

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Suburban development of Coburg in the twentieth century
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression building in Coburg began to pick about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed
three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

Merlynston
The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He renamed the estate after his daughter Merlyn, subdivided it into 200 blocks and 'set about selling land and building 'spec' homes'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.

The 'Station Heights Estate' was contained by Boundary Road to the north, the railway to the East, Shorts Road to the south, and extended as far west as Mashoobra Street. At the first auction sale held on 20 November 1920 900 people were in attendance and it is said 4,000 pounds worth of property changed hands ('Back to Coburg Carnival', p29). Of the ninety blocks sold that day, the majority were in Merlyn, Marama, Orvieto and Novian streets. A further 10 blocks were 'under offer' (The Argus, 23 November, 1920). A newspaper article reported that 'a promising feature of the subdivision is the likelihood of a large proportion of the buyers availing themselves of the building scheme arranged by the vendor' (The Argus).

Later subdivisions created and developed by Bain (apparently in association with Scott Sharp, another estate agent whose name appears as owner on several land titles and in rate books) included Bain Avenue and Plaisted Street to the east of the railway, and Adler Grove to the west of Mashoobra Street.

The first house in the Station Heights Estate was constructed by 1920 at the corner of Merlyn Street and Boundary Road, which Bain himself occupied. This house (only recently demolished - c.2009) and several others to the west of it facing Boundary Road, which were constructed by 1921 appeared in promotional advertising for the estate. The advertisement, placed by Bain in a souvenir marking the ascension of Coburg to city status, noted that 'Only Houses of approved design permitted as Vendors have set out to make a model suburb of Merlynston'. 'Modern brick homes' were offered for 755 pounds (with 200 pounds deposit) while timber bungalows 'could be had for 650 pounds with 100 deposit' ('Inception of a New City'). The designer of the homes erected by Bain has not been positively identified though one possibility is Arthur Plaisted, which is suggested by the naming of Plaisted Street, however this has not been confirmed.

Bain was a returned soldier (He was a veteran of both the Boer and First World wars) and as a 'patriotic gesture' several streets were named after British warships of the period - Rodney, Lincoln, Mashoobra, Marama and Novian are examples. He also allocated a section of the estate for the building of War Service homes and offered 'special discounts and concessions for soldiers and houses erected for them in four weeks by most reliable returned soldier builder'.(Coburg Courier; The Argus, 20 November, 1920).

By the late 1920s Bain's vision was becoming a reality - over 500 homes had been constructed, many by Bain himself, and at least 100 financed and built by the State Savings Bank of Victoria, including those for the War Service Homes Commission in Galeka Street - and Merlynston had reached a population of about 3000. By 1929 building was
proceeding at the rate of a house a week and a publication issued for the Back to Coburg Carnival described as 'Romantic indeed ... the rapid rise and progress of the district of Merlynston, one of the most popular residential localities of the City of Coburg', which it considered was 'equal to Toorak or Glen Iris, for healthy position and pleasant outlook'. There were shops in Merlyn and Lorensen Streets, an active Progress Association with more than 300 members and a hall in Novian Street, a fine new State School, as well as two churches ('Back to Coburg Carnival', p.29).

Bain died in 1937 at his 'imposing residence' in Orvieto Street - this house has also since been demolished. An article published some years later described Merlynston, with its 'rows of neat modern homes, standing in picturesque tree-lined streets' as both a 'memorial to its founder' and a 'district that Coburg can well feel proud to possess' (Coburg Courier). Merlynston had indeed become the model suburb it promised to be.

**Bain Avenue precinct**
The group of houses at 1-3 & 4-30 Bain Avenue, 5, 7 & 9 Boundary Road and 10 Plaisted Street is believed to be one of Bain's estates of 'spec' homes. The estate of 35 lots was created in 1926 on land owned by Scott Sharp (LV, V.5083 F.457, LP 11720). The original subdivision included 10 narrow lots in Boundary Road with 20 feet frontages - these were later consolidated into 5 lots with 40 feet frontages as in Bain Avenue - as well as what is now Nos. 10 & 12 Plaisted Street. The first houses were built by 1926 and it appears construction proceeded generally from north to south - By 1927 all the lots in Boundary Road had been built on, while there were six houses on the east side of Bain Avenue at Nos. 20-30, as well as the houses at Nos. 1 & 3. The precinct was fully developed by 1929 (RB, SM).

An image of the newly constructed houses in Bain Avenue appeared in an advertisement placed by Bain in a Souvenir program issued for the 'Back to Coburg Carnival' held in March 1929. It announced that you could 'purchase Model Brick Homes at Merlynston for 875 pounds. The houses were described as 'Model Red or Grey Tiled Brick Bungalows, Splendidly Built'.

Bain Avenue is presumably named for D.S. Bain and the naming of Plaisted Avenue raises the possibility that it was named for the architect, Arthur W. Plaisted, who, as noted above, may have been responsible for the design of the houses. Rate Books show that a Mrs Mary Plaisted of 35 Ewart Street, Malvern was the owner of Lot 9 in Plaisted Street in 1926/27, however, the connection (if any) between Mary and Arthur Plaisted has not been established.

**Sources**
The Argus, 19 & 20 November, 1920 (Station Heights Estate Auction notices), 23 November 1920, Property Sales article
'Back to Coburg Carnival Souvenir Program. March 2nd to 9th, 1929'
Broome, Richard, Coburg, between two creeks, 1987
Coburg Courier, 12 October, 1954 - 'Merlynston and Captain Bain'
Coburg rate books 1926-27 (Nos. in rate 12962-12983, 12993& 12998-13002)
'Inception of a New City. The City of Coburg 1850-1922', c.1922
Land Victoria (LV), certificates of title and Lodged plans as cited
Sands and McDougall Directory, 1926-30

**Description**

**Physical Description**
The Bain Avenue precinct is an inter-war residential area comprising houses of similar design constructed for D.S. Bain. The precinct includes all of the properties included within the original subdivision upon which houses were built during the 1920s. This includes 5-9 Boundary Road, all the properties in Bain Avenue, and 10 and 12 Plaisted Street.
For most of its length Bain Avenue is one-sided, with the houses facing the railway reserve along the west side. The houses are brick bungalows with terracotta tiled roofs and appear to be constructed in three basic designs or layouts with individuality achieved through subtle variations in form and detailing. The consistent scale (single storey) and siting (detached with garden setbacks behind low front fences) creates a homogenous ‘garden suburb’ character that is typical of inter-war neighbourhoods. Another common feature is the Arts & Crafts detailing such as shingling, half-timbering or roughcast render detailing to the gable ends. The original timber shingles on No.18 remain in their original, unpainted state.

The majority of houses in Bain Avenue have a transverse gabled roof encompassing wide front verandahs. Intact examples of verandahs are supported variously on square fluted columns, square brick piers, or dwarf tapered piers atop brick bases. Examples of this type are 4 Bain Avenue and 10 Plaisted Street (which are essentially identical and distinguished by the four sets of paired columns on a rendered base), and 8 & 10 Bain Avenue, which have wide brick piers supporting the verandah. Other examples at 12, 18 and 20 have slender columns (some have been replaced). The verandah at No.14 with the incised ends is unique within the precinct. The chimneys are placed symmetrically on either side of the gable at one end. Windows are bow-fronted side hung casements or boxed tripartite windows with double-hung sash separated by a fixed central pane in the main elevation.

The house at No.6 is a particularly well-detailed and intact example, which has a transverse main gable roof and a projecting gable forming a large porch. Like the adjoining house at No.4, the porch is supported on paired fluted columns, in this case set on a brick base. Like other houses in the precinct it has shingles, half-timbering and roughcast detailing to the gable ends. The chimneys are placed symmetrically on either side of the gable at the southern end. The low woven wire fence appears to be original. Another less intact example of this type is at No.16. It also has an early woven wire fence, which is in poor condition. No.10 retains its original chain-link wire and timber fence.

The other type within the precinct is the gable-fronted bungalow - examples are at 1 and 28-30 Bain Avenue and 5, 7 and 9 Boundary Road. In one example the minor gable forms a porch (e.g. 28 Bain Avenue) while in all the others, a hip profile verandah extends across the facade (e.g. 1, 30 Bain Avenue, 5, 7 & 9 Boundary Road). These houses have timber shingles in the gables with Japanese-influenced timber vents at the apex.

The houses at 4-20 Bain Ave share common driveways between pairs of houses and some appear to have original or early garages situated at the rear of the block. The houses at 1, 28 & 30 Bain Avenue and 9 Boundary Road have single driveways, while the three corner houses have access from the rear.

The houses are all in good condition and have varying levels of integrity - alterations include the replacement of windows (e.g., 3 Bain Avenue), and replacement or modification of verandah pillars or columns (e.g. 3 & 16 Bain). Additions made to the rear of the houses are generally not visible from the street. The house at 22 Bain is the most altered in the precinct - the facade has been rendered, the front windows and verandah replaced, however, the form of the house and detailing to the side elevations remains intact.

A single-storey inter-war shop survives at the corner of Bain Avenue and Plaisted Street, however, it has been significantly altered and is not contributory to the precinct. Another non-contributory element is the house at No.26, which is a recent infill.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.
Comparative Analysis

This is one of four precincts in Merlynston that contain housing developed by D.S. Bain in the late 1920s and early 1930s. The housing in this precinct compares directly with the Adler Grove precinct, with the exception of the gable fronted houses, which are not found in the other precincts. The houses, possibly designed by architect Arthur W. Plaisted, stand out amongst other inter-war housing in Coburg because of the quality of the detailing and the extent to which individual variation has been achieved whilst maintaining a stylistic consistency to create homogenous yet visually interesting streetscapes.

The housing in Bain Avenue also compares with the housing within the Sussex and Sunbeam streets precinct in Pascoe Vale (HO249), which suggests that it is also a D.S. Bain estate.

Statement of Significance

What is significant?
The Merlynston (Bain Avenue) precinct is an inter-war residential area comprising houses in Boundary Road, Bain Avenue and Plaisted Street, which were built to standard designs for Captain D.S. Bain between c.1926 and c.1928 as one of his estates of 'spec' homes. The following features and elements are integral to the significance of the precinct:

- The houses at 5, 7 & 9 Boundary Road, 4-24, 28 & 30 Bain Avenue and 10 Plaisted Street.
- The front woven wire or chain-link fences and gates at 6, 10 (including the return section along part of the side boundaries) and 16 Bain Street.
- The homogeneous inter-war character created by the consistency of form, scale, style and detailing of the contributory dwellings, and the extent to which development in one period is evident.
- The 'garden suburb' character created by created by the detached siting with open front gardens and low front fences.
- The relatively high integrity of the majority of dwellings when viewed from the street.

Non-original alterations and additions and outbuildings, the house at 26 Bain Avenue and the former shop and residence at 12 Plaisted Street are not significant.

How is it significant?
The Bain Avenue precinct is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as evidence of the significant growth of Coburg during the inter-war period and for its associations with D.S. Bain as one of the estates he developed, thus creating the new suburb of Merlynston. (Criteria A & H)

It is architecturally and aesthetically significant as a notable group of inter-war houses, which stand out in Coburg North because of their consistency of form and fine quality of detailing. (Criteria D & F)

Assessment Against Criteria

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The Merlynston (Bain Avenue) precinct is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the houses at 1-3 & 4-30 Bain Ave, 5, 7 & 9 Boundary Rd and 10 & 12 Plaisted St as defined by the title boundaries and the road reserve within Bain Avenue.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
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History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Suburban development of Coburg in the twentieth century
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression building in Coburg began to pick about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed
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As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

**Merlynston**

The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He renamed the estate after his daughter Merlyn, subdivided it into 200 blocks and 'set about selling land and building 'spec' homes'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

*Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.*

The 'Station Heights Estate' was contained by Boundary Road to the north, the railway to the East, Shorts Road to the south, and extended as far west as Mashoobra Street. At the first auction sale held on 20 November 1920, 900 people were in attendance and it is said 4,000 pounds worth of property changed hands ('Back to Coburg Carnival', p29). Of the ninety blocks sold that day, the majority were in Merlyn, Marama, Orvieto and Novian streets. A further 10 blocks were 'under offer' (*The Argus*, 23 November, 1920). A newspaper article reported that 'a promising feature of the subdivision is the likelihood of a large proportion of the buyers availling themselves of the building scheme arranged by the vendor' (*The Argus*).

Later subdivisions created and developed by Bain (apparently in association with Scott Sharp, another estate agent whose name appears as owner on several land titles and in rate books) included Bain Avenue and Plaisted Street to the east of the railway, and Adler Grove to the west of Mashoobra Street.

The first house in the Station Heights Estate was constructed by 1920 at the corner of Merlyn Street and Boundary Road, which Bain himself occupied. This house (only recently demolished - c.2009) and several others to the west of it facing Boundary Road, which were constructed by 1921 appeared in promotional advertising for the estate. The advertisement, placed by Bain in a souvenir marking the ascension of Coburg to city status, noted that 'Only Houses of approved design permitted as Vendors have set out to make a model suburb of Merlynston'. 'Modern brick homes were offered for 755 pounds (with 200 pounds deposit) while timber bungalows could be had for 650 pounds with 100 deposit ('Inception of a New City'). The designer of the homes erected by Bain has not been positively identified though one possibility is Arthur Plaisted, which is suggested by the naming of Plaisted Street, however this has not been confirmed.

Bain was a returned soldier (He was a veteran of both the Boer and First World wars) and as a 'patriotic gesture' several streets were named after British warships of the period - Rodney, Lincoln, Mashoobra, Marama and Novian are examples. He also allocated a section of the estate for the building of War Service homes in Galeka Street and offered 'special discounts and concessions for soldiers and houses erected for them in four weeks by most reliable returned soldier builder'.(*Coburg Courier; The Argus*, 20 November, 1920).

By the late 1920s Bain's vision was becoming a reality - over 500 homes had been constructed, many by Bain himself, and at least 100 financed and built by the State Savings Bank of Victoria, including those for the War Service Homes Commission in Galeka Street - and Merlynston had reached a population of about 3000. By 1929 building was
proceeding at the rate of a house a week and a publication issued for the Back to Coburg Carnival described as 'Romantic indeed ... the rapid rise and progress of the district of Merlynston, one of the most popular residential localities of the City of Coburg', which it considered was 'equal to Toorak or Glen Iris, for healthy position and pleasant outlook'. There were shops in Merlyn and Lorensen Streets, an active Progress Association with more than 300 members and a hall in Novian Street, a fine new State School, as well as two churches ('Back to Coburg Carnival', p.29).

Bain died in 1937 at his 'imposing residence' in Orvieto Street - this house has also since been demolished. An article published some years later described Merlynston, with its 'rows of neat modern homes, standing in picturesque tree-lined streets' as both a 'memorial to its founder' and a 'district that Coburg can well feel proud to possess' (Coburg Courier). Merlynston had indeed become themodel suburb it promised to be.

**Delta Ave and Lorensen Ave**
The group of houses at 1, 2 & 3 Delta Avenue and 17-21 Lorensen Avenue is believed to be one of Bain's estates of 'spec' homes and like his other estates were built within a 1-2 year period, in this case from 1930-32. Although Lorensen Street is contained within the boundaries of the original Station Heights Estate subdivision, it was not included in the land sold at the first Auction in 1920. Land along the west side of Lorensen Avenue extending from Orvieto Street to Shorts Road was not subdivided until 1923, although Delta Avenue did not form part of this original subdivision and was added later (LV, LP 9141). Like other subdivisions developed by Bain the land was initially owned by Scott Sharp (LV, V.4611 F.7144). No.2 Delta Ave was the first to appear in the directory as a 'House being built' in 1930, while the two houses opposite at Nos. 1 & 3 were listed by 1932. The houses at 17-21 Lorensen Ave were listed as 'being built' in 1930 and were all listed as occupied by 1931 (SM).

**Sources**
*The Argus*, 19 & 20 November, 1920 (Station Heights Estate Auction notices), 23 November 1920, Property Sales article 'Back to Coburg Carnival Souvenir Program. March 2nd to 9th, 1929'
Broome, Richard, *Coburg, between two creeks*, 1987
*Coburg Courier*, 12 October, 1954 - 'Merlynston and Captain Bain'
Coburg rate books 1929-30
'I inception of a New City. The City of Coburg 1850-1922', c.1922
Land Victoria (LV), certificates of title and Lodged plans as cited
Sands and McDougall Directory (SM), 1928-31

**Description**

**Physical Description**

The Delta and Lorensen Precinct comprises a group of six inter-war brick bungalows along the west side of Lorensen Avenue, and continuing around the corner into Delta Avenue. At first glance the houses appear to be of almost identical design, however, individuality is achieved through subtle variations in roof and verandah form and detailing. In addition, the houses on Lorensen Avenue are much richer in ornamentation. A distinguishing feature of all houses, however, is the jerkin-head roof and intricate timber detailing to the gable ends, which includes shingling, half-timbering and carved timber blades or brackets. All the houses are built of red brick with banding and decorative panels in clinker brick, all tuckpointed. All have box windows to the facades which are supported on brick corbels.

The houses in Delta Ave are all of similar design with main transverse jerkin-head roof with a projecting bay at one end. The roof extends to form the verandah, which is supported by brick piers with tapered rendered tops, and a brick balustrade. The windows in the front elevation are paired and boxed, double hung sashes, which have leadlight upper panes. Other windows in side elevations are double-hung sash. No.1 retains its glazed front doors with a diamond motif.
The houses all have a high degree of external integrity. Nos. 1 and 3 are in excellent condition; No.2 is in fair condition.

The house at 1/21 Lorensen Ave is distinguished by its main hip roof, which extends to form the verandah at the side of the projecting bay and the roughcast render to the facade wall. It is also the only house to have a clinker brick 'dado' below roughcast rendered walls. There is also an elaborate hood above the window in the projecting bay (and an identical one to No.19, as well). A second dwelling has been added discreetly at the rear, facing Delta Ave. Despite this addition, the original house as viewed from Lorensen Ave has a high degree of external integrity and is in good condition.

The houses at Nos.17 and 19 are similar in form to the houses in Delta Ave, however, in this case the verandah is supported by paired square profile posts on brick piers (19) and in the case of No.17 extends across the projecting bay and is supported on four large square piers. The windows to No.19 are similar to those in Delta Ave (and there is a similarly detailed window hood to No.1/21), while wider tripartite windows are used at No.17. No.17 retains an early low chain-mesh fence. Both houses have a high degree of external integrity and are in good condition.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Comparative Analysis

This is one of four precincts in Merlynston that contain housing developed by D.S. Bain in the late 1920s and early 1930s. The housing in this precinct compares directly with the house at No.8 Adler Grove and the altered houses at 5 and 9 Plaisted Street (the latter two houses are outside the Bain Avenue precinct). The houses, possibly designed by architect Arthur W. Plaisted, stand out amongst other inter-war housing in Coburg because of the quality of the detailing and the extent to which individual variation has been achieved whilst maintaining a stylistic consistency to create homogenous yet visually interesting streetscapes.

The housing in Lorensen Avenue also compares with the housing within the Sussex and Sunbeam streets precinct in Pascoe Vale (HO249), which suggests that it is also a D.S. Bain estate. The housing in Delta Ave and Lorensen Ave is more intact that many of the similar examples in Sussex Street.

Statement of Significance

What is significant?
The Merlynston (Delta Avenue & Lorensen Avenue) precinct is an inter-war residential area comprising houses at 1, 2 & 3 Delta Ave and 17-21 Lorensen Avenue. The following features and elements are integral to the significance of the precinct:

- The houses, all constructed by 1932, at 1, 2 & 3 Delta Avenue and 17-19 & 1/21 Lorensen Avenue.
- The front fences and gates at 17 Lorensen Avenue.
- The homogeneous inter-war character created by the consistency of form, scale, style and detailing of the contributory dwellings, the detached siting behind garden setbacks and low front fences, and the extent to which development in one period is evident.
- The relatively high integrity of the dwellings when viewed from the street.

Non-original alterations and additions and outbuildings and the house at 2/21 Lorensen Avenue are not significant.
How is it significant?
The Delta Avenue and Lorensen Avenue precinct is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant for its associations with D.S. Bain as one of the estates he developed, thus creating the new suburb of Merlynston. (Criterion A & H)

It is architecturally and aesthetically significant as a notable group of inter-war houses, which stand out in Coburg North because of their consistency of form and fine quality of detailing. (Criteria D & F)

Assessment Against Criteria

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The Merlynston (Delta Ave & Lorensen Ave) precinct is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the houses at 1, 2 & 3 Delta Avenue and 17-21 Lorensen Avenue as defined by the title boundaries and the adjoining road reserves.

This information is provided for guidance only and does not supersede official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name                  PRECINCT - MERLYNSTON (STATION HEIGHTS ESTATE)
Address               3-33A GALEKA STREET, COBURG NORTH 3-63 & 2-54 MASHOOBRA STREET, COBURG NORTH 47-57 & 54 ORVIETO STREET, COBURG NORTH
Significance Level    Local
Place Type            Residential Precinct
Citation Date         2010
**Recommended Heritage Protection**  
VHR No HI No PS Yes

**Designer / Architect**  
Leith, GB

**Architectural Style**  
Interwar Period (c.1919-c.1940)  
American Bungalow, Interwar Period (c.1919-c.1940) Spanish Mission

**History and Historical Context**

**Thematic context**  
This precinct is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

**Theme Six: Building Moreland's Houses**  
6.4 Building houses in the twentieth century

**Suburban development of Coburg in the twentieth century**  
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression building in Coburg began to pick about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

*Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.*

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which...
included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

**Merlynston**

The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He renamed the estate after his daughter Merlyn, subdivided it into 200 blocks and 'set about selling land and building 'spec' homes'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

*Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.*

The 'Station Heights Estate' was contained by Boundary Road to the north, the railway to the east, Shorts Road to the south, and extended as far west as Mashoobra Street. At the first auction sale held on 20 November 1920 900 people were in attendance and it is said 4,000 pounds worth of property changed hands ('Back to Coburg Carnival', p.29). Of the ninety blocks sold that day, the majority were in Merlyn, Marama, Orvieto and Novian streets. A further 10 blocks were 'under offer' (*The Argus*, 23 November, 1920). A newspaper article reported that 'a promising feature of the subdivision is the likelihood of a large proportion of the buyers availing themselves of the building scheme arranged by the vendor' (*The Argus*).

Later subdivisions created and developed by Bain (apparently in association with Scott Sharp, another estate agent whose name appears as owner on several land titles and in rate books) included Bain Avenue and Plaisted Street to the east of the railway, and Adler Grove to the west of Mashoobra Street.

The first house in the Station Heights Estate was constructed by 1920 at the corner of Merlyn Street and Boundary Road, which Bain himself occupied. This house (only recently demolished - c.2009) and several others to the west of it facing Boundary Road, which were constructed by 1921 appeared in promotional advertising for the estate. The advertisement, placed by Bain in a souvenir marking the ascension of Coburg to city status, noted that 'Only Houses of approved design permitted as Vendors have set out to make a model suburb of Merlynston'. 'Modern brick homes were offered for 755 pounds (with 200 pounds deposit) while timber bungalows could be had for 650 pounds with 100 deposit ('Inception of a New City'). The designer of the homes erected by Bain has not been positively identified though one possibility is Arthur Plaisted, which is suggested by the naming of Plaisted Street, however this has not been confirmed.

Bain was a returned soldier (He was a veteran of both the Boer and First World wars) and as a 'patriotic gesture' several streets were named after British warships of the period - Rodney, Lincoln, Mashoobra, Marama and Novian are examples. He also allocated a section of the estate for the building of War Service homes (see Galeka Street history, below) and offered 'special discounts and concessions for soldiers and houses erected for them in four weeks by 'most reliable returned soldier builder'(*Coburg Courier; The Argus*, 20 November, 1920).

By the late 1920s Bain's vision was becoming a reality - over 500 homes had been constructed, many by Bain himself,
and at least 100 were financed and built by the State Savings Bank of Victoria, including those for the War Service Homes Commission in Galeka Street - and Merlynston had reached a population of about 3000. By 1929 building was proceeding at the rate of a house a week and a publication issued for the Back to Coburg Carnival described as 'Romantic indeed ... the rapid rise and progress of the district of Merlynston, one of the most popular residential localities of the City of Coburg', which it considered was 'equal to Toorak or Glen Iris, for healthy position and pleasant outlook'. There were shops in Merlyn and Lorensen Streets, an active Progress Association with more than 300 members and a hall in Novian Street, a fine new State School, as well as two churches ('Back to Coburg Carnival', p.29).

Bain died in 1937 at his 'imposing residence' in Orvieto Street - this house has also since been demolished. An article published some years later described Merlynston, with its 'rows of neat modern homes, standing in picturesque tree-lined streets' as both a 'memorial to its founder' and a 'district that Coburg can well feel proud to possess' (Coburg Courier). Merlynston had indeed become the model suburb it promised to be.

**Orvieto Street**
As noted above, the first houses in Orvieto Street were constructed by 1923. The houses on the south side at the western end of the street at Nos.47-57 and 54 were all constructed by 1929.

**Galeka Street**
As noted above the 34 lots in Galeka Street between Orvieto Street and Sharps Road were sold to the War Service Homes Commission (WSHC) in 1920 (LV, LP8063, V.4024 F.656) and houses were built on all the lots by the State Savings Bank of Victoria (SSBV) on behalf of the WSHC in 1923-24.

Due to a shortage of houses the WSHC was established by the Commonwealth Government in 1919 after the First World War to assist returned soldiers and their families to buy affordable houses. War Service Homes were intended by the Government as "the counterpoint to the land settlement portion of the repatriation policy" (WSH Jubilee', p.1), a policy commonly known as soldier settlement. Assistance for War Service Homes was given through low interest rate loans to purchase existing houses, but by the early 1920s the focus of the Commission shifted to the construction of new houses - a measure 'designed to help solve, and not accentuate the national housing problem' (The Argus, 18 January, 1921).

Initially the Commission intended to buy large tracts of land and contract builders to erect the houses, however due to difficulty engaging contractors and finding sufficient material cheaply, the Commission was the builder for its first two years of operations. Initially, the houses were constructed using day labour, but by 1921 the Commission began to contract out its building operations ('WSH Jubilee', pp.4-7). The houses built by the WSHC from 1919-22 were designed under the direction of their principal architect, Mr E.R. Bradshaw (The Argus, 20 December 1919). However, in mid-1922 the WSHC reached an agreement with the State Savings Bank of Victoria that the bank would, out of moneys made available by the commissioner, provide homes upon the same terms and conditions as provided by the WSHC and at least until 1940 all new war service homes in Victoria were designed and built by the SSBV (The Argus, 27 July 1922, 'WSH Jubilee'). By 1927 the SSBV had assumed responsibility for all of the dwellings previously by the bank for returned soldiers and other persons eligible under the original War Services Homes Act (The Argus, 24 September 1929).

Australia's first War Service Homes were completed in the Sydney suburb of Canterbury in September 1919 ('WSH Jubilee', p.5) and Victoria's first War Service Homes were constructed in Preston soon afterward. The Preston houses were commenced late in 1919 and were occupied by May 1920. By 1921 the WSHC had constructed over 600 homes in Victoria in suburbs such as Preston, Northcote, Kew and Camberwell and Williamstown and country towns including Wonthaggi, Castlemaine and Seymour and in the decade to 1929 constructed over 20,000 homes throughout Australia of which about 4000 were in Victoria ('WSH Jubilee', p.10). The WSHC continued to play an important role in the provision of housing for returned servicemen well into the 1960s ('WSC Jubilee', p.29).

The houses constructed by the SSBV on behalf of the WSHC in Galeka Street were among the first (if not the first) war service homes in Moreland and were built around the same time as the West Coburg WSHC estate in the area to the
west of Reynolds Parade (Refer to separate place record for the Gallipoli Parade precinct). A tender notice for the Galeka Street houses authorised by G. Burridge Leith, Chief Architect of the SSBV was placed in the 24 March, 1923 edition of The Argus and all the houses at 1-33 and 2-34 Galeka Street are first listed in the 1923/24 rate books. The previous year, the ownership in the rate books of all the lots, then vacant, had been changed from the WSHC to the SSBV (RB, 1922-23 - No. in rate, 8818; 1923-24 - 10304-10337).

Mashoobra Street
It appears that Mashoobra Street, forming the western edge of the Station Heights Estate, was among the last of the original streets in the estate to be developed. Like the other streets it also developed rapidly -The first houses were constructed by 1927, and by 1928 the only vacant lots remaining on the east side were at Nos. 10-14, 36 & 54, while on the west only Nos. 1-15 were undeveloped. By 1930, the street was almost fully developed (SM). The extent of development in the northern half of the street can be seen in the MMBW Detail Plan No.3510, dated 1929.

Sources
The Argus, 19 & 20 November, 1920 (Station Heights Estate Auction notices), 23 November 1920, Property Sales article, other editions as cited
'Back to Coburg Carnival Souvenir Program. March 2nd to 9th, 1929'
Broome, Richard, Coburg, between two creeks. 1987
Coburg Courier, 12 October, 1954 - 'Merlynston and Captain Bain'
Coburg rate books, as cited
'Inception of a New City. The City of Coburg 1850-1922', c.1922
Land Victoria (LV), certificates of title and Lodged plans as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3510, dated 1929
Sands and McDougall Directory, 1925-32
'War Services Homes Jubilee 1919-1969', issued by the Commonwealth Department of Housing, 1969

Description
Physical Description
This is an inter-war residential area comprising detached single storey bungalows in a range of styles. The precinct includes all the houses in Mashooba Street (except for 1a and 1b), Nos. 3-33a Galeka Street, and Nos. 47-57 & 54 Orvieto Street and comprises the most intact group of housing associated with the development of the Station Heights Estate during the inter-war period. The inter-war houses are mostly weatherboard, but in Mashooba Street there is also a notable group of Mediterranean/ Spanish Mission style rendered houses on the east side at the south end and several brick bungalows on either side at the northern end. The housing in the precinct is very intact to the 1920-30s era and the consistency of scale (single storey), siting (detached with front garden setbacks) and low front fences (some of which are original) creates a spacious 'garden suburb' character that is characteristic of inter-war residential areas. Houses in both streets have side driveways, with garages or carports located in the rear yard. The streets have concrete kerb and channel with narrow nature strips and small trees.

Mashoobra Street
The timber bungalows in Mashoobra Street generally fall into two distinct types - those with a transverse gable roof with a projecting gable forming a porch (either off-set or placed centrally), and gable fronted examples with the minor gable forming the porch. Roofs are generally clad in terracotta tiles and most houses retain plain brick chimneys. All the houses have similar Arts & Crafts detailing including shingling or half-timbering to the gable ends, and single or paired timber posts or chunky brick and render piers supporting the verandah. No.21, on the other hand, has a particularly broad porch, which is supported by paired Tuscan columns. Windows to the main elevations are side-hung casements or boxed and paired double hung sash. Some have projecting bow or bay windows. Nos. 43 and 55 have very attractive, Japanese-
influenced casement windows with coloured highlights. No.49 has unusually and highly decorative window and door
architraves.

The rendered brick houses at Nos. 10, 14, 16 and 18 stand out in the precinct as a result of their distinctive
Spanish/Mediterranean detailing. This is principally expressed by the elaborate porch structures, which have arched
colonades with barley-twist columns and high parapets that are either square with balusters (18), triangular with square
end piers (16) or almost baroque (14). The porches are rendered with tapestry brick detailing. Apart from the porches the
houses are otherwise conventional in their form and detailing. The houses are complemented by original brick or brick
and render low front fences with wrought iron gates, while Nos. 10 and 14 also retain their green Marseille tile roofs.
These houses are complemented by a pair of Mediterranean Revival houses at 2 & 4 Mashoobra Street, which are
also rendered. No.4 retains its original or early chain-link fence.

The brick California Bungalows at the northern end of the street are built of red brick with accents in clinker bricks or
roughcast render. With one exception they have transverse gable roofs with a central projecting gabled porch supported
on chunky render and brick piers. The most intact examples include No.48, which retains a band of roughcast render at
the top of the wall that remains in its original, unpainted state and Nos. 46, 61 and 63, which have a clinker brick band
around the top of the wall and highlights below the windows. Nos. 46, 48 & 63 also have finely detailed window
hoods, while No.63 is complemented by a low brick fence. No.57, on the other hand, is a fine, gable-fronted example,
which is very intact. The examples at 44, 50 and 52 have all been altered with replacement of the windows and
modification (or in the case of No.44 complete removal) of the porch being the most visible change.

Apart from those already mentioned the houses at Nos. 15, 21 and 49 also retain original or early front fences (and
sometimes gates). Another notable feature is the mature Canary Island Palm (*Phoenix canariensis*) in the front garden of
No.33, which is a typical inter-war planting.

Mashoobra Street has a high degree of intactness to the 1920s/30s construction date. The majority of the contributory
houses have a relatively high degree of integrity when viewed from the street. Common alterations include replacement
of porch/verandah supports (e.g., 7, 41 & 49) or replacement of windows (e.g., 3, 7, 9, 20, 26, 28 etc.) - most of
these changes are readily reversible. The non-contributory houses are the post-war houses at 22, 24, 27, 32, 37, 38a, 40a,
40, 42, 51 & 65.

**Galeka Street**

Compared to Mashoobra Street, Galeka Street has a lower level of integrity, with a greater number of non-contributory
dwellings as well as more significant alterations to surviving 1920s dwellings. As a result only the east side of the street,
south of Orvieto Street has been included in the precinct. The contributory houses are weatherboard bungalows, mostly
with transverse gable roofs with a projecting gable either placed centrally or at one side. The exceptions are the houses at
31 and 33, which have hip roofs with projecting gables, and No.9, which is gable fronted. Detailing such as timber
shingling, verandah supports etc.is similar to the houses in Mashoobra Street, however, the original windows are often
narrower and taller with multi-paned upper sashes and are sometimes, but not always, 'boxed' as in the majority of
houses in Mashoobra Street. The house at No.21 retains an early front fence.

As noted in the History all the houses in this part of Galeka Street were constructed to standard designs by the State
Savings Bank of Victoria on behalf of the War Service Homes Commission and so many houses are very similar in style
and detailing and some were probably near-identical originally. The house at No.25 appears to 'Type No.13' or 'Type
No.20' from the c.1920 patternbook, and in spite of its rather large and dominatining second storey addition, No.3 was
originally probably the same type. No.5 is one of a number of examples of 'Type No.9', all of which have been altered to
some degree - the others include Nos. 23, 27 & 29. No.9, the only gable fronted house, was originally a 'Type
No.14', but has now lost its windows and shingling to the gable end. No.13 is a good example of 'Type No.10', while
other examples include No.17 and probably its altered neighbour at No.19. Apart from the various alterations to the porch
No.21 it appears that it was once a 'Type No.7', as was No.13, which is less intact. Finally, Nos. 31 and 39 seem to match
The east side of Galeka Street has a high degree of intactness to the 1920s construction date. Common alterations again include the replacement of windows and verandah/porch detailing as noted above. The post-war houses at 7 and 33a Galeka Street are non-contributory.

**Orvieto Street**
The south side of Orvieto Street between Galeka and Mashoobra, which contains a group of inter-war houses at 47-53 and the inter-war house at No.54, at the north-east corner of Mashoobra Street provide a link between Galeka and Mashoobra streets. The contributory inter-war houses are all weatherboard and three have a gable-fronted roof with a minor gable forming the porch (49, 51 & 54). Of these No.51 retains its original (unpainted) asphalt shingles to the gables. No.54 has a transverse roof with jerkin-head gables, which appears to be a SSBV design, while the house at No.47 has a hip tile roof with a projecting gabled porch supported by paired Tuscan columns.

The contributory houses have a high degree of external integrity with few alterations when viewed from the street. The post-war houses at 55 and 57 Orvieto Street are non-contributory.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

**Conservation guidelines (Specific)**
The following specific guidelines apply to this precinct:

1. While additions to contributory places should be visually recessive and not dominate the heritage place it is not essential for them to be fully concealed from view.

2. Multi-dwelling developments may be considered where:
   > the existing dwelling is retained and conserved if it is a contributory dwelling
   > the development appears as a single dwelling when viewed from the street, or if on a corner site as individual dwellings.

3. Large, single buildings containing multiple dwellings should be avoided.

4. New front fences should be not more than 1 metres in height or there should be no front fence.

**Comparative Analysis**

This is one of four precincts in Merlynston that contain housing developed by D.S. Bain in the late 1920s and early 1930s. This precinct contains the only weatherboard houses and therefore illustrates the diversity of housing that was created. The precinct stands out because of its size and relatively high integrity to the original period of development. By comparison, other areas of weatherboard housing in the Merlynston area are less intact because of post-war redevelopment.

The precinct is also notable as it contains houses constructed by the War Service Homes Commission. This is the only...
known example in Coburg North and compares with other WSHC estates in West Coburg (HO110) and Pascoe Vale South (HO80).

**Statement of Significance**

**What is significant?**
The Merlynston (Station Heights Estate) precinct is an inter-war residential area comprising houses constructed between 1923 and 1930 in Mashoobra Street, 3-33a Galeka Street and 47-57 & 54 Orvieto Street, which formed part of the Station Heights Estate subdivision created and developed by Captain D.S. Bain. The following features and elements are integral to the significance of the precinct:

- The houses at 3-25, 29-35, 39-49 & 53-63 and 2-20, 26-30, 36, 38 & 44-54 Mashoobra Street, 3, 5 & 9-33 Galeka Street, and 47-53 & 54 Orvieto Street.
- The front fences and, as appropriate, gates at 4, 15, 14-18, 21, 49 & 63 Mashoobra Street and 21 Galeka Street.
- The mature Canary Island Palm (*Phoenix canariensis*) in the front garden of 33 Mashoobra Street.
- The homogeneous inter-war character created by the consistency of form, scale, style and detailing of the contributory dwellings, the detached siting behind garden setbacks and low front fences, and the extent to which development in one period is evident.
- The relatively high integrity of the majority of dwellings when viewed from the street.

Non-original alterations and additions to the contributory places, the houses at 22, 24, 27, 32, 37, 38a, 40a, 40, 42 & 51 Mashoobra Street, 7 & 33a Galeka Street, 55 & 57 Orvieto Street and outbuildings are not significant.

**How is it significant?**
The Merlynston precinct is of local historic, architectural and aesthetic significance to Moreland City.

**Why is it significant?**
It is historically significant as evidence of the significant growth of Coburg North during the inter-war period and for its associations with D.S. Bain as the largest of the estates he developed, thus creating the new suburb of Merlynston. The houses in Galeka Street are significant as houses built by the State Savings Bank of Victoria for the War Service Homes Commission and illustrate the important role that the Bank and the Commission played in the provision of housing after World War I. (Criterion A & H)

It is architecturally and aesthetically significant as a fine example of an inter-war residential precinct, which is notable for the consistency of its built form and the high degree of intactness from the original phase of development. The aesthetic qualities of the precinct are enhanced by the survival of early features such as front fencing, and the mature Canary Island Palm in Mashoobra Street. The houses at Nos. 2, 4, 10 and 14-18 Mashoobra Street are notable for the distinctive Spanish/Mediterranean detailing, which is rare in this part of Coburg. (Criteria B, D & E)

**Assessment Against Criteria**

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.
### Recommendations 2010

<table>
<thead>
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<td>Aboriginal Heritage Place</td>
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### Other Recommendations

The Merlynston (Station Heights Estate) precinct is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the houses at 3-63 & 2-54 Mashoobra Street, 3-33A Galeka Street and 47-57 & 54 Orvieto Street, Coburg North as defined by the title boundaries and the adjoining road reserves.
Moreland North of Bell Street Heritage Study
Merlyinston (Station Heights) Precinct

Significance

- Contributory
- Non Contributory
- Land Parcel

Compiled and produced by Spatial Vision 2010
Data source: Vicmap Digital Map Projection: MGA 55

0 50 100 Meters
# HERITAGE CITATION REPORT

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| Address       | 1-15 MCBRYDE ST, FAWKNER 1-9 & 2-10  
                | CHESTER COURT, FAWKNER 11-19 & 8-18  
                | BERRY ST, FAWKNER 1A, 1-7, 2A & 2-6 JELF  
                | COURT FAWKNER 25-79 &62-82 LORNE ST,  
                | FAWKNER 3-15 & 4-18 LESLEIGH ST, FAWKNER  
                | 3-17 & 2-16 WILSON ST, FAWKNER 3-17 & 4-20  
                | KIDDLE ST, FAWKNER 6-70 ARGYLE ST,  
                | FAWKNER | Significance Level | Local |
| Place Type    | Residential Precinct          |         |      |
| Citation Date | 2010                          |         |      |
Recommended Heritage Protection VHR No HI No PS Yes

Designer / Architect Jennings Industries Architectural Style Mid-Twentieth Century (1940-60) Austerity
Maker / Builder Jennings, AV

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Fawkner Estate and the Housing Commission of Victoria
The Ford Factory Housing precinct was built within the larger boundaries of the Fawkner Estate, which was first subdivided in the 1880s, then again in 1916, the 1920s and the 1940s. However, little development occurred prior to the 1950s when the Housing Commission of Victoria began constructing houses on the estate.

The Fawkner Estate bounded by Lynch Street, McBryde Street, Queens Parade and Sydney Road (Hume Highway), Fawkner was first proposed for subdivision as part of the Coburg Reserve Estate in the 1880s. The Coburg Reserve Estate Company named the streets of the estate in honour of Queen Victoria's upcoming Diamond Jubilee (1897), including Argyle, Marlborough, Lorne, Derby, Princess, Lynch and Albert Streets, and Queen's Parade. It was planned to sell the estate in fifty foot blocks, however, after the 1890's depression, hundreds of blocks on the estate were left unsold [6].

Most of these streets, with the exception of Derby and Princess Streets, had been laid out by 1916 [7]. The subdivision was renamed the Argyle Estate in the 1920s and a number of new streets were added [8]. By 1943-44, Berry, Kiddle, Lee, Spencer, Creedon, Wyuna, Tahbilk, Wembley and Brockley Streets had been formed. By the late 1940s, Lesleigh and
Bell Streets appear in plans of the estate, which was now referred to as the Fawkner Estate [9]. All other extant streets appear to post-date this time.

During World War Two, the Housing Commission of Victoria (HCV) began purchasing land first in Coburg [10], then in Pascoe Vale and Fawkner, following a request by the Broadmeadows Shire Council [11]. The HCV was anticipating an increased need for housing at the end of the war, which was exacerbated by increased migration and the backlog of construction [12]. Large-scale land acquisitions were made in Fawkner between 1944 and 1947 [13].

According to Howe (1988:69-70) the main criterion adopted by the Commission for both the siting of houses and the selection of tenants was need. A secondary consideration was the allocation of houses to workers employed in decentralised industries in rural areas. However, in relation to the second criterion Howe (1988:73) that of 542 houses constructed from 1947 to 1949 in country areas to assist industry 'a percentage were allocated to companies for their operatives, but the majority were allocated on the basis of need'. A case study of the large estate constructed by the HCV at Norlane demonstrates that despite the rapid industrial expansion of Geelong 'assistance to decentralised industry was not an important factory in the allocation of houses'. The Ford Motor Company, for example, succeeded in having only 2 houses allocated (Howe, 1988:91)

In 1949, one hundred and thirteen houses were constructed by the HCV in many of streets which had previously formed the Argyle Estate [14]. Many of these houses (Argyle, Derby and Marlborough Streets) were constructed from prefabricated concrete panels, which were produced in the HCV Holmesglen Factory [15]. In July 1949 contracts were let for seventy-five houses in Princess, Albert, Marlborough and Argyle Streets and Queen's Parade. [16] However, following objections from the neighbouring Coburg City Council in regard to the lack of proper sewerage - fearing further pollution of the Merri Creek - building ceased temporarily in the early 1950s [17]. Building recommenced in 1954 when around two hundred prefabricated Railway Department homes were erected on a block of land adjoining the future site of the Fawkner Primary School (built c.1960s) [18].

Ford Factory Housing Estate
In 1958 land owned by the Housing Commission of Victoria (HCV), part of the old Fawkner Estate, was set aside to be used for housing for 2,750 future Ford Motor Company employees at the proposed new factory in Broadmeadows [1]. The selling of compulsorily acquired land, which had been set aside for public housing, by the State Government to a successful and wealthy company such as Ford, caused much criticism and a special Act of Parliament was passed, known as The Housing (Broadmeadows Land) Act [4].

The Ford factory had been in development since 1955 and opened in 1959. Broadmeadows was chosen as the location for the new factory of its proximity to large areas of newly arrived migrants, which provided a ready workforce [2]. The opening of the factory consolidated the settlement of the area, which had been proclaimed a City in 1955. The Ford company lent the State Government £900,000 to facilitate electrification and re-opening of the railway line to Upfield, where a new station was constructed, as well as water and sewerage works [5]. A number of other substantial factories followed Ford's lead, opening factories on the Hume Highway.

In the area bounded by Argyle Street, Lorne Street, Berry and Wilson Streets, Kiddle Street already existed by 1943-44; Jelf Court and Chester Court were new streets associated with the development [3]. The housing was constructed by A.V. Jennings on behalf of the HCV, and the first residents began moving in in August, September and October 1959. The Sands & McDougall Directories (which are usually a year or two out of date) show that by 1961 Chester, Jelf, Kiddle, Lesleigh, Wilson, as well as the east side of Berry, the north side of Argyle and the south side of Lorne were all almost fully developed. By 1962, the final houses were being completed on the north side of Lorne Street, and the west side of Berry Street. In the same year the small group of shops in Argyle Street had also been built to serve the residents in the estate and the surrounding HCV estate. Four shops were listed as occupied by 1962, one by a fishmonger, another by a butcher, the third by a grocer and finally a confectioner (SM).
A.V. Jennings' Construction Company was founded by Albert Victor Jennings in 1932. Jennings secured a £700 overdraft, using his own home as security, to finance the first house which required only repayment and no deposit if it was found prohibitive for the buyer. All houses were sold prior to completion and came fully furnished (Garden, 1992).

The firm grew rapidly during the 1930s, and was known for building high quality medium priced houses. After private house construction was halted by World War 2 the firm turned to government contracts, including building estates for the Housing Commission of Victoria at Heidelberg and Fawkner. The firm also built housing for large companies such as General Motors Holden (the Mount View Estate, which includes Howell Drive, Birdie Street and Wagstaff Street in Mount Waverley) and Alcoa in the suburb of Newcomb at Geelong (1964-65) (Garden, 1992, Age, 22 July 1964).

Sources
[15] Letter from Secretary, Housing Commission to Secretary, Education Department, 24 November 1948, in School building files: Fawkner State School, 1926-1956, VPRS 795 Unit 2810.
[18] Notes titled 'Factors', unsigned, on Fawkner State School Letterhead, April 1954, attached to Secretary of Education Department correspondence form, in School building files: Fawkner State School, 1926-1956, VPRS 795 Unit 2810

Garden, Don, Builders to the Nation: the A.V. Jennings Story, Carlton 1992
The Age, 22 July 1964 'Alcoa employee housing order to Jennings'
Sands & McDougall Directory (SM), 1959-1963

Description
Physical Description

The Ford Factory Housing precinct comprises the houses built by A.V. Jennings from 1959 in the area bounded by Lorne Street, McBryde Street, Argyle Street and Berry Street. The houses are simple post-war houses with aluminium-framed windows, mostly with tiled hip or gable roofs, although there are a few examples with flat roofs. They usually have one rendered chimney with a distinctive cross marking. Most have been constructed in brick, although there are some rendered (Canite?) examples (e.g. 14 & 16 Wilson St).

The houses appear to have been built according to a number of standard designs. One type has a simple transverse gable (e.g. 12 Kiddle, 14 Lesleigh, 10 & 11 Wilson), with some having a projecting gable (e.g. 9, 10 Kiddle, 12 Lesleigh). Another type is asymmetrical in plan with a hip roof and projecting hip (e.g., 2 Jelf, 6 Kiddle). The houses with flat (or low skillion) roofs are distinguished by window walls to the front elevation (e.g. 5 Jelf, 8 Wilson). Variation and streetscape interest is achieved by mirror-matching designs and different siting (angled siting on corner blocks, siting some houses at right angles to the street).

Front fences are uniformly low throughout the precinct and some appear to be original or early. There are a number of similar or standard styles, which include tubular steel and chain mesh (4 Kiddle), dwarf brick piers with wrought iron ladder inserts (63 & 65 Lorne), or low brick fences with 'hit and miss' detailing (75 Lorne).

The group of shops of the north side of Argyle Street near corner with Wilson Street have plain brick parapets with cantilevered awnings. They are in good condition with a relatively high degree of integrity.

The contributory houses are generally in good condition and the majority have a high degree of external integrity when viewed from the street. The precinct as a whole has a relatively high degree of intactness to the original period of development. There has been some demolition and infill development, however, this is mostly single storey and not overly-intrusive - some infill has occurred as a result of dual occupancy on corner blocks (e.g. 18 Lesleigh) or at the rear of original houses (4 Jelf Court).

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Conservation guidelines (Specific)
The following specific guidelines apply to this precinct:

- While additions to contributory places should be visually recessive and not dominate the heritage place it is not essential for them to be fully concealed from view.

- Multi-dwelling developments may be considered where:
  >the existing dwelling is retained and conserved if it is a contributory dwelling
  >the development appears as a single dwelling when viewed from the street, or if on a corner site as individual dwellings.

- Large, single buildings containing multiple dwellings should be avoided.

- New front fences should be not more than 1 metres in height or there should be no front fence.
Comparative Analysis

There are no other known comparable post-war estates built for factory workers - the estate constructed by the War Service Homes Commission for the Northern Timber Mills in Brunswick East, which dates from the 1920s, is one of the few examples of factory worker housing in Moreland. However, the housing in that estate dates from the 1920s and so is not directly comparable to this precinct.

In terms of the style of housing and subdivision layout, the Ford Factory Housing precinct compares to estates developed by the Housing Commission of Victoria (HCV) in the post-war era. It is most comparable to the HCV Newlands Estate (HO124), which was developed from c.1947 to 1953 and has a similar consistency of built form and intactness to the original period of development. By comparison, the surrounding HCV Fawkner Estate is less intact and more affected by redevelopment and does not achieve the threshold of local significance.

Statement of Significance

What is significant?
The Ford Factory Housing Precinct is a post-war residential area comprising the houses and shops designed and built in 1959-61 by A.V. Jennings primarily for employees of the Ford Motor Company. The following features and elements are integral to the significance of the precinct:

- The brick veneer or rendered houses with hip or gable tiled roofs designed and constructed by A.V. Jennings in the area generally bounded by Argyle, Lorne, McBryde and Berry streets, Fawkner, including Wilson Street, Lesleigh Street, Kiddle Street, Chester Court and Jelf Court.
- The group of shops at 32-44 Argyle Street.
- The homogenous post-war character created by the use of standard designs with consistent material, form, materials and detailing, regular detached siting, single storey scale, and garden setback behind low or no front fence.
- The extent to which development in one period is apparent.
- The relatively high integrity of many of the contributory dwellings when viewed from the street.

The early or original low fences to many residences in standard designs, which include tubular steel and chain mesh, dwarf brick piers with wrought iron ladder inserts, or low brick fences with 'hit and miss' detailing also contribute to the significance of the precinct.

The non-original (or very altered) houses at 56-58 & 64 Argyle St, 10 & 13 Berry St, 1 & 8 Chester Court, 1A, 2A and the rear of 4 Jelf Court, 5 & 20 Kiddle St, 15 & 18 Lesleigh St, 27, 29, 47, 55, 57A, 57B, 59A, 73, 77, 66-70, 76 & 80 Lorne St, 5, 7 & 17 Lesleigh St, and 3, 5A & 11-15 McBryde St, outbuildings and non-original alterations or additions to the contributory houses and non-original fences are not significant

How is it significant?
The Ford Factory Housing Precinct is of local historic significance to the City of Moreland.

Why is it significant?
It is historically significant for its association with the important role of the Ford Motor Company in consolidating the settlement of this area of Fawkner, and as an illustration of the impact that the expansion of manufacturing in the post-war era had upon the suburban development of Melbourne. It is also significant as a rare and extraordinary example of a housing estate constructed primarily for employees of one company with the significant assistance of the State Government. While it was State and Federal Government policy in the post-war era to provide public housing in developing industrial areas the setting aside of an area for the exclusive benefit of one company is unusual and provides tangible evidence of the significant incentives offered by the State Government in order to ensure that the Ford Motor
Company would establish its plant in Broadmeadows. (Criteria A & H)

Assessment Against Criteria

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The Ford Factory Housing Precinct is recommended for inclusion in the Heritage Overlay. The HO should apply to all properties as shown on the precinct plan.
Moreland North of Bell Street Heritage Study
Ford Factory Housing Precinct

Significance
- Contributory
- Non Contributory
- Land Parcel

Compiled and produced by Spatial Vision 2010
Data source: Vicmap Digital Map Projection: MGA 55
# HERITAGE CITATION REPORT

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<thead>
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<th>Name</th>
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<tr>
<td>Address</td>
<td>181-199 &amp; 210-236 MCBRYDE STREET, FAWKNER 7 &amp; 9 LOWSON STREET, FAWKNER</td>
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Recommended Heritage Protection

VHR No HI No PS Yes

History and Historical Context

Thematic context
This precinct is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Two: Peopling Moreland
2.4 Creating a multicultural Moreland

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Precinct history
Through the 19th century Fawkner and Glenroy retained a primarily agricultural function, and saw little development until after the First World War. While nearby Coburg saw dramatic population increases after the 1880s land boom and into the 20th century, Fawkner lacked in essential services including public transport, sewerage, water, electricity and sealed roads. (Allom Lovell 1998:4)

In the 1950s the industrial development of large areas of Campbellfield and Broadmeadows and an increase in Victoria's population due to post-war migration stimulated development in the northern suburbs of Melbourne. In the 1950s the Housing Commission of Victoria began building several hundred houses on the Fawkner Estate in the area east of the Hume Highway and bounded by Lynch Road to the north, McBryde Street to the north and Argyle Street to the south. In 1958 part of the HCV estate between Argyle and Lorne streets was set aside for housing for the Ford Motor Company, which engaged A.V. Jennings to construct houses for workers to be employed at the new Ford plant in Broadmeadows. As an incentive for Ford to establish its complex the State Government in 1959 reopened and extended electrification of the railway from Fawkner to Upfield, and later re-opened the station at Gowrie. All of this encouraged the further
development of private housing estates throughout Fawkner in the 1950s and 1960s.

Until the early 1960s, the northern limit of suburban development in Fawkner was Jukes Road. In 1957 and 1959 parts of a large portion of land comprising Lot 48 on plan of subdivision 5523 in the Parish of Will Will Rook, was purchased and subdivided by Henry Scott the elder (investor), Henry Scott the younger (secretary), Irma Adrienne Deam (married woman), and RPM Holdings Pty Ltd. This was immediately to the north of Jukes Road and the subdivision created over 120 lots facing McBryde Street and new cross streets including Fay, Denys, and Lowson streets, as well as Lanigan Street, which formed the western border (LV).

Lots in the subdivision were sold either to individual owners or to builders who constructed houses, which were on-sold to owners. Several builders or building firms purchased groups of adjoining lots, which were then built upon with most development occurring in the 5 year period from 1965 to 1970 (LV) and this accounts for the relatively high degree of homogeneity in the housing stock today (See Description).

The houses at the northern end of McBryde Street, generally between Denys Street and Lowson Street, were all constructed by one of two builders - Demetrius and Athanasious Panopoulous, and Vasilious, Polyvious and Andraes Michael. Both builders were locally based - Panopoulos' address was 44 Jukes Road, while the Michaels were at 2 Boston Street, Fawkner (LV).

Title information show that Caveats were lodged by the two builders over various lots, which enabled the houses to be constructed prior to the transfer of individual titles. Upon completion the houses were transferred into the name of the builder and then immediately into the name of the new owner who usually took out a mortgage over the property to finance the purchase. These transactions are all recorded as happening on the same day (LV). All but one of the houses constructed and sold by Messrs. Panopoulos and Michael were constructed between early 1968 and late 1970 and all but two were in McBryde Street, as follows:

- On the east side of McBryde Street, Nos. 181-189 and 199 were constructed by Messrs. Panopoulos. The first house was transferred in February 1967 (No.187) and the last in January 1970 (No.199). Nos. 191-197 were constructed by Messrs. Michael, with the first transferred by March 1968 (No.193) and the last by December 1969 (No.191) (LV).

- On the west side of McBryde Street all the houses from 210 to 236 were constructed by Messrs Panopoulos. The first house was transferred in January 1968 (No.232) and the last in December 1969 (No.230) (LV).

The last house, at No.189 McBryde Street, was transferred in February, 1971. It was constructed by Messrs. Panopoulos who also constructed two houses at 7 and 9 Lowson Street, transferred by mid-1968 (LV).

The development of this precinct provides a fascinating insight into the influence of migration upon the development of Fawkner and suburban Melbourne in the post-war era. The names of the new owners were predominantly of Greek and Italian origin and many were moving from inner suburbs, predominantly Brunswick, but also Collingwood, Coburg and as far afield as Albert Park, thus illustrating the gradual transition of European migrants from the inner to the outer suburbs in the 1960s and 1970s (LV). It appears that many of the original owners are still residing in their houses today (LV).

Sources
Historica, City of Moreland Thematic History, 2010
8735.504 (228), 8812.190 (230), 8780.920 (232), 8803.645 (234), 8803.646 (236), 8750.422 (7 Lowson), 8792.770 (9 Lowson)
Sand & McDougall Victorian Directories, 1965-1974

Description

Physical Description

The McBryde Street precinct is a post-war residential area. The precinct comprises all houses between 181-199 and 210-236 McBryde Street, and 7 and 9 Lowson Street, Fawkner. This includes all the houses built by two firms of Panopoulos and Michael in the period 1968-71 as noted in the history.

McBryde Street between Denys Street and Lowson Street is an unusually intact precinct of suburban vernacular housing of the mid-late 1960s - As noted in the history, all of the houses constructed from 1968 to 1971 survive today. The houses appear to have been built following very similar design principles but with subtle variations of the main form in double, triple and quadruple fronted brick veneer. Roof pitches and hipped roof forms throughout the street are identical, and the same dark manganese brick semi-circular motif appears on nearly all of the chimneys. Salmon bricks are the predominant wall material as are glazed terra cotta tile roofs, most of which appear to be original. The houses display similar detailing in manganese brick in a diaper pattern and with quoining around the windows. Balustrades are a combination of pre cast concrete and wrought iron, the latter preceding concrete as a material for balustrading.

Garages are located to the rear of the blocks and side driveways form one part of site layout. The fences are all of the same height and built of matching brick, giving a consistent appearance to the street elevation. Gardens consist of lawn, flowers and small shrubs, with few taller trees to interrupt the low profile of the suburban gardens. Both sides of the street contain houses of consistency in design and detail, and most have a high degree of external integrity when viewed from the street (Roller shutters over windows is the only obvious addition to some of the houses). The two houses in Lowson Street share the same characteristics as the McBryde Street houses.

Large nature strips of grass with the paperbark street trees provide a consistent approach to the public realm. There is only one non-original dwelling - a double storey house built within the rear yard of 199 McBryde Street.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

Conservation guidelines (Specific)
The following specific guidelines apply to this precinct:

1. While additions to contributory places should be visually recessive and not dominate the heritage place it is not essential for them to be fully concealed from view.

2. Multi-dwelling developments may be considered where:
> the existing dwelling is retained and conserved if it is a contributory dwelling
> the development appears as a single dwelling when viewed from the street, or if on a corner site as individual dwellings.

3. Large, single buildings containing multiple dwellings should be avoided.
New front fences should be not more than 1 metres in height or there should be no front fence.

**Comparative Analysis**

While the theme of post-war development is an important one in the history of Moreland, few heritage places or precincts have been identified that illustrate this theme.

Unlike other parts of Fawkner to the south of Jukes Road, which developed sporadically over several decades from the 1920s to 1970s, this precinct was almost fully developed within 5-10 years of subdivision. As a result, it has a consistent built form and a remarkably high degree of integrity to the main period of development, which sets it apart from most of the other areas of post-war development in Fawkner and throughout the municipality. As well as being completely intact in terms of contributory places (that is, all the houses originally constructed still survive today), the majority of houses retain a high degree of individual integrity, retaining features such as complementary front fences and gates, garages and even landscaping. The relative lack of non-original intrusions such as unit developments (there is only one at the rear of 199 McBryde Street) or even second storey additions is also notable.

While the houses are representative rather than outstanding examples of post-war architecture they are distinguished by subtle detailing such as the use of contrasting Manganese bricks to the walls and chimneys that set them apart from the other houses in this part of Fawkner. While other builders constructed groups of houses in the surrounding areas that formed part of the original subdivision, none have the consistency of detailing found in this precinct and many have been altered.

**Statement of Significance**

**What is significant?**
The McBryde Street precinct comprising 181-199 and 210-236 McBryde Street and 7 and 9 Lowson Avenue, Fawkner is significant. The following features and elements are integral to the significance of the precinct:

- The homogenous post-war character created by the use of similar designs with consistent materials, form, materials and detailing, regular detached siting, single storey scale, and garden setback behind a low brick front fence, which are detailed to complement the residences.
- The extent to which development in one period is apparent and the intactness of the precinct.
- The relatively high integrity of many of the contributory dwellings when viewed from the street.

The non-original at the rear of 199 McBryde Street, and non-original alterations or additions to the contributory houses or front fences are not significant.

**How is it significant?**
The McBryde Street Precinct is of local historical and architectural significance to the City of Moreland.

**Why is it significant?**
The McBryde Street Precinct is historically significant as evidence of the significant growth of Fawkner in the 1960s, which was associated with post-war migration. (Criterion A)

The McBryde Street Precinct is architecturally significant as a fine example of a suburban vernacular streetscape of
typical houses of similar design. The McBryde Street Precinct is notable for its consistency of building form, materials, colour and architectural detail. Having undergone very few changes to the exterior of the buildings, the McBryde Street Precinct represents an unusually intact, consistent and representative post war suburban street. (Criteria D & E)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The McBryde Street Precinct is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the properties at 181-199 & 210-236 McBryde Street and 7 & 9 Lowson Street, Fawkner as defined by the title boundaries and the road reserve in McBryde Street.
HERITAGE CITATION REPORT

Name                  PRECINCT - PASCOES BUILDINGS
Address               4 & 6 RAILWAY PARADE, PASCOE VALE 434-442    GAFFNEY STREET, PASCOE VALE
Significance Level    Local
Place Type            Shop
Citation Date         2010
Heritage Protection

Recommended VHR No HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940)

History and Historical Context

Thematic context
This place is not associated with a specific theme in the City of Moreland Thematic History (2010).

Early development of Pascoe Vale
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale, Glenroy and Fawkner [1] were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163). Although some speculative subdivision occurred during the late nineteenth century in area to the east of Pascoe Vale Railway Station, which opened in November 1885, few houses were built before the 1890s depression effectively halted development for almost a decade and recovery in the twentieth century was slow. According to Broome between 1900 and 1920 'suburbia made little impression on West and North Coburg, Pascoe Vale and Newlands' and a photograph of Pascoe Vale in 1922 shows fewer than twenty houses scattered over almost a square mile of farmland (Broome, 1987:199).

The electrification of the railway line by September 1921 from Essendon to Broadmeadows, which enabled the introduction of more frequent services that travelled directly to the city, encouraged development around Pascoe Vale station. By the late 1920s a small shopping centre had begun to form around the intersection of Gaffney Street and Railway Parade, and houses were being built in the 1890s subdivisions to the west and east of the railway.

Place history
The shops at 434-442 Gaffney Street and 4 & 6 Railway Parade, Pascoe Vale were constructed between 1921 and 1928. The shops are located on land that formed part of the Pascoe Vale Estate, an 1888 subdivision of over 170 acres of
land surrounding the Pascoe Vale Railway Station. Lots were sold during the height of the land boom from 1888 to 1894 but many remained unsold and few were ever built on during the nineteenth century. In 1894 the large number of unsold lots were transferred to the Commercial Bank of Australia Ltd (LV, LP1763, V.1986 F.166).

These properties were Lots 1 and 2 in the subdivision and remained vacant until the early 1920s (LV, RB). The first three shops of 'Pascoe's buildings', costing 2000 pounds, were built at the corner of Gaffney Street and Railway Parade by 1922 on land owned by (and presumably for) David Hayes. They were occupied by Alfred J. Newnham Storekeeper, Frederick Hosking, a fruiterer, and James Richardson and John R. Bottomley, butchers (RB). These shops can be seen in an early photo of Pascoe Vale looking east down Gaffney Street across the railway line that appears in the 1921 publication 'Coburg: Inception of a city'. By 1926, another shop had been added facing Railway Parade, and then two more facing Gaffney Street by 1928 (RB, SM). Meanwhile, the adjoining shop at 434 Gaffney Street was constructed by 1928 and first occupied by George Kennedy, newsagent (SM).

Sources
Broome, *Coburg. Between two creeks.*, 1987
Land Victoria (LV), certificates of title and subdivision plans, as cited
Sands & McDougall Directories (SM), 1920-1930
Shire of Broadmeadows rate books (RB), 1920-21 (No. in rate, 1214), 1921-22 (1313a, 1314, 1314a), 1922-23 (1394, 1395 & 1396, 1397), 1925-26 (5483-89)

[1] Glenroy, Fawkner and parts of Pascoe Vale west of Northumberland Road were originally situated in the neighbouring Shire of Broadmeadows.

Description

**Physical Description**

*Pascoe's Buildings*, at 436-442 Gaffney Street and 4-6 Railway Parade, along with the shop adjacent to them at 434 Gaffney Street, form a small but coherent inter-war commercial streetscape of single-storey shops.

*Pascoe's Buildings* address the corner of Gaffney Street and Railway Parade with a faceted corner below a small parapet inscribed with their name. Above their continuous cantilevered verandah, *Pascoe's Buildings* have small highlight windows and red-brick parapets at the divisions between the shops. These are ornamented with raised geometric designs executed in (originally) unpainted render. In between the parapets, a steep hipped roof clad in terracotta tiles is visible, giving the buildings a domestic feel. 4-6 Railway Parade do not have these front roofs, and may have never had them. Below the verandah, No.438 retains its original shopfront with an inset entrance, glazed timber door, plate-glass windows set in metal framing, and tiled stallboards (overpainted).

The building is in good condition and has a moderate degree of external integrity. The other shop fronts have been altered or covered over. An unobtrusive dormer vent has been created in the tile roof of No.440 (or, this may be an original feature). The tiled roof has been removed at No 436, and replaced by a two-storey addition, which is not sympathetic in its massing, siting, form, materials or details. The bricks and render details have been painted on all shops but Nos 436 & 438. The cantilevered awning is probably original, but may have lost its lining (i.e., the steel beams are visible from underneath), with some refacing of the fascia around the corner of the shops and to No 434.

Next door, at No 434, is a similarly scaled red-brick shop with a parapet front. The parapet (overpainted) has a
rectangular section at the centre, framed by raised piers. At either side is a downward-sloping curved section of the parapet. The shopfront (inset entrance, glazed timber door, plate-glass windows set in metal framing, and tiled stallboards) is intact, although the tiles have been overpainted.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this precinct.

**Conservation guidelines (Specific)**
The following specific guidelines apply to this precinct:

- Redevelopment above the shops may be considered where the following conditions are met:
  > the addition does not exceed the height of the recent addition at No.436
  > the addition is setback behind the pitched tile roof behind the parapet. In the section facing Railway Parade where there is no pitched roof, the addition should have a small setback behind the parapet - that is, it should not incorporate or build directly above the parapet
  > there is no alteration to the parapet, which should remain a freestanding structure as viewed above the awning

- Where additions are made opportunities should be investigated for restoration or reconstruction of missing features such as the shopfronts along Railway Parade or other detailing.

**Comparative Analysis**

There are no inter-war shops located north of Bell Street on the Heritage Overlay (or recommended for it). There are, however, several in Pascoe Vale South, which are listed as contributory to a heritage precinct - HO110 Melville Road Precinct.

At 219 Melville Road, Pascoe Vale South, is a small rendered shop with a Moderne style parapet and a cantilevered verandah. The shopfront may be early. In detailing, this is a very simple building, with detailing limited to the stepped parapet with a vertical brick accent at the centre, and the tiled stallboard. There is another Moderne shop at 73-73A Melville Road, Pascoe Vale South. It is a double-width shop with a cantilevered parapet and one intact shopfront (one altered). Again, the detailing is very restrained, with a two-step rendered parapet accented by incised 'speed lines' and a tiny ziggurat detail at the centre.

In comparison, the Pascoe's Buildings shops are more highly detailed. Part of this is a function of their earlier age (1920s, while the two Moderne shops date from the 1930s), but their design also shows a creative design approach, lacking in the two later shops.

Instead of a central parapet, as was common in the inter-war period, the central motif above the verandah level of Pascoe's Buildings is a steeply sloped front roof bracketed by red brick piers. The roofs are clad in terracotta tiles, which lend a rustic air which is contrasted to the geometric render motifs on the brick piers. The roof above No 436 has been removed to make way for an intrusive upper storey addition. The ground floors have also been heavily altered, as is typical of shops of this era. Only No 438 retains its original shopfront. So, in comparison to the two inter-war shops in HO110, the overall intactness is slightly lower, but the design and detailing much more interesting. The shop at 434 Gaffney Street is of a different, more typical design seen from the 'teens and 'twenties, but it is distinguished by its high level of intactness, and continues the same scale and materials as Pascoe's Buildings.
Statement of Significance

What is significant?
The Pascoe's Building precinct is a group of inter-war shops, constructed 1921-28, comprising 434 Gaffney Street and Pascoe's Buildings at 436-442 Gaffney Street and 4 & 6 Railway Parade, Pascoe Vale. The following features are integral to the significance of the precinct:

- The original inter-war form, siting, external detailing and materials of the shops as they appear from Gaffney Street and Railway Parade.
- The shopfronts to Nos. 434 and 438 and the form of the cantilevered awning.

Non-original alterations or additions to the shops including the shopfronts, except as noted above, and outbuildings, are not significant.

How is it significant?
The Pascoe's Building precinct comprising 434 Gaffney Street and Pascoe's Buildings at 436-442 Gaffney Street and 4 & 6 Railway Parade, Pascoe Vale is of local historic significance to Moreland City.

Why is it significant?
This group of shops is historically significant as tangible evidence of an early phase of commercial development in Pascoe Vale, which was constructed in anticipation of the suburban development expected to follow the electrification of the railway by 1921. It is representative of the small local shopping centres that developed around railway stations prior to the Second World War. (Criteria A & D)

Assessment Against Criteria

This precinct was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

Pascoe's Buildings precinct, comprising 434-442 Gaffney Street and 4 & 6 Railway Parade, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the properties extending to the centre of the adjoining roadway.
<table>
<thead>
<tr>
<th><strong>Name</strong></th>
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<tr>
<td><strong>Address</strong></td>
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History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and Cultural Life
10.6 Joining Clubs and Pursuing Leisure Interests

Place history
A detailed history of the Lake Reserve has been prepared for the Cultural & Heritage Assessment, Conservation Analysis & Recommendations for The Lake Reserve, Coburg, prepared for Moreland City Council. The Executive Summary provides the following brief history of the reserve:

The site presently occupied by the Lake Reserve (15.6 hectares) is an aggregation of various blocks of land and small farms over almost a century. It is the largest formal passive reserve in the City of Moreland and its grounds are set out around a lake that was created by building a weir across the Merri Creek between 1914 and 1915. The parklands on the southern bank of the creek were originally laid out in 1919, and those on the northern side were extensively landscaped in the late 1920s and 1930s using unemployed relief and sustenance workers.

The park was laid out by Coburg's first City Curator, English-born and trained John (Jack) Gray who remained in the position until 1940. Gray oversaw the park during its heyday, which spanned the 1920s and 1930s. With weekend band
concerts, a kiosk, extensive gardens, and swimming and diving classes and competitions in the lake and adjacent wading pools, the reserve attracted visitors from all over Melbourne.

The following timeline (Chapter 2, pp. 1-17) provides an overview of the historic development of the reserve:

1839 - Land forming the present-day lake reserve is sold - part of the land was set aside by Robert Hoddle as a Village Reserve.
c.1850s - Much of the Village Reserve is taken over as a site for what would become Pentridge Prison
1865 - Bluestone bridge built by prisoners over Merri Creek - this is now known as the Newlands Bridge at the western edge of the reserve.
1867 - First public recreation reserve in Coburg (now called McDonald Reserve, fronting Bell Street) established
c.1860s to 1900s - Chinese market gardens established along Merri Creek in the vicinity of the reserve
1884 - one third of an acre immediately to the east of the Newlands Road Bridge gazetted as a water reserve
1910 - Referendum of Coburg ratepayers agreed to raise a loan for purchase of land for recreation.
1912 - First land for the Lake Reserve purchased from Monsignor O’Hea’s estate. Further acquisitions are made increasing the size of the reserve up to 1929.
1913 - The Lake Reserve is officially gazetted, but at that time measured only two acres.
1914-15 - A basalt weir is constructed across the Merri Creek at the eastern end of the reserve
1915 - Early in 1915 the construction of a 'rockery' in the reserve was authorised and well as further 'unspecified works'.
In September John Gray is appointed as Curator of Reserves
1919 - A Council minute note records that all work at the reserve had been completed by 16 August 1919 and it was time to order trees. The reserve at that time featured large areas of lawn dotted with exotic trees, rock gardens and a lily pond.
On 30 August 1919 memorial avenues of trees were planted by relatives and friends of soldiers who had died in World War I. The trees included Dutch Elms, Monterey Cypress and Planes, which lined the walkways on the southern side of the reserve.
1920 - 'Beautification' of the reserve continued with laying out of paths.
1925-26 - 100 trees planted in the reserve
1928 - Wading pools and slightly deeper children's pool completed. Curator asked to provide a comprehensive tree planting scheme and in April given authorisation to order trees necessary for planting on the northern side of the reserve.
1929-30 - Major works carried out - Caretakers cottage built to house the City Curator, Mens and Womens toilet blocks constructed close to the Gaffney Street boundary, dressing pavilion for the pool constructed along with diving board, landing place, steps and fence on the southern boundary. Also constructed was a tool shed and garage with driveway and fence, and what was supposed to be a 'temporary' kiosk, as well as a boathouse, paths and a number of seats. By the end of 1930 Council had spent over 2000 pounds on improvements. A bandstand was also erected by the end of 1930 (this appears to be have demolished by the 1940s)
1931 - a Council minute records that 1000 pounds donated by Sidney Myerto Coburg Council for the purpose of providing unemployed relief work was allocated to the reserve although it is not specified how this was spent. Broome suggests that sustenance workers were employed to extensively landscape the northern banks of the reserve during the 1930s.
1932-34 -a miniature railway, model boat pool and merry go round are all installed in the reserve.
1933-39 - Further improvements are carried out under the director of Curator John Gray. Photographs taken of the northern bank in the 1930s show meandering pathways, terraced rockery beds, stairs, seating, alcoves and extensive plantings including a large oval-shaped rose bed as well as extensive perennial borders. In 1935 a rustic drinking fountain was designed and built adjacent to the Plane tree avenue by Mr R. Taylor.
1940 - A bridge is constructed across the Creek. John Gray retired in late 1940. A painted timber sign naming 'Gray's lookout' in his honour erected high on the northern bank was replaced by a simple brass plaque attached to a sign.
1948 - Maintenance of the reserve declined due to labour shortages during the Second World War and a report by then Curator John Hay in February 1948 deplored the 'sorry condition' of the reserve. A council minute in July 1948 suggests that remediation work was carried out.
Few works were carried out to the reserve in the 1950s. The major change at the end of the decade was the opening in 1959 of the new Coburg Pool on a site to the east of the Newlands Bridge. This project was made necessary in part by increasing pollution of the Merri Creek, which resulted in banning of swimming in the lake by December 1958. In the early 1970s there were proposals for 'beautifying' the reserve, which included grassing over the wading pools and northern bank rockeries and building a nine hole golf course and restaurant. The plan did not proceed (Chapter 2, p.16).

From 1973 to 1991 the park underwent many changes. Almost all of the existing buildings were removed, along with many of the garden beds and rockery plantings on both sides of the lake. The Cypress trees planted as the outer ring of the Memorial avenue were gradually removed, and the wading pools filled in. A sound shell was erected in 1987 while a fire destroyed the original curators house in the same year. At around the same time the two 1920s toilet blocks were altered and a new toilet for the disabled built between the original men's and women's facilities (Chapter 2, p.17).

Sources
Cultural & Heritage Assessment, Conservation Analysis & Recommendations for The Lake Reserve, (CHACARLR) Coburg, n.d. c.2010

Description

Physical Description

The Lake Reserve is a semi-formal Inter-war era reserve, which occupies land on both sides of Merri Creek on the north side of Gaffney Street in Coburg. It compromises a series of serpentine pathways lined with mature trees, as well as mature specimen trees set within lawned areas. The centerpiece of the reserve is the lake, which is formed by the basalt weir across the Merri Creek at the eastern end of the reserve.

Generally speaking, the significant fabric (Vegetation, hard and soft landscaping etc.) includes those features and elements associated with the establishment and development of the reserve from c.1915 to c.1945. As demonstrated in the history, this was the period when the park was laid out and planted and reached perhaps the peak of its development under the curatorship of Jack Gray. A detailed physical description of the Lake Reserve has been prepared for the Cultural & Heritage Assessment, Conservation Analysis & Recommendations for The Lake Reserve, Coburg, prepared for Moreland City Council. The following comments provide a summary of the surviving significant features in the reserve.

Vegetation

Significant vegetation within the reserve includes the two intersecting avenues of Dutch Elm (*Ulmus x hollandica*) forming a cross and an avenue of Plane Trees (*Platanus x acerifolius*) along the lake edge, which were planted in 1919 to commemorate local residents who died in WW1. Of the 160 trees originally planted (which included Monterey Cypress that have since been removed) approximately 55 Elms and 22 Planes survive today.

Important specimen trees on the south side include a Himalayan Cedar (*Cedrus deodara*), and a number of Common Oak (*Quercus robur*). Canary Island Date Palms (*Phoenix canariensis*) and a Cotton Palm (*Washingtonia robusta*) are also a distinctive planting along the edge of the lake along with a Norfolk Island Hibiscus (*Lagunaria patersonia*). Willows (*Salix babylonica*) on the banks of the lake are representative of the early penal use of the area. A very large Pepper Tree (*Schinus molle var areira*) once situated close to Murray Road and listed on the National Trust (Victoria) Significant Tree Register, has died and been removed. A replacement tree has been planted.

The Northern bank features a number of English Elms (*Ulmus procera*), Monterey Pine (*Pinus radiata*), Kurrajong (*Brachychiton populneus*) and a mature Desert Ash (*Fraxinus oxycarpa*).
Built landscape features
Significant built landscape features include:

- The remnant layout of the original pathway system in the southern part of the reserve (but not the materials)
- The weir across Merri Creek
- The rustic drinking fountain constructed by Mr Taylor dating from c.1935
- The men’s toilet block dating from c.1929, which according to the Cultural heritage and conservation Analysis is the most intact of the original two toilet blocks.
- The remnant rockery along the southern perimeter of the reserve
- Early bluestone retaining walls
- Bluestone steps on the northern bank
- Bluestone terraced steps and spectator terraces surrounding the sites of the diving tower and model boat pool

Other features and elements
Archaeological features including the sites of the wading pool and children's pool, now filled in.

The site also contains a number of remnant indigenous vegetation types, principally escarpment shrublands, riparian vegetation and instream aquatic herbfields occurring in various areas, and of differing quality. Their presence is remarkable considering the active destruction of native vegetation that has occurred since European colonisation.

Sources
Cultural & Heritage Assessment, Conservation Analysis & Recommendations for The Lake Reserve, (CHACARLR) Coburg, n.d. c.2010

Recommended Management
The Lake Reserve should be managed in accordance with the guidelines set out in the Cultural and Heritage Assessment, Conservation Analysis and Recommendations for the Lake Reserve, Coburg, prepared for Moreland City Council.

The executive summary notes that:

Given the reserve's periods of greatest significance, it is proposed to sensitively repair the existing hard landscaping and reinstate as many of the original soft landscaping features as is practicable, which will strengthen the reserve's historic character and honour the original designer's intent.

Comparative Analysis
The Lake Reserve is the largest and finest Edwardian/Inter-war era park in Moreland City. It compares to the Bridges Reserve.

Statement of Significance
What is significant?
The Lake Reserve, created between c.1919 and c.1940, which is generally bounded by De Chene Parade, Lake Grove and Murray Road, Coburg. The following features contribute to the significance of the place:
- The mature trees dating from prior to 1945
- Built landscape features including the pathway system (but not the materials) dating from prior to 1945
- The weir across Merri Creek
- The rustic drinking fountain dating from c.1935
- The men's toilet block dating from c.1929

Plantings and built landscape elements dating from after c.1950 are not significant.

**How is it significant?**
The Lake Reserve is of local historic, social, aesthetic and scientific significance to Moreland City.

**Why is it significant?**
Historically and socially, it demonstrates the efforts made by the Coburg municipality to improve parks and gardens within the city during the 1920s and is a place of recreation used and enjoyed by successive generations of Moreland residents. The Avenue of Honour is historically and socially important as tangible evidence of the impact of World War I upon the Coburg community and the uniquely Australian tradition of planting trees in honour of returned soldiers. Its associations with the early penal settlement are also of particular importance. (Criterion A, D & G)

Aesthetically, it is significant as an example of a large formal twentieth-century park in the City of Moreland. The park is especially notable for the collection of now-mature exotic formal trees, which create one of the most impressive cultural landscapes in Moreland City. (Criteria D & E)

**Assessment Against Criteria**
This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**
The Lake Reserve Coburg is recommended for inclusion in the Heritage Overlay. The HO should apply to the area zoned PPRZ and generally bounded by Gaffney Street, Newlands Road, De Chene Parade and Carr Street.
### HERITAGE CITATION REPORT

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<td>Address</td>
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**Recommended Heritage Protection**

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<th>HI</th>
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**Architectural Style**

- Victorian Period (1851-1901)
- Italianate

**History and Historical Context**

**Thematic context**

This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Six: Building Moreland's Houses*

6.4 Building During the Boom

*Theme Ten: Sustaining Moreland's Community and Cultural life*

10.1 Worshipping in Moreland

**Place history**

The house at 1 Deans Street, Coburg was constructed c.1888 as the first Manse for the Coburg Presbyterian Church, which at that time was situated not far away at the corner of Rogers Street and Sydney Road (see below). The cost of the manse, including land, was 726 pounds, 10 shillings and during 1888 325 pounds was contributed by parishioners towards its cost. This house served as the church residence until 1929 when a new manse was constructed at the corner of Bell and Budd Streets (McLeod, 2000:4-6).

Coburg's first Presbyterians worshipped at the home of Hugh Rennie and his wife Jean. What was then the Free Presbyterian Church did not believe in applying for a government land grant or funding. In 1850 Rennie purchased a farm near what is now Rennie Street and allowed a small timber Presbyterian church to be built on the land in 1852. Rennie then donated land on the corner of Sydney Road and the present Rogers Street for a more permanent church and in 1860 a bluestone church was built at a cost of £1,000. In 1899, the Presbyterians moved from the bluestone church to a more elaborate new Victorian red brick church on the corner of Sydney Road and Munro Street (the 1860 church was later demolished). In 1961, Munro Street was widened, forcing the move to another site in Victoria Street, Coburg where a new church, hall and manse were erected in 1960-61 (Refer to separate Hermes place record). In the early 1970s the Coburg Presbyterian Church joined with the Coburg, Merlynston and Moreland Methodist Churches voted to join the Uniting Church and the first combined service was held in the Victoria Street Church on 21 September 1975 (Burchall, 2003; McLeod, 2000:4-6).

This first Manse in Deans Street was occupied from 1890 by Rev. John Mathew until his retirement in 1923 (SM). Broome (1987:139) notes that the Presbyterian Church in Coburg was served 'by some imposing men'. Rev. Mathew followed Rev. John Cooper (1865-1886) and Rev. Samuel McLaren, who left in 1888 to head the Presbyterian Ladies College, and remained in his post until 1923.

John Mathew was born on 31 May 1849 in Aberdeen, Scotland and in 1864 migrated with a brother and sister to Queensland to live with their uncle John Mortimer on his station, *Manumbar*. He moved to Victoria in 1876 where he matriculated and graduated from Melbourne University and later took the full course in theology at Ormond College in 1884-86. Mathew was inducted to the Parish of Ballan in 1887 and on 6 July of that year married Wilhelmina (Minnie) Scott (ADB).

Although Broom states that Mathew 'lived for most of his time' at *Manumbar*, at 45 The Grove, Coburg according to
Directories and the church history he was resident at the Deans Street Manse during his tenure at the church. Broome (1987:139) provides the following short account of Mathew's achievements:

*He gained world renown as an anthropologist for* Eaglehawk and Crow (1899), *his study of Aboriginal mythology and social structure, and was also prominent in Melbourne literary circles, publishing three volumes of poetry. Mathew also took leave in 1906 to gather material for a well-received second book, Two Representative Tribes of Queensland (1910). He became Moderator of the General Presbyterian Assembly of Australia in 1922.*

In the 1890s Rev. Mathew was involved in the establishment of a Chinese Mission School which taught the English language as well as Christianity to the Chinese people who worked in market gardens in the area. He served as a chaplain to Broadmeadows Military Camp during the First World War and also as chaplain to Pentridge Prison (McLeod, 2000:10). Mathew was also a council-member of the Presbyterian Ladies', Scotch and Ormond (Chairman, 1910-26) colleges. He was a founder and office-bearer of the Melbourne College of Divinity; an advisory council-member of Coburg High School, and a long standing member of the Royal Society of Victoria and the Australian Literature Society (President, 1915-20). In 1926-29 he served on the anthropological committee of the Australian National Research Council (ADB).

Mathew died in Coburg in 1929 and was buried in Melbourne General Cemetery. A memorial tablet was placed in the church by the congregation following his death 'as a mark of respect for their beloved pastor' (McLeod, 2000:10).

**Sources**

Australian Dictionary of Biography (ADB) entry for John Mathew, viewed on-line (16 July 2010)
www.adb.online.anu.edu.au/biogs/A100429b.htm

Broome, Coburg, between two creeks, 1987

Burchall, Laurie, research for Coburg Uniting Church, prepared in 2003 on behalf of Context Pty Ltd


**Description**

**Physical Description**

This is a Victorian Italianate weatherboard house of typical design and layout with a hip iron roof with a projecting canted bay to the front and second hipped bay to the west side. The facade is clad in ashlar boards. The verandah, which returns along the long western elevation has a convex profile and a cast iron frieze. The windows are double hung sash, one in each side of the three-sided projecting bay and a pair beside the four-panelled front door, which has sidelights and highlights. There are several rendered chimneys. Other original detailing includes the paired eaves brackets. The house appears to be relatively deep, possibly comprising three or four main rooms off either side of the central hall rather than the usual two.

The house is in good condition and has a relatively high degree of external integrity. The verandah floor has been replaced in concrete, but the house otherwise appears intact when viewed from Deans Street and the side laneway. The view of the house at the front is partially obscured by a hedge along the front boundary.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.
Comparative Analysis

This is a typical example of a late Victorian Italianate house, constructed in timber. Such houses are relatively common in the parts of Coburg to the south of Bell Street in proximity to Sydney Road and throughout Brunswick, but are less common in the areas to the north of Bell Street. The area between Sydney Road and the former Pentridge Prison has a relative concentration of nineteenth century housing, but many have been altered such as No. 10 Deans Street and 29 & 31 Champ Street. In terms of its condition and integrity it compares with other examples either included in or proposed for inclusion in the Heritage Overlay such as the adjoining house at No.3 Deans Street.

Statement of Significance

What is significant?
The former Manse, constructed c.1888 for the Coburg Presbyterian Church, at 1 Deans Street, Coburg. The form, original external detailing and materials and siting of the house contribute to its significance.

Later alterations or additions to the house are not significant.

How is it significant?
The former Manse at 1 Deans Street, Coburg is of local historic and architectural significance to Moreland City.

Why is it significant?
Historically, it is significant for its important associations with the development of the Presbyterian Church in Coburg during the late nineteenth and early twentieth century, when it was occupied by Rev. Dr John Mathew, a person who is remembered for playing an active and important role in church and community life in Coburg. It is also significant as tangible evidence of the small degree of suburban development achieved in this part of Coburg during the late 19th century land boom, but prior to the economic crash of the 1890s. (Criterion A & H)

The house is architecturally significant as a fine and well-preserved example of a Victorian Italianate weatherboard villa. The high degree of external integrity enhances the significance of the house. (Criterion D)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The house at 1 Deans Street, Coburg is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the whole of the property as defined by the title boundaries.
### HERITAGE CITATION REPORT

**Name**  
MODERNIST HOUSE

**Address**  
1 GAFFNEY STREET, COBURG

**Significance Level**  
Local

**Place Type**  
House

**Citation Date**  
2010

---

**Recommended Heritage Protection**  
VHR No HI No PS Yes

**Architectural Style**  
Late Twentieth Century (c.1960-c.2000)

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**History and Historical Context**

**Thematic context**  
This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Six: Building Moreland's Houses*

6.4 Building Houses in the Twentieth Century

**Place history**  
The land at 1 Gaffney Street was once part of a large holding acquired by Reverend Charles Adolphus O'Hea in 1868, part of Crown Portion 143 in the Parish of Jika Jika (Certificate of Title, V.267 F.205). The property passed a year later to bank manager Thomas Fischer, who subdivided and sold lots 44, 45 and 46 to George Warner, a senior warder, in July 1889 (Certificates of Title: V.1916 F.195, V. 2171 F. 116). The property remained in Warner's hands for forty years,
before lots 45 and 46 were sold to married woman Catherine Forsyth Aitken in October 1929. Aitken mortgaged her property less than a month later, most likely to fund the construction of a house that was later demolished by subsequent owners. (Certificate of Title V.2171 F.116)

During the first years of the 1960s, 1 Gaffney Street passed through the hands of a series of investors, before being purchased in May 1961 by carpenter Lawrence Hoarey and married woman Doris Lillian Hoarey (Certificate of Title V.8267 F.028). After acquiring the property, Lawrence and Doris immediately applied to demolish the existing house on the site (City of Coburg building records) and then engaged an architect to design a house for them. They were not happy with the architect's design however, as it did not take advantage of the block's location overlooking Coburg Lake Reserve. They did not proceed with the architect's design, and instead Doris Hoarey planned the house herself, by drawing where she wanted rooms to be on the site, and in relation to one another, and emphasised views to the park and lake opposite. The house was constructed over a ten year period by Lawrence Hoarey, who worked in the building trade and dedicated his weekends to the construction of the new house at 1 Gaffney Street. (pers. comm. Doris Hoarey)

Many of the materials and building components the Hoareys wanted to use in the construction of their house were not readily available on the market. They consequently had many materials specially made, including the large floor-to-ceiling windows facing Gaffney Street. (pers. comm. Doris Hoarey) The finished product was described in City of Coburg Rate Books as a six bedroom brick veneer home with carport.

Many among the Hoareys' acquaintances were surprised when they purchased a block in Coburg across the road from Pentridge Prison. However, they never felt they were in danger, even on the few occasions that prisoners escaped. Rather, the view the house offers toward Coburg Lake Reserve has been a constant source of pleasure. (pers. comm.. Doris Hoarey)

Sources
Certificates of Title: Vol.267 Fol.205; Vol.1916 Fol.195; Vol. 2171 Fol. 116; Vol.8267 Fol.028)
City of Coburg Rate Books
City of Coburg building records - application by R. Tuttleby on behalf of C.L. & D. Hoarey dated 9 May 1961
Historica, City of Moreland Thematic History, 2010
Personal comments provided by Doris Hoarey, 25 August 2010.

Description

Physical Description

1 Gaffney Street is sited on a corner overlooking Coburg Park Lake and opposite the walls of the former Pentridge Prison.

It comprises a brick residence and attached carport set in a naturalistic garden of plantings between boulders and some mature trees. The house is designed in the early 1960s and is heavily influenced by modernist houses of the period. The distinctive features of this house are the glazed walls that extend to the underside of the eaves to the north and east, in particular the cantilevered window. The roof is pitched to a low angle and the gutters are concealed behind the fascia boards in order to give the edge of the roof a clean and uncluttered line. The rafters are exposed below the roof line The house has been designed to specifically address the corner site and has two frontages, making it quite visually prominent. It is highly intact and the only exterior alterations appear to be the addition of a concrete deck outside the entry porch.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

Houses in the post-war Modern style are rare in Coburg and 1 Gaffney Street is quite unrepresentative of the general housing stock of that era, which is mostly standard double or triple-fronted cream or clinker brick houses with hipped tile roofs. Although not designed by an architect, 1 Gaffney Street nonetheless stands out as a confident and well-designed house on a visually prominent site overlooking Coburg Lake, which exhibits elements of the modern movement and the International style in its floor to ceiling glass windows, the cantilevered window to the living room, the low pitched roof line and exposed rafters that extend under the eaves. 1 Gaffney Street is unusual in the study area and no comparative examples have been located.

**Statement of Significance**

**What is significant?**
The modern house designed and built in the early 1960s by the owners Doris and Lawrence Hoarey is significant. The elements that demonstrate the influence of the modern movement and the International style such as the floor to ceiling glass windows, the cantilevered window to the living room, the low pitched roof line and exposed rafters that extend under the eaves, and the open setting of the house with no front fence to maximise views to the Lake Reserve are of particular significance.

Non-original alterations or additions are no significant.

**How is it significant?**
1 Gaffney Street is of local architectural significance to Moreland City.

**Why is it significant?**
It is architecturally significant as a rare and unusual example in Coburg of a house in the modern style as promoted by architects in the 1950s and 60s, in this case undertaken by the owner herself. The house exhibits elements of the modern movement and the International style in its floor to ceiling glass windows, the cantilevered window to the living room, the low pitched roof line and exposed rafters that extend under the eaves. 1 Gaffney Street is a confident and well-designed house for a visually prominent site overlooking Coburg Lake. (Criterion E)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.
### Recommendations 2010

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### Other Recommendations

The house at 1 Gaffney Street, Coburg is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: SEC SUBSTATION (FORMER)
Address: 051-53 GAFFNEY STREET, COBURG

Significance Level: Local

Place Type: Electricity Transformer/Substation
Citation Date: 2010
Recommended Heritage Protection VHR Yes HI No PS Yes

Architectural Style Interwar Period (c.1919-c.1940) Moderne

Designer / Architect SECV

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Seven: Administering Moreland
7.3 Providing essential services: water, gas and electricity

Electricity supply in Victoria
Early electricity production in Victoria used relatively simple technology, but transmission over even a short distance was difficult. Initially, it was used only for public events - such as the Duke of Edinburgh's visit in 1867 and a night football match at the MCG in 1879 - and lighting in the theatre. Small scale generating plants were built in Melbourne to serve small areas and industries, however, gas remained the source of street lighting in Melbourne until 1894 when the Spencer Street power station was constructed by the Melbourne City Council. This power station generated enough power to light Melbourne's streets. Other councils embraced Melbourne's initiative and streets in many nearby areas - such as Richmond, Essendon, Hawthorn and South Yarra - were also lit by electricity by the late 1890s.

The first production and supply of electricity in Melbourne was commenced by private companies in the 1880s and 1890s. This led to the passing of the Electric Light and Power Act in 1896. The impact of this Act is summarised by Terry McCredden:

The Act ensured that there would be no private monopoly as it gave important advantages to local councils. Three clauses were very favourable to the councils. Clause 8 said that every council was entitled to an order for its municipal district. Clause 12 would not allow any company the right to an order, unless it had the consent of the municipal government concerned. Clause 43 gave the Councils' powers to buy out private companies. (McCredden, pp.22-23, 26)

Between 1898 and 1900 the Melbourne City Council acquired the assets of three private companies operating within its municipal boundaries, creating a new company known as the Melbourne City Council Electricity Supply Department (MCCESD). By 1903 it was one of four electricity supply companies in Victoria and supplied 53.6% of total generating capacity.

The response of other Councils to the Electric Light and Power Act varied. Rather than enter the market as producers, some chose to allow the major power producers to distribute within their boundaries. Still others decided to enter into the market as distributors rather than producers, purchasing electricity in bulk from one of the major power generating companies and managing its distribution through a local area. Councils that set up their own distribution networks included Footscray (1911), Brunswick (1912-13), Port Melbourne (1912-13), Preston (1912), Nunawading (1912), Northcote (1912), Coburg (1914), Heidelberg (1914), Williamstown (1915-16) and Doncaster (1916).

The bulk of the metropolitan area was supplied by just two companies, the aforementioned MCCESD and the Melbourne Electricity Supply Co. They obtained their supply from the Spencer Street Power Station until the Newport A Power station was built at the mouth of the Yarra at Newport between 1913 and 1918. It was constructed to supply energy for the electrification of the suburban rail system by the Victorian Railways, but also supplied bulk electricity to the
MCCESD and Melbourne Electric Supply Co. until the SEC commenced output from Yallourn in the Latrobe Valley in 1924.

Municipal distribution of electricity continued until changes were made to local government boundaries in 1994 when all local authorities sold their businesses to the State government.

Electricity supply in Moreland City
On 22nd May, 1914 electricity supply commenced in Brunswick, initially replacing gas light for street lighting as well as supplying some industries before being extended to residential households. Coburg Council followed Brunswick's example and introduced its own electricity supply scheme in 1919, purchasing electricity in bulk from the MCCESD generating plant. From 1925 it purchased power from the State Electricity Commission and by 1930 virtually all premises in Coburg were connected to electricity (Burchell).

The significant growth of Coburg to the north of Bell Street in the 1920s and 1930s required improvements to the supply and distribution network. In November 1935 The Argus reported that:

*Important proposals by the State Electricity Commission to improve the supply in Coburg were reported to the Coburg Council on Monday night by the electric supply committee. The committee stated that the commission intended to lay 22,000-volt mains through Coburg and instal a sub-station in Gaffney Street. The work would be undertaken during the current financial year and the supply from the sub-station should be available next winter.*

The sub-station in Gaffney Street was one of eighteen constructed in metropolitan electricity supply area during 1935-36 in order to cater for an additional 6,420 consumers connected to the supply in that year (SECV, 1936). It was eventually listed in the Sands & McDougall Directory by 1939 (typically the Directories were a couple of years out of date).

The architect of the sub-station is not known, but it was probably designed under the direction of SECV chief architect, A.R. Le Gerche.

Sources
*The Argus*, 13 November 1935, p.5
Burchell, Laurie, 'Let there be (electric) light!' in Coburg Historical Society Newsletter, June 1995
Sands & McDougall Directory (SM)1937-40
Barnes, L 'It Happened in Brunswick 1837-1987', 1987
Lincolne, Gerald, *Electricity Supply in Victoria*, 1955
State Electricity Commission of Victoria (SECV), Seventeenth Annual Report [covering the] Financial year ended 30th June 1936

Description

Physical Description

The former SECV sub-station at 51-53 Gaffney Street, Coburg is an inter-war Moderne building of concrete and tapestry brick. SEC substations often were designed in fashionable styles in the inter-war period and this building is typical of the use of Moderne style as a symbol of modernity and progress.

The building faces Gaffney street but has a long side boundary with zero setback to Cope Street. The walls of the building comprise a tapestry brick dado with masonry walls and 'splattered' render finish above. The colours of the walls
(green and yellow) appear to be the original paint scheme. Around the top of the walls are two incised clinker brick lines, which are also repeated on a projecting 'tower' at one side. The Cope Street elevation is further enlivened by a stepped parapet, typical of the Moderne style, which has a vertical centrally placed clinker brick band. A parapet conceals the sloping roof which is supported by timber trusses. The windows are the original steel framed fixed pane design and the doors are solid timber framed and clad with timber boarding. The interior is has been cleared of all former machinery however the concrete floor retains evidence of machinery in the steel straps set into the concrete. The roof still has some steel cylindrical structures (possibly vents?) that appear to be part of the former function as a sub-station.

The building is currently (2010) used as a nursery and a pergola has been added to the front of the building and an arched open structure at the side. However, the original building itself externally remains relatively intact.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

The sub-stations constructed by the State Electricity Commission of Victoria throughout metropolitan melbourne during the inter-war period were designed in a range of styles, which were intended to complement the architectural character of the surrounding area. The Moderne style was used for many SECV buildings such as its own headquarters in Flinders Street (constructed c.1932 and designed by SEC architect A.R. Le Gerche), branch offices in Country areas (e.g. Colac and Traralgon, constructed c.1938) and many of the key public buildings at Yallourn, presumably because it represented the modern and progressive image associated with technological advances made possible by electrical supply.

This sub-station compares most closely with the sub-station erected c.1934 at the former City of Coburg Harding Street Depot, which has similar Moderne styling.

**Statement of Significance**

**What is significant?**
The former State Electricity Commission of Victoria (SECV) sub-station, constructed by 1936, at 51-53 Gaffney Street, Coburg. The form, detailing and original external materials and finishes contribute to the significance of the place.

Non-original additions and alterations are not significant

**How is it significant?**
The former SECV sub-station is of local historic and architectural significance to Moreland City.

**Why is it significant?**
It is historically significant as evidence of the improvements made to the electricity supply following the significant growth in Coburg during the 1920s and 1930s. It also important for its associations with the State Electricity Commission of Victoria and illustrates the important role played by the SECV in the establishment and development of the electricity supply distribution in Victoria. (Criteria A & H)

It is historically and architecturally significant as a fine example of an electricity sub-station in the Moderne style. (Criteria D & F)
Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The former SECV sub-station at 51-53 Gaffney Street, Coburg is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the site as defined by the title boundaries.
<table>
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<tr>
<th><strong>Name</strong></th>
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<td><strong>Address</strong></td>
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HERITAGE CITATION REPORT

Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Late Twentieth Century (c.1960-c.2000)

History and Historical Context

Thematic context
This precinct/place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and Cultural Life
10.6 Joining clubs and pursuing leisure interests

Place history
Coburg Olympic Pool is located close to the banks of the Merri Creek and continues a tradition of swimming in the creek and nearby Coburg Lake, popular during the early 20th century. After Coburg Lake was dammed in 1917 pools were created, changing rooms, a kiosk and diving boards provided, and swimming teams established. The lake pools eventually became too polluted for swimming and locals again began to utilise Merri Creek. (Broome 2001)

In 1958 two young girls drowned while playing around Merri Creek in East Coburg, shocking the local community and prompting the construction of Coburg Olympic Pool to provide a safe place for children to swim (Broome 2001: 325). Overcrowding at Pascoe Vale Pool was an additional inducement for development of a new pool (Material provided by Kitty Owens). Furthermore, Australia's success in the Olympic Games of the 1950s and 60s had stimulated enthusiasm for swimming across the nation and, as compared to natural swimming places, were becoming symbols of modern living (Culture & Recreation Portal 2009).

The pool was constructed on the site of the last Chinese market garden in Coburg (Broome 2001: 325). The works were financed in part by a large-scale community fundraising effort by the Civic Fund, which was an offshoot of Coburg Council. Their efforts to raise 50,000 pounds for the pool's construction included a Queen Carnival, a baby show, art show, a civic ball and a '5000 pound league' of locals who committed to donate or raise a 10 pound contribution. Donations were even received from children who had saved their pocket money for the purpose. (The Coburg Courier Nov 1961, Mar 1962, Apr 1962, Nov 1962) Councillor and ex-Mayor Frank Cox was also instrumental in the campaign for the Coburg Olympic Pool and features in a 1961 photograph turning the first sod for the pool's construction (Coburg Historical Society and material provided by Kitty Owens).

The Olympic Swimming Pool complex was finally completed in 1965 to the design of City Engineer Maxwell Pawsey (Heritage Alliance 2008: 91). It has since retained most of its original features, including a clock donated to the council by the Coburg Lions Club. On accepting the gift, which cost the Lions Club 55 pounds, the Mayor of Coburg noted that "the children of Coburg would have no excuse now for being late home from an afternoon at the baths" (Coburg Courier 1965). A diving board dating to the 1960s was removed in 2008, however, provoking anger amongst community members (Moreland Leader, 9 Oct 2008). Nonetheless, Coburg Olympic Pool is one of only a few municipal swimming complexes dating from the 1950s and 60s in Victoria to survive largely intact.

Coburg Olympic Pool was closed in 2006, with Council citing maintenance costs and later water shortages as the reason for closure. When the pool had not -re-opened more than a year later, local residents eventually launched extensive protest activities against the prolonged closure of the pool. (The Age, 2 Dec 2008) The great value attributed to the pool
by the local community became clear during this campaign. A petition asking that the pool be re-opened was presented to council with more than 700 signatures, while an online petition was also established and received 267 signatures with many residents leaving comments on the social importance of the pool as a community facility. (http://www.ipetitions.com/petition/savecoburgolympicpool/signatures).

This active community push found success in December 2008, when the pool was re-opened to the public. It represents a continuation of the tradition of community activism in support of the pool established in the late 1950s and 1960s, when the funds necessary to construct the pool were raised by local donations and community events. The recent campaigning to re-open the pool also demonstrates the pool's ongoing social value in the Moreland community.

Sources
Material provided by Kitty Owens, comprising a collection of newspaper articles and photographs used in a public exhibition on the history and social significance of Coburg Olympic Pool.

Description

Physical Description

The Coburg Olympic Pool complex consists of three outdoor pools in a parkland setting adjacent to the Merri Creek. The pool complex is sited in a picturesque bend of the Merri Creek at the base of the weir that forms Coburg Lake. The setting for the pool complex has a steep slope from the road level to the creek.

The carpark and entry building are located at road level on the high side of the site enabling views down to the pools from the entrance. There are some grassed areas and concrete bleachers. The main pool is a 50 m "Olympic" pool whilst the other two are small square pools. The buildings that define the site from the carpark include the corner entry and two wings of change rooms and amenities buildings.

The corner entry building has a modern expression with deep overhanging cantilevered roof and angled full length glazing. Of interest is the manner in which a smaller entry canopy beneath the main roofline extends between the inside and the outside, becoming a false ceiling within the space. Also of interest are the Castlemaine slate feature walls and the concrete brick planter boxes. The entry building is prominent in its surroundings and bold in its architectural expression. By contrast the attached amenities buildings are relatively undistinguished.

Recommended Management
Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Conservation guidelines (Specific)
The Modernist Entry Building, the landscaping setting and the use of the facility as a pool is significant. Conservation by use is an important objective and modifications to the complex may be considered where the Modernist entry building and the overall setting is conserved. The form or layout of the pools may also be modified, or the pools replaced if it is considered necessary to meet current standards (e.g., safety, energy efficiency, sustainability etc.) and will enable the use of the complex as a public pool to continue.

Comparative Analysis
The entry building of the Coburg Olympic Pool has no direct comparison with other pool buildings in Moreland, belonging to a much later phase of recreational development than the Dawson Street Municipal Baths of 1913. The Oak Park pool was built the following year after Coburg (1966) but has less architecturally stylish buildings. The Bell Street indoor pool is a contemporary design. The Coburg Pool building has some comparison with other post-war modernist structures such as the ANZ bank at 982-984 Sydney Road and the former SSBV bank at 1002 Sydney Road, both in Coburg North.

Statement of Significance

What is significant?
The Coburg Olympic Pool, constructed by 1965, is significant. The following features and elements contribute to the significance of the place:

- The Modernist entry building including the interior, completed to a design by City Engineer Maxwell Pawsey in 1965 with its canted glazed facade, prominent eaves and a roof canopy, planter boxes and slate clad feature walls, and arrangement of the public interior spaces.
- The landscaped setting of the pools.

The brick amenities buildings adjacent to the entry building and other buildings on the site are not significant. Also, while the pools are associated with the use of the site the fabric of the pools and related infrastructure is not significant as it has been replaced over time.

How is it significant?
Coburg Olympic Pool is of local historic, architectural, aesthetic and social significance to the City of Moreland.

Why is it significant?
Coburg Olympic Pool is historically significant as a municipal swimming complex that demonstrates the increasing importance of swimming to community life after World War II. Pools became symbols of modern outdoor living and sources of municipal pride in the suburbs, particularly after Australia's swimming successes at the Olympic Games during the 1950s and 60s. (Criteria A & G)

The corner entry building to the Coburg Pool is architecturally and aesthetically significant as a dramatic and notable example of modernist design with its bold cantilevered roof form, and as a landmark within the local area. The high integrity of the building, both internally and externally, contributes to its significance. Coburg Olympic Pool also has aesthetic significance for its picturesque setting within sloping parkland adjacent to the Merri Creek. (Criteria D &
Coburg Olympic Pool is of social significance as a place established with the financial assistance of the Coburg community that has since provided an important meeting place and place of recreation for over 40 years. The continuing social significance of the Pool was demonstrated by the community lobbying following its closure in 2006 that led to its re-opening in 2008. (Criterion G)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The Coburg Olympic Pool is recommended for inclusion in the Heritage Overlay. The HO should apply to the Modernist entrance building and to the pools and their landscaped setting.
HERITAGE CITATION REPORT

Name: COBURG NORTH PRIMARY SCHOOL NO.4543
Address: 180 O'HEA STREET, COBURG
Place Type: School - State (public)
Citation Date: 2010

Significance Level: Local
History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland’s Community and cultural life
10.4 Establishing schools and places of learning

Place history
The earliest schools in the Moreland area were of Christian denomination, and these were founded in the areas south of Bell Street. The first National School in the general district opened at Essendon in 1850, followed by Coburg (then Pentridge) in 1852. While the introduction of compulsory free schooling in 1872 led to an extensive program of school building across Melbourne and the state, the area north of Bell Street in the Moreland area remained sparsely populated. Consequently the majority of schools in the area did not appear until early the twentieth century, as the local population began to grow. (Allom Lovell 1999: 36; Broome 2001: 75-79, 188)

Coburg North Primary School dates to 1937. Ten years prior, in 1927, just over three acres were purchased by the Education Department on land bounded by Bishop Street, O’Hea Road and Alderney Street for 5,800 pounds. It was some time, however, before a school was actually erected on the site due to extensions of existing schools in the district and the construction of a new school at Merlynnston, to accommodate the growing population of the area. In the interim, land at the school was used as a sports ground. It was not until 1936 that the construction of an infants school building for 200 pupils was authorised. The construction of the school was intended as an adjunct to the nearby Pascoe Vale Primary School No. 3081 (Coburg North P.S. Jubilee Committee 1987: 5-6, 13)

Infant schools were designed in primary schools as either separate infant school blocks or as infant halls. Coburg North as a separate infant school built in 1937 is very late in the evolution of the building typology, and only Caulfield North in 1938 post dates Coburg North. Caulfield North is also an art deco design. (Burchell, 1999:58)

The architectural plans for a cream brick building with galvanised iron roof are signed by Percy Everett, who was Chief Architect of the Public Works Department at the time. No other architect’s name appears on the plan, suggesting that Everett himself was the designer of the building (PWD Plan SSN 4543.5). John Cox won the tender to construct the infants school for a cost of 4542 pounds (Coburg North P.S. Jubilee Committee 1987: 6). Classes commenced on 1 March 1937, and Coburg North Primary School received its official opening on 28 April by the then Minister for Education, Dr Harris. The opening ceremony was attended by a number of dignitaries, including the Mayor of Coburg and other councillors, as well as Percy Everett. (The Argus, 29 April 1937)

Percy Everett was a prominent and well-regarded architect of the interwar period in Victoria. He had been the first student enrolled in architecture at the Gordon Technical College in Geelong, and was articled to the Geelong Harbour Trust for four years. Everett’s rising star was evident when in 1910, at age 21, he became junior partner in the Geelong architectural firm Seeley King & Everett. Over the ensuing twenty years, Everett travelled widely and worked as
Principal of the Brunswick Technical School, and later the Brighton Technical School. He became chief architect of the Public Works Department (PWD) in 1934, and his influence there was revolutionary. He resolved to approve and sign every drawing the PWD produced, while the design style of PWD buildings became decidedly Moderne, a style closely related to Art Deco in which Coburg North school is executed. Everett was responsible for the design of many schools and other public buildings across Victoria in the 19 years he spent at the PWD. He retired in 1953 and was awarded the Queen's Coronation Medal. (Goad 1999: 248)

The first Head Teacher of the Coburg North school was Henry Lanyon. Correspondence regarding the school in the late 1930s showed that the building had central heating and the site was sewered, while other amenities appeared including shelter sheds, lawns and gardens, and a piano. (Coburg North P.S. Jubilee Committee 1987: 6) The listed occupations of parents of children enrolled at Coburg North State School in 1937 demonstrate the decline of the area’s industrial character. They include gas, railway, council and postal employees, labourers, salesmen and drivers, although the presence of local factories remained evident in parents who worked as a miller, cellerman, cigar maker, iron moulder, pitcher setter, brass finisher, tinsmith, meter maker, car assembler and hosiery mechanic. (Coburg North P.S. Jubilee Committee 1987: 14)

Around 1942 the Coburg North school separated from Pascoe Vale Primary School, and its first Head Teacher as an independent entity was Ruby Smith. In 1947 an army hutment was moved from Ballarat and erected at the school to serve as additional classroom space. By 1954, school enrolment had been expanded from the junior grades to encompass all year levels up to year 6. During the 1950s additional classroom space was erected in the form of a two room prefabricated aluminium unit, two new brick classrooms, a ‘Jenning’s unit’. During the 1970s the school began acquiring resources for the education of migrant children, including five English as a Second Language teachers, indicating the changing demographic of the local area. Further new buildings were constructed in the late 1970s and 1980s and many of the earlier portable classrooms removed, including the ex-army hut. (Coburg North P.S. Jubilee Committee 1987)

Sources
PWD Plan SSN 4543.5, Coburg North School No. 4543: New brick building, held at PROV.

Description

Physical Description

Coburg North State School No.4543 is situated on a large site and comprises three main buildings of which the earliest was constructed in 1937. The 1937 cream brick building is an unusual and austere design that is planned in an ‘L’ shape with a distinctive angled entrance. A flat roof is concealed behind a parapet and the architecture is executed in an art deco style.

One of the building wings appears to have been extended with the addition of further classrooms that employ the traditional timber framed, glazed wall classroom design. This contrasts with the front of the building that has relatively small windows. Of interest is the decorative precast concrete panels in a neo-classical style that are regularly places at intervals across the front elevation. The art deco design extends to the high relief wrought iron lettering across the entrance doors. The windows and doors have been replaced with aluminium replicas of what were most likely to have been steel windows.
The other main buildings on the site were constructed during the 1970s and 80s and are not of interest.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

Moreland has a large number of inter-war primary schools of impressive size and design including Coburg East (132 Nicholson Street), Coburg West (185 Reynard Street), Brunswick South West (Daly Street), Brunswick North (144 Pearson Street) and Pascoe Vale (362-364 Gaffney Street). These buildings exhibit high architectural quality in their design and degree of ornament which was still an important feature, as it was for the earlier government schools constructed in the nineteenth century. School building was less common in the 1930s and Coburg North is a late example of an inter-war design. It spans a gap between the late 1920s when large red brick schools adopted traditional designs and the move toward Modernism in school design by Percy Everett in the 1930s and 1940s. This was followed by the revolution in school building that took place in the 1950s when light timber framed schools (LTCs) were built to accommodate the rapidly growing population in the outer suburbs. Coburg North is an unusual design and the only other known primary school in the metropolitan area of a similar type is Caulfield North, which dates from 1938.

Statement of Significance

What is significant?
Coburg North Primary School No.4543 at 180 O'Hea Street Coburg, designed in 1937 by Percy Everett is significant.

Later classrooms, office and library buildings from the 1970s and 80s are not significant.

How is it significant?
Coburg North Primary School is of historic, architectural and social significance to Moreland City.

Why is it significant?
Coburg North Primary School, originally constructed in 1937 as an infant's school to nearby Pascoe Vale primary is historically significant as evidence of the separation of infant and primary education that informed much primary school building in the early twentieth century when infant schools were built as separate blocks within primary schools. It is socially significant as a school that was established following strong lobbying by the local community. (Criteria A & G)

As a late inter-war infant building Coburg North Primary is of architectural significance for its unusual and austere art deco design by the prominent architect and Chief of the Public Works Department from 1934 to 1953, Percy Everett. Coburg North Primary School demonstrates Everett's adherence to modernism combined with the neo-classical formality and decoration in the pre-cast panels. The building is a highly unusual design for a primary school and exhibits uncompromising austerity, unlike many of Everett's other designs which are quite dramatic formal modernist compositions. Despite some alterations to windows and doors, the building still exhibits strong architectural qualities. (Criteria B, E, F & H)
Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The Coburg North Primary School No.4543 is recommended for inclusion in the Heritage Overlay. The HO should apply to the 1939 school building only and to the land between that building and O'Hea Street.
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<thead>
<tr>
<th>Name</th>
<th>MERLYNSTON STATE SCHOOL NO.4328 (FORMER)</th>
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<tr>
<td>Address</td>
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</tr>
<tr>
<td>Place Type</td>
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<tr>
<td><strong>Designer / Architect</strong></td>
<td>Public Works Department, Smith, Edwin Evan</td>
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<tr>
<td><strong>Architectural Style</strong></td>
<td>Interwar Period (c.1919-c.1940) Stripped Classical</td>
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History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

*Theme Ten: Sustaining Moreland's Community and cultural life*

10.4 Establishing schools and places of learning

Suburban development of Merlynston
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

After the cessation in development caused by the 1890s depression building in Coburg began to pick up about 1910 (Broome, 1987:179) and accelerated after World War I. As noted by Broome (1987:202).

*Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.*

In Coburg the demand for housing was created by returned soldiers and encouraged by improvements to transport, which included the re-opening of the railway north to Fawkner by 1914, the electrification of the line to Coburg by 1920 as well as the commencement of private bus routes in the 1920s. Industry was actively encouraged by Council, which designed three industrial areas, and the opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He renamed the estate after his daughter Merlyn, subdivided it into 200 blocks and 'set about selling land and building 'spec' homes'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

*Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.*

By the late 1920s, whenever 200 homes had been built and was continuing at the rate of one house per week Merlynston was described as 'one of the most popular residential localities in the City of Coburg' (Back to Coburg, p.29).

Place history
The earliest schools in the Moreland area were of Christian denomination, and these were founded in the areas south of Bell Street. The first National School in the general district opened at Essendon in 1850, followed by Coburg (then Pentridge) in 1852. While the introduction of compulsory free schooling in 1872 lead to an extensive program of school building across Melbourne and the state, the area north of Bell Street in the Moreland area remained sparsely populated.
Consequently the majority of schools in the area did not appear until early the twentieth century, as the local population began to grow. (Allom Lovell 1999:36; Broome 2001:75-79, 188)

The rapid development of Coburg in the 1920s as noted above placed pressure on existing schools, which were soon overcrowded and led to community agitation for new schools. The former Merlynston State School No. 4328 dates to 1928, however its origins lie several years before. In 1921 D.I. Bothroyd commenced an investigation into the need for a new school in the district and by 1923, 3 acres of land were purchased from Mrs Arabella Short. A school building was eventually built on the site, designed to accommodate 500 students and costing around 12,000 pounds (Hocking, 1973:145).

Merlynston State School No. 4328 was officially opened on 23 June 1928. The Argus reported that the new school was "well equipped, and had central heating". At the time of opening there were 444 pupils already enrolled. The opening ceremony was presided over by the Mayor of Coburg, and attended by the Honorary Minister for Education (Mr. Webber) and a number of local Councillors. (The Argus, 25 June 1928) Parliamentarian Keane was also present, having played a large part in having the school built, and continued to nurture its early development. At the time of opening students planted a row of gum trees along the north and west fences of the property. In the early 1930s a 'well planned garden' was planted by Head Teacher (HT) Mason (Hocking, 1973:145).

During the early 1950s the school was used as a training school for the Melbourne Technical College, and later also accommodated students from the Coburg Technical College (Hocking, 1973:145). Extensive additions were made to the school grounds in 1974, in the form of an art and craft centre, library and improvements to the staff room designed by Anderson & Cassissi architects (VPRS 8796/P0001/88). The school was closed in 1993 (Coburg Historical Society 2004).

In 1995 the school was purchased by the King Khalid Islamic College and now forms the Merlynston Campus of the Australian International Academy.

Sources
'Back to Coburg Carnival Souvenir Program March 2nd to 9th, 1929'
Broome, Richard, Coburg. Between two creeks, 1987
VPRS 8796/P0001/88, Capital Expenditure Works Files: Primary Schools, School No. 4328: Merlynston Primary School, held at Public Records Office Victoria.

Description
Physical Description

The former Merlynston State School is a large red-brick building with minimal classical detailing. The main, two-storey section of the building has a transverse gable roof, with single-storey hipped pavilions on either end. The roof is clad in variegated Marseille tiles. The entrance is marked by a three-storey, hipped roof 'tower' at the centre of the facade. At the ground floor level below the tower is a projecting entrance porch of three round-arched openings. The piers supporting the arches have simple, stylised capitals. The porch has a flat roof and is not visually integrated with the body of the building. This is heightened by the contrast between the render of the porch and the red brick of the rest.
The walls of the building are enlivened by brick quoins defining the tower, as well as spandrel panels articulated by bands of recessed bricks. The tall windows have six-light highlights above six-over-six sashes. These windows are used in single, double and tripartite configurations.

While there are large additions to the rear of the building, these are not visible from the street. Overall the school is highly intact as viewed from Baker's Road. It now houses the King Khalid College.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

This school includes many of the typical characteristics of schools constructed to the design of E. Evan Smith, who was Chief Architect of the Public Works Department between 1922 and 1929. They were usually in a Free Classical style, with a symmetrical plan, using corridors, courtyard or verandahs for access to classrooms. They usually had a neo-Classical portico over the entry.

The former Merlynston State School of 1928 can be compared to two other 1920s school designed by (or under the direction of Smith) in the municipality: Pascoe Vale Primary School of 1929, and the former Coburg East Primary School of 1926 (HO127). The Coburg East school also uses a round-headed arched motif across the ground floor, lending that building a Mediterranean feel. In comparison, the arched entrance porch at Merlynston is poorly integrated into the overall composition and appears an afterthought. The Pascoe Vale school is also a simple, two-storey building with a hipped roof and simple classical motifs, which is distinguished by its fine, but rather planar brick detailing. While the overall design is better integrated in Pascoe Vale, brickwork has a more substantial feel at Merlynston.

Other schools by E. Evan Smith in Victoria include the University High School (1929), the Swan Hill High School (1927) (later rebuilt after a fire), Hampton High School (first built as an infants school with a second floor added later, now demolished), Ouyen High School (1928), Kyneton High School (1927-28) and the Elsternwick Primary School (1929 building constructed as an Infants School). E. Evan Smith was also the architect for following place which is included on the Victorian Heritage Register: The Emily McPherson School of Domestic Economy constructed in 1927 (H1646), which is often cited as a prototype for the schools mentioned above. Heritage Victoria notes that the Emily McPherson building was awarded the R.V.I.A. street architecture award in 1930, an indication of the esteem with which the design was held at the time.

**Statement of Significance**

**What is significant?**

The former Merlynston State School No.4328, designed by the Public Works Department under the direction of E. Evan Smith and constructed by 1929, at 58-60 Bakers Road, Coburg North. The original form, siting, detailing materials and finishes of the building, and the high degree of external integrity when viewed from Bakers Road contributes to the significance of the place.

Non-original alterations and additions and other buildings on the site are not significant.
How is it significant?
The former Merlynston State School No.4328 is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as evidence of the facilities that were built to cater for the significant population growth in Coburg North in the 1920s. (Criterion A)

It is architecturally significant as a typical example of the Classically-influenced suburban schools that were designed during the 1920s under the direction of E. Evan Smith, chief architect of the Public Works Department. (Criterion D)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The former Merlynston State School No.4328 at 58-60 Baker's Road, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should include the 1929 school building and land between the building and Baker's Road.
## HERITAGE CITATION REPORT

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<tr>
<th>Name</th>
<th>HOUSE &amp; CANARY ISLAND PALM</th>
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<tr>
<td>Address</td>
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Recommended Heritage Protection

VHR - HI - PS Yes

Architectural Style Federation/Edwardian Period (1902-c.1918)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Place history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163).

This house was constructed c.1914 for Ernest E. Aldred. The property once formed part of just over 9 acres of land purchased in 1890 by Joseph Perry, which was sold in 1911 to George Walters (LV, V.2253 F.552). The land, being part of CA 149 in the Parish of Jika Jika, was situated at the corner of Sussex Road and Wheatsheaf Road (the former name of Boundary Road). Less than a week after his purchase Walters subdivided and sold 1 acre to Ernest Aldred, a farmer, while the balance of land was sold to another farmer, Edward Neville (LV, V.3554 F.753). The land sold to Aldred included what is now No.97. He took out a mortgage several months later in May 1912, possibly to finance the construction of this house. His address, listed on title, was Wheatsheaf Road, Coburg (LV, V.3524 F.624).

Boundary Road (presumably named as it marked the boundary between the municipality of Coburg and Broadmeadows to the north) first appears in the Sands & McDougall Directory in 1912, when there are no listings on the south side of the road. In 1913 Peter 'Lauerson' (Believed to be a mispelling of 'Lorensen') is listed as an occupier between Sydney Road and the Railway. In 1914 he is joined by Ernest Aldred and Edward Neville.

Aldred sold the property in 1916 to George Pascal and he is listed as occupier by 1920. In 1920 the land was sold to Frederick Ridge, who had previously acquired an adjoining 4 acre section from Edward Neville (LV, V.3524.624, SM). The house can be seen in the 1929 MMBW Detail Plan No.3510, one of two houses on a large allotment, which by then was surrounded by new suburban subdivisions emerging to the east and south.

A later owner was David Adler who in the late 1950s subdivided the property into 8 lots, 6 of which fronted the northern extension of Adler Grove. This house was contained on the present lot at the corner of Boundary Road (LV, V.4796 F.023, LP40435).

Sources
Broome, Coburg, between two creeks, 1987
Land Victoria (LV) certificates of title, lodged plans, as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3510, dated 1929
Sands & McDougall Directory (SM), 1912, 1913, 1914, 1915, 1920
**Description**

**Physical Description**

The house at 97 Boundary Road, Coburg North is a double-fronted weatherboard Federation villa of typical design with a M-hip corrugated iron roof. It has a convex profile verandah, which returns on the east side and is supported by timber posts with a cast iron frieze. The centrally located front door has sidelights and highlights and is flanked by triple side hung casement windows with coloured glass toplights. Other original decoration includes the eaves brackets interspersed with triangular mouldings. There are two corbelled brick chimneys.

The house has a deep setback from Boundary Road and a notable planting in the front garden is a mature Canary Island Palm (*Phoenix canariensis*). The size of the palm suggests that it was planted soon after the house was built, possibly during the early inter-war period when specimen plantings of palms were popular. Both the deep setback and the mature tree distinguish this house from its post-war suburban neighbours. The picket fence along the front and side boundary is sympathetic, but not original.

The house is in good condition and has a relatively high degree of external integrity as viewed from Boundary Road and Adler Grove. The verandah floor has been replaced in concrete and a window in the west side elevation has been altered. An addition has been made at the rear, but this is only visible from Adler Grove.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

This house is a typical double-fronted Federation era design, which is commonly found in other parts of Moreland, but is much rarer in suburbs such as Coburg North, which saw little development prior to the inter-war period. It is the only pre-World War I house identified by the *Moreland North of Bell Street Heritage Study* (2010) in Coburg North, and compares to the houses at 67 Major Road, Fawkner and 10 Northumberland Road, Pascoe Vale. The palm, which is in good condition, is a very good specimen and compares to the example at 811 Sydney Road (Please refer to separate place record) and several examples of similar age found in Lake Reserve, Coburg.

**Statement of Significance**

**What is significant?**

The house, constructed c.1914 for Ernest E. Aldred, at 97 Boundary Road, Coburg North. The form, original external detailing and materials and siting of the house with a deep front setback and the mature Canary Island Palm (*Phoenix canariensis*) contribute to its significance.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

**How is it significant?**

The house at 97 Boundary Road, Coburg North is of local historic significance to Moreland City.
Why is it significant?
Historically, the house is significant as a rare surviving example of a house that pre-dates the later suburban development of this area in the mid-twentieth century and provides tangible evidence of the houses erected on the small farms in Coburg North in the early twentieth century. The early date of the house relative to surrounding development is demonstrated both by its architectural style and the deep front setback when compared to the later suburban houses. The palm is significant as a typical Edwardian-era planting that is associated with the early occupation of the house. (Criteria A & B)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The house at 97 Boundary Road, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: J. GADSDEN FACTORY (FORMER)
Address: 36-38 CHARLES STREET, COBURG NORTH
Significance Level: Local
Place Type: Factory/Plant
Citation Date: 2010

Recommended Heritage Protection: VHR No HI No PS Yes
Designer / Architect: Norris, Harry A
Architectural Style: Postwar Period (1945-1965)

History and Historical Context

Thematic context
This precinct/place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Eight: Building Moreland's Industries and Workforce
8.6 Wartime and Post-war Manufacturing

Place history
In 1923 Coburg was declared the most progressive industrial suburb in the Metropolitan area, mainly for the availability of providing comparatively large home sites near work places. (Allom Lovell, 1998:49). Coburg has comparatively few surviving pre-1930s factory buildings however a number of major manufacturing plants have been developed in the post war years including Gadsden's factory now occupied by Visy. Gadsden's was one of two factories in Coburg designed by
Norris Architects, the other being the now demolished Kodak factory. The availability of large clear sites in Coburg was an important reason for the attraction of major new manufacturing complexes that have helped shape the appearance of the suburb. (Vines and Churchward, 1992:108)

The factory at 36-38 Charles Street was constructed originally for J. Gadsden Pty Ltd, a major Australian packaging company, as the first stage of a complex that would be developed in stages from the mid-1950s onwards. The land on which the factory is located was originally part of 34 acres and 9 perches acquired by W.D. & H.O. Wills (Australia) Ltd in 1945 (Certificate of Title, V.6800 F.980). The company later subdivided and Lot 2, comprising 14 acres and 30 perches, was sold to J. Gadsden Pty Ltd in July 1953 (Certificate of Title, V.7890 F.038). The land remained vacant for a few years before J. Gadsden Pty Ltd constructed a factory and offices on the site, which was completed by 1956 (City of Coburg Rate Books).

Building records show that approval for the factory was provided by the Department of Labour and Industry (Victoria) in October 1955, and the building permit for the first factory was duly lodged one month later by the building contractor, E.A. Watts Pty Ltd. Subsequent applications followed in 1956 and 1959 for extensions and additions. The architect for all the of the buildings constructed from 1955 to 1959 was the Office of H.A. Norris of Jolimont Road, East Melbourne - Ronald Bath is the signatory on one letter on behalf of Harry A. Norris.

The original building files contain the schedules of materials and workmanship for the factory and other buildings, which are referred to as Buildings C.1, C.2, C.3 & C.4, as well as the 'covered entrance' (Coburg Building Permit No. B55 2715, Factory). There are no plans of these buildings, but plans dating from 1956 prepared by Norris' office do show an 'elevated lavatory block', which formed part of an addition to Building C.2. Further correspondence, dating from September 1956 which refer to 'extensions' to the factory C.3 is also held on file (B56 932 Factory addition). The office of Harry A. Norris also designed another extension to the factory, known as Building C.5 in 1959 (B59 4116 Factory). It appears that further additions to the factory in the years after 1959 were designed and constructed by others (B60 6248 Brick Factory, B65 11701 Factory).

J. Gadsden Pty Ltd had its origins in the late 19th century. Its first director, Jabez Gadsden, had arrived in Australia from England in 1879. One of his early jobs was working for bag manufacturer Joseph Joyce in Melbourne. Gadsden was made partner in Joyce's business in 1884, however in 1889 the partnership was dissolved by mutual agreement and Gadsden became the sole proprietor. The company later expanded its activities from bag manufacture to can-making and eventually general packaging materials. The J. Gadsden company stayed in the Gadsden family after the death of Jabez Gadsden in 1936. (Feldmann 1980)

The purchase of land in Coburg for the construction of a new factory was part of a policy of expansion implemented by J. Gadsden Pty Ltd throughout the post-war period. The property was considered a bargain, with 9 Â½ acres secured for 850 pounds per acre, and an additional 5 Â½ acres acquired for 750 pounds per acre. The factory building was constructed in 1956 and began manufacturing cans in the same year. In 1957 parts of the Coburg plant were modified to accommodate the production of beer cans for the first time in Australia. The first beer cans were delivered by J. Gadsden Pty Ltd in December of that year. (Feldmann 1980)

During the early 1960s the factory at 36-38 Charles was again the subject of modifications, this time to satisfy the requirements of Campbell's Soups, a major new client that had engaged Gadsden to produce its cans. Later, however, operations for the production of Campbell's Soups cans were moved to a factory in Shepparton that had been newly constructed for the purpose. In addition, 1963 saw a Training Centre established at the Coburg Factory to assist in the development of employees' technical skills in a period of rapid technological advancement. (Feldmann 1980)

The Coburg factory's reputation as a site of innovation continued into the 1970s. Gadsden had previously been a leader in steel can production, but with the introduction of aluminium cans to the market, sought to keep up with trends by installing coil cutting machinery capable of making can tops and bottoms in both steel and aluminium. Later, Minster
Converter Presses, highly complex machines designed for the production of easy opening can tops for beverages that had previously only been available from America, were introduced to the Coburg plant. (Felmann 1980) These various developments in the 1960s and 70s are evident in Rate Book records, which show a significant extension of 6440 square feet in 1960, 'factory additions' made in 1972, a compressor room appearing in 1973, laboratory additions in 1974 and an expansion for storage in 1975. (City of Coburg Rate Books)

For much of the mid-twentieth century the J. Gadsden company had factories operating Australia-wide. It is not known at what time the factory 36-38 Charles Street stopped operating as part of the J. Gadsden enterprise, however in 1986 J. Gadsden Pty Ltd was delisted and taken over by SAB Investments Pty Ltd (deListed 2006). The factory continues to be used for the manufacture of food and beverage cans, and is operated by Visy Recycling (Visy 2010)

**Harry A. and Frank L. Norris, architects**

This factory for J. Gadsden Pty Ltd was part of the prolific output of the office of Norris architects and is listed in a catalogue of projects by the firm. Harry A. Norris established his own architectural practice in 1919. Norris's first significant city building was the seven-storey Tattersall's Club premises (now Curtin House) at 252 Swanston Street in 1922. This was the beginning of a prolific output that over the next two decades would cement his reputation as one of Melbourne's most prominent architects. Like many other architects during this era, Norris drew heavily on international styles and technologies. Norris undertook professional overseas sojourns annually between 1928 and 1941 also working for a time in America.

For Norris, America was at the forefront of applying innovative commercial building techniques with concrete and steel construction that enabled heights to be pushed to new limits. Norris would contemporise his designs with these new forms and technologies. Norris's more celebrated works from this inter-war period includes the Majorca Building, Flinders Lane, 1928; the Nicholas Building, Swanston Street, 1924; the G. J. Coles Bourke Street store, 1929 and, Burnham Beeches mansion in the Dandenong Ranges.

The growth and prosperity enjoyed in Victoria post Second World War enabled the practice to expand even more. In 1957, Harry's youngest brother, Frank, became a director of the firm, renamed 'Harry A & Frank L Norris and Associates'. The firm's success continued unabated through its ability to adapt and reflect changing trends and technologies into their designs and, to cater for specific manufacturing processes.

Commissions continued on an extensive scale for a variety of local, national and international clients and including hospitals, factories, and schools. Of note is his 1955 Fowlers Vacola Manufacturing Factory in Hawthorn (demolished in 2006) and which is markedly similar to his design for the Australian Seal Company, with the feature of a segmental arched roof flanked by butterfly skillions. One of the more prominent works from this time was for "Kodak (A' Asia) Pty Ltd". In 1957 Norris designed the manufacturing plant in Coburg for photographic film and equipment (now demolished).

Harry continued working with the firm up until his death in 1966, at the age of 78. Frank Norris continued as director, changing the firm's name in 1972 to "Norris & Partners". Although Frank died in 1976 the practice has remained in operation, changing its name to "Norris Partnership" and more recently, "Norris Architects" based in Oak Park, making it one of the oldest continuing architectural firms in the State. (Context, 2008)

**Sources**

Certificates of Title: Vol.6800 Fol.980; Vol.7890 Fol.038.
City of Coburg Rate Books.
City of Coburg Building Records, B55 2715 Factory, (the Bnumber is the year of the permit), B56 932 Factory addition, B59 4116 Factory, B60 6248 Brick Factory, B65 11701 Factory
deListed (2006) 'J Gadsden Australia Limited', accessed online 6 August 2010,

**J. GADSDEN FACTORY (FORMER)**

25-Apr-2011 02:00 PM
Hermes No 140007 Place Citation Report
Description

Physical Description

The industrial area between Charles Street, Sussex Street, Leslie Street and Richards Reserve comprises large floor space factories, whilst the block immediately to the south bounded by Gaffney Street comprises warehouses and factories with smaller footprints.

The large factory complex at 34-36 Charles Street Coburg North was built in several stages and now comprises a very large factory complex of two main buildings (with subsequent additions) set either side of a driveway. A covered entry links the two blocks of buildings.

Most of the buildings across the site (and within the broader area) are of standard wide span factory construction with saw tooth roofing and clerestory windows giving light to the interior spaces, however the eastern building fronting Charles Street is distinctive because of its segmented arch roof. The factory was largely designed by the office of Harry A. and Frank L. Norris, however the part comprising the arch roof is of most interest.

The elevations of the factory to Charles Street are composed identically giving the appearance of construction at the one time. There is a continuous band of window glazing to a uniform sill and head height above brickwork. There are wide eaves overhanging the wall line and the exposed rafters have the distinctive tapered ends often used by Norris, giving the appearance of a thin edge to the roof. The window glazing has a consistent module with vertical mullions spaced at regular intervals. There is variation in the type of glazing indicating that modifications have occurred to this component.

At the eastern end of the building is the original covered entrance way, also designed by the office of Harry Norris however this is of lesser interest as are the factory buildings with saw-tooth roofing.

There have been significant alterations and extensions to both wings of the factory, however, the factory itself appears to be in good condition and has a relatively high degree of external integrity to Charles Street.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Conservation guidelines (Specific)
The following specific guidelines apply to this place:

- Additions to the building or new buildings constructed in the vicinity may be visible when viewed from an adjoining street (That is, it is not essential for new buildings to be fully concealed as suggested by the Moreland Local Heritage Policy).
Comparative Analysis

As noted in the Description, this factory building and covered way stands out as a distinctive architect-designed building when compared to other post-war factory development in this part of Coburg, which was generally more utilitarian in design.

The former J.Gadsden factory is a fine example of the industrial buildings designed by the architect Harry Norris whose contribution to modern architecture included a prolific output that over several decades that would cement his reputation as one of Melbourne's most prominent architects. Included in his work are the well known and State heritage listed Nicholas Buildings in Swanston Street and Burnham Beeches in the Dandenongs.

Other industrial buildings designed by Norris include the Fowlers Vacola factory in Hawthorn, the Kodak plant in Coburg, the Heinz complex in Dandenong and the former A.S.Co Building in Airport West. The segmented arch truss construction system is a lightweight structure derived from aircraft hangar technology and was an innovative response to the design challenges of new industrial buildings. It provided a wide span column free space suitable for industrial use and was used by Norris at the Fowlers Vacola factory, and the former A.S. Co. Building.

Since the significant alterations to the A.S.Co building and the demolition of the Fowlers Vacola Building, the former J.Gadsden Building is one of an increasingly rare type of an architect-designed post-war industrial building to use this technology and the only known example in Moreland. Most other factory buildings in Moreland use the conventional saw-tooth roof form.

The arched roof profile is of a lower profile that other Norris factory buildings such as the former A.S.Co building in Matthews Avenue, Airport West, but is more intact than that building which is now significantly altered. It also compares with the former Ensign Dry Cleaning Complex in Northcote.

Statement of Significance

What is significant?
The former J. Gadsden factory, comprising the distinctive arched-roof factory designed by the office of Harry A. and Frank L. Norris and constructed by 1956, at 36-38 Charles Street, is significant. The arched-roof form, external materials and detailing of the factory contributes to its significance. The front elevation to Charles Street, which provides a consistent architectural facade based on the Norris principles of wide overhanging roof with exposed tapered rafters, and a continuous horizontal band of windows and the open siting of the western end of the building, which enables the distinctive profile of the building to be appreciated are key elements that contribute to the significance of the place.

The adjacent covered entranceway and other buildings on this large site are not significant.

How is it significant?
The former J. Gadsden Factory at 36-38 Charles Street is of local historical and architectural significance to Moreland City.

Why is it significant?
It is historically significant as a building associated with the significant post-war expansion of manufacturing in Coburg promoted by the availability of large sites and the advantage of the proximity of housing for employees. This building, constructed by 1956 represents the beginnings of the J. Gadsden complex on this site, which was considerably expanded throughout the 1960s and 1970s. It has important associations with J. Gadsden company, which was known for its innovative steel and aluminium can making processes for food and beverage storage. (Criteria A & H)
It is architecturally and technically significant for its arched roof designed by prominent and innovative architects Harry A and Frank L Norris. It is notable as one of the more intact examples of the arched-roof factory buildings designed in the immediate post war years by Norris, several of which have been demolished or altered almost beyond recognition, and this is only example in Moreland. (Criteria F & B)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The former J. Gadsden Factory, comprising the segmented arch factory building designed by the Office of Harry A. Norris and constructed by 1956 is recommended for inclusion in the Heritage Overlay. The HO should apply to the significant buildings as described and surrounding land within the title boundary to a minimum extent of 5 metres.
HERITAGE CITATION REPORT

Name: MERLYNSTON SALVATION ARMY HALL & OFFICERS QUARTERS (FORMER)
Address: 4 MATHIESON STREET COBURG NORTH
Significance Level: Local
Place Type: Temple
Citation Date: 2010
History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and Cultural life
10.3 Caring for Moreland's community

Merlynston
The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He subdivided it into 200 blocks and 'set about selling land and building 'spec' homes', which was marketed as the 'Station Heights Estate'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston (named after Bain's daughter Merlyn) by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.

By the early 1930s over 500 houses had been constructed and Merlynston had grown to a 'model suburb' containing about 3000 people (Coburg Courier, 1932).

Salvation Army
The Salvation Army began in England in 1868 and was introduced to South Australia in 1880. It began in Melbourne in...
1882 and commenced its welfare work in Brunswick in 1883, and then Coburg in 1887 (Lewis, 1991:12, Historica, 2010:111).

The Salvation Army was a small denomination of British Protestantism that was transformed in 1878 under the autocratic rule of William Booth as General Superintendent. It soon abandoned the observance of the two sacraments of baptism and Holy Communion because, according to Booth, it determined 'not to be a church'. Nevertheless it is identified as a separate Christian denomination (Lewis, 1991:12).

As noted by Coleman (1996:4) the Salvation Army has always been prominent in its role in the provision of welfare and in poorer suburbs was often the primary provider of relief. Coleman notes that:

The beliefs of the Salvation Army, and the efforts of its members to provide shelter and food for the needy, earned the Army a respected position in the community.

The Salvation Army underwent a significant period of growth in the early decades of the twentieth century under the leadership of James Hay, who in 1909 became head of the Army in Australia. The Salvation Army began a campaign of land-buying and building and was able to buy several prime sites, usually in prominent main street locations, which 'gave immediacy to their work' within communities. The citadels established during this time included High Street, Thornbury (1914), Sydney Road, Coburg (1918) and Drummond Street, Carlton (Coleman, 1996:4, 7).

In Moreland, the Salvation Army held its first meetings in Brunswick in 1883 and the foundation stone for a new citadel was laid on the present site in Albert Street on August 29, 1884 with the citadel opening the same year. Also known as the Salvation Army Barracks, the new citadel was a single storey building, constructed mainly of brick, but with some timber construction at the rear. By 1921, there were further timber buildings at the rear of citadel, and another large brick building behind these dated 18 March 1921. Meanwhile in Coburg, the Salvation Army built their first barracks in Mary Street, Coburg in 1887 where they 'suffered the outrage of drunks and larrikins' (Broome, 1987:150). In 1918 they moved the building to another site before building a new citadel at 100 Sydney Road, Coburg next to the Woodlands Hotel (Broome, 1987:150).

**Place history**
The Merlynston Salvation Army Hall was opened on 22 August 1925 by William Bramwell Booth, General of the Salvation Army (Hubbard, 1991). The opening of the hall illustrated both the growth of Merlynston and the expansion of the Salvation Army at the time.

The Public Health Department file for this building is incomplete and does not include plans of the original hall, which is shown on a 1937 MMBW plan as a rectangular building set close to Mathieson Street. In 1936 an addition of a 'long weatherboard' skillion was made at the rear of the hall, which was moved from the Young People's Hall at the corner of Lennox and Ross streets, North Richmond. The addition was opened by 1937. In 1958 application was sought to alter the quarters to provide a Youth Hall and band room (PROV).

It was closed in the late twentieth century and the Salvation Army is now situated in Sydney Road. The building is now used as a private residence.

**Sources**
'Back to Coburg Carnival Souvenir Program, March 2nd to 9th, 1929' (BCC)
Broome, Richard, *Coburg, between two creeks*, 1987
*Coburg Courier*, 13 June 1924, 19 August 1932
Historica, *City of Moreland Thematic History*, 2010
**Description**

**Physical Description**

The former Merlynston Salvation Army Temple is a simple gable-fronted weatherboard building with a new corrugated galvanised steel roof. The most distinctive feature is the decorative carved timber bargeboards incorporating a turned timber finial in front of a circular louvred gable vent. There are two widely spaced double-hung multi-pane sash windows on the street facade (these once flanked the original front door) and further double-hung multi-pane sash windows to the side elevations.

The building is in good condition and while it has altered and extended at the rear as part of its conversion to a residence, what is thought to be the original 1925 section of the hall retains a moderate degree of integrity, which resembles older images when it was occupied by the Salvation Army. The main change to the front elevation is the removal of the central front door and the loss of the original sign above the door.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

The citadels built Salvation Army in the late nineteenth and early twentieth century were often quite substantial buildings built of brick or stone, and architect-designed. This hall, on the other hand, is typical of the more modest suburban halls erected by the Salvation Army in the 1920s. In design it resembles the simple gable-fronted weatherboard halls erected by local communities and organisations throughout Moreland (and Victoria more generally) in the early to midtwentieth century. Many of these halls have since been replaced or extensively remodelled (For example, the Glenroy Public Hall - please refer to separate place record) and this Hall is one of a small number that survive in the area to the north of Bell Street in the municipality. It compares to the former Progress Hall at 2 Novian Street, Merlyston and the Westbreen Hall, Pascoe Vale.

**Statement of Significance**

**What is significant?**

The former Merlynston Salvation Army Hall & Officers Quarters, constructed by 1925, at 4 Mathieson Street, Coburg North. The significant element is the gabled fronted section of the Hall with the multi-paned windows in the front and side elevations. The elaborate barge board and finial is also integral to the significance of the place.

The non-original additions at the rear are not significant.
**How is it significant?**
The former Merlynston Salvation Army Hall & Officers Quarters is of local historic significance to Moreland City.

**Why is it significant?**
It is historically significant as a building that provides tangible evidence of the formation of the Merlynston community during the 1920s and represents the important role that the Salvation Army played in community life and the development of the suburb during the early to mid-twentieth century. The hall has important associations with the Salvation Army during a period of growth in the 1920s and is typical of the small suburban halls erected during that time. (Criteria A & H)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**

The former Merlynston Salvation Army Hall at 4 Mathieson Street, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the property boundary.
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<tr>
<th>Name</th>
<th>BABY HEALTH CENTRE</th>
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<tr>
<td>Address</td>
<td>2 MERLYN STREET, COBURG NORTH</td>
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<tr>
<td>Place Type</td>
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Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Mid-Twentieth Century (1940-60) Austerity

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and cultural life
10.3 Caring for Moreland's community

Maternal and child health in Victoria
Maternal and child health became a major issue in the first decades of the twentieth century and led to a baby health movement that was driven by committed volunteers frustrated at government inaction. Dr Isabella Younger Ross (1887-1956) who had studied infant health in England helped set up Victoria's first baby health clinic in Richmond in 1917. By 1918 the voluntary Victorian Baby Health Centres Association (VBHCA) was formed to oversee the growing number of centres. Financial support also came from local councils and in 1926 the State government formed the Infant Welfare Section of the Public Health Department and appointed Dr Vera Scantlebury Brown as the first Director (Heritage Victoria).

Some years earlier Dr (later Sir) Frederick Truby King, who was the Superintendent of a New Zealand mental hospital and an infant health specialist began to formulate influential scientific doctrines on nutrition and infant care which aimed to reduce the escalating death rate among babies and children. In 1907, he convinced influential Dunedin women of the need to form a Society to promote a new health regime based on the support and education of mothers. King promoted his beliefs around the world, and the movement was inaugurated in Victoria (in conjunction with the Trained Nurses' Association) by 1913 by Sister M.V. Primrose of South Yarra. However, his methods were 'largely ignored' by the VBHCA (Heritage Victoria).

Baby health (or infant welfare) centres usually commenced in rented accommodation in public buildings before permanent buildings were provided, however, a construction subsidy of 1000 pounds introduced by the State Government after the Second World War encouraged the development of more purpose-built centres. From 1917-76 over 500 centres were established throughout Victoria.

Baby Health centres in Moreland
The first Truby King baby health centre in Victoria was opened in Coburg in 1919, when the first Australian nurse had been trained in the New Zealand technique. The centre was located in a rented building at 336A Sydney Road (now demolished). An internal wall bore the motto: 'Pure Air and Sunshine is as Necessary for babies as for plants'. In August 1922, the Truby King Centre was relocated to a timber building behind the Town Hall.

By 1925, due to both increased popularity and increased local population, the centre had become too small for requirements and the Elm Grove Truby King Centre was built. The new Truby King Centre in Elm Grove provided room for the baby health centre as well as a practice venue for the Coburg City Band. The building was designed by Robert R. McGregor-Dawson, the City Surveyor. Building commenced October 1925 and the centre was officially opened July 1926.
By 1929, in order to keep up with the growth in population, two more Baby Health Centres had been opened, one each in Merlynston and West Coburg. In 1939 Brunswick Council opened a model Baby Health and Community Centre in Lygon Street, Brunswick East. By the 1960s there were seven such centres within the boundaries of the former Coburg municipality.

**Merlynston Baby Health Centre**

As noted above, the Merlynston Baby Health Centre was one of two established by 1929 and served the growing population of the new suburb of Merlynston. Local newspapers carried regular articles about attendances at the centre in the early 1930s (*Coburg Courier*). It is not known where the early centre was located, though a possible venue was the Progress Hall in Novian Street.

In the 1950s, as the population of Merlynston and surrounding areas continued to grow and no doubt encouraged by the construction subsidy offered by the State Government, Coburg City Council made the decision to construct a purpose-built baby health centre. The chosen site was within the Bain Reserve adjacent to Merlyn Street. The centre was one of two proposed by the Council at the time - the other was in Woodlands Avenue, West Coburg adjacent to the Coonan's Hill Kindergarten (PROV, *Coburg Courier*).

Plans of the two centres, which were identical in design and layout, were prepared in July 1953 by T.D. Gibson, the Assistant Building Surveyor at the City of Coburg (PROV). The centres were in the form of a brick veneer house with a hip tile roof and a projecting flat-roofed porch, which is noted on plan as a 'Pram park'. Internally, they each comprised a waiting room, kitchen, consulting room, and test feeding room. Construction commenced in early 1954 and both centres were opened on Wednesday 24 August 1954 by the Mayor, Cr. H.G. Rassmussen. The cost of each centre was 3500 pounds. A newspaper article reported the Mayor as saying Council aimed to provide infant welfare centres throughout the municipality - 'a service on which no-one begrudged spending money'. He urged mothers to 'regard the centre as their own' and make the 'fullest use of the service provided' (*Coburg Courier*).

Lady Angliss representing the Tweedie Hospital, which trained infant welfare sisters, congratulated Council on its action in providing the centre. Other people present at the opening included the Medical Officer of Health, Dr. Wilson, who 'expressed pleasure that mothers had a centre to which they could go and learn about babycraft' and added 'there was no excuse for mothers not attending the centre'. The Merlynston Centre was the 510th in Victoria and the article concluded by noting that infant welfare work had reduced the infant death rate to one of the lowest in the world - 'challenged only by New Zealand and Sweden' (*Coburg Courier*).

**Sources**

Allom Lovell & Associates, *Former Carlton Refuge, conservation analysis and comment on proposed registration*, August 1999

Burchell, Laurie, research prepared for the Truby King Centre, Elm Grove, Coburg

*Coburg Courier*, Tuesday 31 August, 1955 edition

Heritage Victoria, Echuca Baby Health Care Centre, File No. HER/2000/000033

Public Records Office of Victoria (PROV), VPRS 7882 P1, Unit 1161 (Includes files for both Merlynston and West Coburg baby health centres)

**Description**

**Physical Description**

The Merlynston Baby Health Centre is typically domestic in appearance, resembling a cream-brick post-war house, asymmetrical in plan with a hip tile roof. To the right of the projecting bay is a large flat-roofed porch (This is noted on the original plan held on the PROV file as the 'pram park') with a horizontal bank of timber-framed windows, which has
the entrance door at one side. The window in the main elevation comprises two double hung sash windows with a fixed central pane. Other windows are simple double-hung sash. The centre is in good condition and has a high degree of external integrity.

The centre is situated within the DS Bain Reserve, nestled within the double row of Elms on the eastern side of the reserve adjacent to Lorensen Avenue.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Conservation guidelines (Use)**
The continued use of a building is an integral part of conserving its heritage significance and one of the most effective strategies for conservation of heritage assets is to ensure that they remain in use, preferably for the purpose that they were designed and built for. If the current use of this building as an infant welfare centre ceases finding a suitable new use should be given high priority.

In considering adaptive re-use options, preference should be given to uses that:

- enable the conservation of culturally significant fabric, and cause the minimum degree of change to it;
- ensure that the building is continually occupied, or has a continuity of occupation that will ensure its security and maintenance;
- will not result in conflicts with surrounding land uses;
- provide an economic return to Council that will subsidise the on-going maintenance of the building
- provide an opportunity for interpretation of its history
- may allow for some public access.

**Comparative Analysis**

According to Heritage Victoria the design of baby health centres demonstrated a "philosophical association with domestic housing design both places traditionally perceived as the domain of women and children" and had a domestic, residential rather than institutional appearance. The model baby health centre constructed in 1951 in Carlton for the Victorian Baby Health Centres Association, which formed part of the Queen Elizabeth Maternal and Child Health Centre, exemplified this approach appearing as a small Moderne-influenced post-war brick house (Allom Lovell & Associates, 1999:26)

While stylistically very different the first two purpose-built centres in Moreland - the Truby King Centre at Coburg (1926) and the 'Model' baby health centre in Lygon Street, Brunswick (1939)illustrate this approach. The Truby King centre resembles a middle-class suburban bungalow, while the Brunswick centre appears as a Streamlined Moderne villa.

The design of the three baby health centres constructed in the 1950s by the City of Coburg also demonstrates this approach, with each appearing as small brick veneer houses with overscaled front porches. The design of West Coburg and Merlynston, both constructed in 1955, was identical and originally it was intended that Pascoe Vale would be the same, however, the design was amended slightly in accordance with advice from the State Director of Maternal and Child Health. All three centres are in good condition and are externally very intact to their original design.

As group, the inter-war and post-war centres demonstrate that while the philosophy did not change, the design of centres
was adapted in line with changing styles of domestic architecture during the twentieth century.

Statement of Significance

What is significant?
The Merlynston Baby Health Centre, designed by T.D. Gibson and constructed in 1955, situated within the DS Bain Reserve at 2 Merlyn Street, Merlynston. The form, external materials, and detailing all contribute to the significance of the place.

Later additions and alterations to the place are not significant.

How is it significant?
The Merlynston Baby Health Centre is of local historic, social and architectural significance to Moreland City.

Why is it significant?
The Merlynston Baby Health Centre is historically significant as an example of a place associated with an important program that encouraged the provision of modern and up-date maternal and child health facilities, particularly throughout the growing suburbs on the fringe of metropolitan Melbourne, after World War Two. It is socially and historically significant as a place that symbolises the determined efforts of the Council and local community to establish a place that would improve the health and welfare of women and children. The building has a strong and continuing sense of attachment for the local community (Criteria A & G).

The Merlynston Baby Health Centre is architecturally significant as a representative example of a small baby health centre, which illustrates the simple domestic scale and design that is typical of these buildings and reflects the philosophy of the Victorian Baby Health Centres Association. (Criterion D)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The Merlynston Baby Health Centre is recommended for inclusion in the Heritage Overlay. The extent of the HO should
include the whole of the building and surrounding land to a minimum extent of 5 metres.
## HERITAGE CITATION REPORT

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<tr>
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DS BAIN RESERVE

Hermes No 139975  
Place Citation Report
**History and Historical Context**

**Thematic context**
This precinct/place is associated with the following theme(s) identified by the *City of Moreland Thematic History* (2010):

*Theme Ten: Sustaining Moreland's Community and Cultural Life*
10.6 Joining clubs and pursuing leisure interests

**Merlynston**
The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He subdivided it into 200 blocks and 'set about selling land and building 'spec' homes', which was marketed as the 'Station Heights Estate'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston (named after Bain's daughter Merlyn) by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

*Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.*

By the early 1930s over 500 houses had been constructed and Merlynston had grown to a 'model suburb' containing about 3000 people (*Coburg Courier*, 1932).

**Place history**
According to Broome (1987:181) when farms and open space 'began to disappear' as Coburg developed in the early decades of the twentieth century some residents saw the need for more parks than just the recreation reserve in Bell Street. Parkland 'became an election issue' and between 1910 and 1914 the area of Coburg's parkland was increased from five to fifty four acres. New parks created during this time included the Lake Reserve, a park adjoining Moreland Station and Bridge's Reserve opposite the Council chambers (Broome, 1987:182-83). Coburg's elevation to city status by 1922 provided further impetus to the creation of new reserves to serve the rapid growth of the municipality, which saw the population increase from 17,000 to 40,000 in the decade after the First World War.

Little is known about the early history of the DS Bain Reserve. It did not form part of land originally subdivided by Bain in 1920s that formed the Station Heights Estate, which had Merlyn Street as its eastern boundary, but it appears it was set aside in the 1920s with planting carried out at the behest of the Progress Association under the leadership of Bain himself. A handwritten notation on title records that land for the park was purchased from Mr P. Lorensen in 1922 with a 10 year settlement on the basis that Mr Lorensen spent 25 pounds on improvements to the reserve (Council minute book).

By the time the Merlynston Baby Health Centre was constructed in 1951 the reserve with its double row of Elms were well established, and the layout of the park was generally as it appears today (with the exception of the timber decking and other features added after 2000) - the trees are shown on a site plan showing the location of the new centre (Please refer to the separate place record for the Baby Health Centre).
The reserve was named in honour of Captain D.S. Bain who, as noted above, created the new suburb of Merlynston. He also served several terms as a Councillor and was president of the Merlynston Progress Association for many years. Bain died in 1937 at his 'imposing residence' in Orvieto Street - this house has also since been demolished. An article published some years later described Merlynston, with its 'rows of neat modern homes, standing in picturesque tree-lined streets' as both a 'memorial to its founder' and a 'district that Coburg can well feel proud to possess' (Coburg Courier). Merlynston had indeed become the model suburb it promised to be.

Sources
'Back to Coburg Carnival Souvenir Program, March 2nd to 9th, 1929' (BCC)
Broome, Richard, Coburg, between two creeks, 1987
Coburg Courier, 13 June 1924, 19 August 1932, 12 October, 1954 - 'Merlynston and Captain Bain'
Hubbard, Tim, City of Coburg Heritage Conservation & Streetscape Study. Volume 2 Data Sheets, 1991

Description

Physical Description
The DS Bain Reserve is situated on the east side of Merlyn Street in Coburg North and is bounded by Orvieto Street to the south, Boundary Road to the north, and by the Upfield Railway and Lorensen Avenue along its east side.

It is a semi-formal park dating from the inter-war period, comprising exotic trees set in open lawn. The most notable feature is a double row of elms, which appear to be Ulmus procera (English Elm) [1]. The row extends north-south and appears to have been planted approximately parallel to the railway rather than Merlyn Street. The avenue was originally of 28 trees (Presumed 14 on each side), but there are now three trees missing on the west side of the avenue, at the south (Orvieto Street) end. Otherwise, the avenue is intact and generally, the trees are well maintained and in good condition. The trees appear to be about 80-90 years old, and are likely to date from the inter-war period, probably about 1920s.

The other plantings are three mature trees planted in a single row across the southern end of DS Bain Reserve. These trees have had a raised deck installed above their root zones, extending from Orvieto Street through to the first pair of trees in the Elm Avenue. Presumably the decking has been implemented to reduce the impact of regular traffic and use beneath their canopies in the summer months.

The trees are (from east to west) Melaleuca lanceolata (Moonah) x 2 and a Brachychiton australis (Broad-leafed bottle tree). All trees are in very good condition, very well maintained, estimated age 60-80 years.

Centrally located within the reserve behind the elm row close to Lorensen Avenue is the Merlynston Baby Health Centre, which was constructed in 1951 (Please refer to separate place record).

[1] It is difficult to determine their exact species due to the absence of any leaves or flowers at this time. It is recommended that a positive identification be undertaken once in full leaf.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.
Comparative Analysis

The DS Bain Reserve with its avenue of mature Elms compares with other inter-war parks such as the Shore Reserve in Melville Road and the Lake Reserve in Coburg. It is only inter-war park in the area to the north of Bell Street to contain mature planting dating from prior to World War Two.

Statement of Significance

What is significant?
The DS Bain Reserve at 2 Merlyn Street, Coburg North. The following elements contribute to the significance of the place:

- The double row of mature Elms (Ulmus sp.), and two Melaleuca lanceolata (Moonah) and a Brachychiton australis (Broad-leafed bottle tree) at the south end of the reserve.
- The simple original open layout of the reserve featuring mature trees set in lawn.

The decking and other late twentieth century landscaping and gravel pathways throughout the reserve are not significant.

The Baby Health Centre is of individual significance and has a separate place record and statement of significance.

How is it significant?
The DS Bain Reserve is of local historic and aesthetic significance to Moreland City.

Why is it significant?
It is historically significant for its associations with DS Bain, who almost single-handedly created the suburb of Merlynston and is an example of the amenities that he encouraged in order to develop a 'model' suburb that would attract people to this area. (Criteria A & H)

It is aesthetically significant as a fine example of a semi-formal inter-war park, which is notable for the fine double row of Elms, one of the largest and best examples within Moreland. (Criterion E)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The DS Bain Reserve at 2 Merlyn Street, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: MERLYNSTON PROGRESS HALL (FORMER)
Address: 1 NOVIAN STREET, COBURG NORTH
Place Type: Hall, Club/Hall, Social/Cinema
Citation Date: 2010

Significance Level: Local
**Merlynston**

The transformation of the rural areas of Coburg North into suburban Merlynston began in late 1919 when Captain Donald Stuart Bain purchased 80 acres of land just west of North Coburg Station. He subdivided it into 200 blocks and 'set about selling land and building 'spec' homes', which was marketed as the 'Station Heights Estate'. He became a councillor and president of the local progress association, which successfully lobbied for the railway station to be officially renamed Merlynston (named after Bain's daughter Merlyn) by January 1922 (Broome, 1987:209). According to Broome (1987:209) Bain sought to make Merlynston the 'Toorak of the North':

*Bain insisted on a minimum quality of house and strove to make each one different. His brick 'spec' houses contained the usual number of two bedrooms and such features as leadlights, open fireplaces of clinker brick, electric light, and well-equipped kitchenettes, bathrooms and laundries. About 250 such houses were sold for 850 pounds.*

By the early 1930s over 500 houses had been constructed and Merlynston had grown to a 'model suburb' containing about 3000 people (*Coburg Courier*, 1932).

**Merlynston Progress Hall**

The Merlynston Progress Hall was constructed by August 1928 for the Merlynston & District Progress Association (MDPA). The building as originally constructed comprised a gabled hall with dimensions of 60 feet x 40 feet, an open undivided interior and a small entry porch. Soon after its completion a stage and two ante-rooms were created inside the hall at the south end and a 'bio box' was added above the porch - these additional works were completed by October 1928 (PROV).

The hall was first mooted at a meeting of the MDPA held in June 1924 at the King's Theatre, Fawkner when the president, Cr. D. Stuart Bain was in the chair and 60 people in attendance (*Coburg Courier*, 1924). The meeting adopted a recommendation of the Committee that a block of land at the corner of Merlyn and Novian streets should be purchased from the President (Bain), which he offered at 'slightly more than half its value' for the purpose of erecting a 'public hall and library'. A further recommendation was that the scheme should be financed by the issue of 200 one pound interest-bearing debentures and it was reported that:

*It is confidently anticipated that these debentures will be taken up readily as the enthusiasm and public spirit in this little community is tremendous.* (*Coburg Courier*, 1924)

The hall was used by MDPA, other community organisations such as the Australian Natives Association and for local events. It was also used as a cinema - from the 1930s until 1948 the cinema was operated by Southern Theatres, which also controlled the Plaza Newport and New Empress, Williamstown Beach. In 1951 an addition was made to the bio
cabin to provide a film winding room and in 1958 the hall was renovated prior to leasing it to new tenants for pictures (PROV).

As noted above the MDPA, which was led by D.S. Bain in its early years, was very much a progress association in the true sense. It was formed in 1924 and by 1929 had more than 300 members (BCC). Regular meetings were held throughout the 1920s and it was reported in June 1924 that steps had been taken to secure the erection of fire alarms, public telephone, improvements of postal delivery, augmentation of train service, and improvement of the various facilities and accommodation at the local railway station (Coburg Courier). The MDPA was not alone in seeking such improvements - the dramatic growth of Coburg in the 1920s led to the formation of no less than five progress associations - East Coburg West Coburg, Merlynston, Pascoe Vale and Pascoe Vale Soldiers' -demanding an extension of basic services. According to Broome (1987:204) 'In September 1927 they formed a central executive to look at Coburg's needs and lobby the Council which also strongly supported development'.

Correspondence on the Public Health Department file indicates that the MDPA was active from the hall's opening until the early 1960s. By 1972 the hall was in the ownership of Coburg City Council.

Sources
'Back to Coburg Carnival Souvenir Program, March 2nd to 9th, 1929' (BCC)
Broome, Richard, Coburg, between two creeks, 1987
Coburg Courier, 13 June 1924, 19 August 1932
Public Records Office of Victoria (PROV), VPRS 7882/P1, Unit 832

Description

Physical Description

The former Merlynston Progress Hall is an inter-war gabled weatherboard hall. There are tall multi-paned windows in the front and side elevations and Health Department vents along the roof. Another distinctive feature of the building is the early metal sign along ridge line of roof with remnant of word 'Progress' oriented to face toward the railway station. At the front of the hall is a tall projecting gabled section comprising the entry foyer and bio-cabin above - the narrow 'escape door' shown on original plans can still be seen above the timber entry door to the porch on the east side. On the west side, the small 1951 addition containing the film winding room is clearly apparent as the section under the skillion roof. This addition, which resulted in the loss of one window in the main front elevation of the hall (which appears to have been partly re-used in the film winding room) has spoiled the simple original symmetrical appearance of the hall when viewed from the front.

Other additions, made in the post-war era include the toilets, constructed of concrete block, at the rear, and a small room on the west side that once contained the kitchen.

The building has a deep setback from the Novian Street frontage, and is built up the east side boundary. A concrete path leads directly from Novian Street to the entry porch and there are some remnant plantings including what appears to have been a hedge along the east boundary to the laneway. The building is in fair/poor condition and has a relatively high degree of external integrity. The interior was not inspected.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.
Conservation guidelines (Use)
The continued use of a building is an integral part of conserving its heritage significance and one of the most effective strategies for conservation of heritage assets is to ensure that they remain in use, preferably for the purpose that they were designed and built for. However, in this case there is no longer a need to use this building as a hall and it has remained vacant for some time. Unless a suitable new use is found there is a danger that the condition of the building will deteriorate further to the point that it cannot feasibly be restored. Finding a suitable new use for this building should therefore be given high priority.

In considering adaptive re-use options, preference should be given to uses that:

- enable the conservation of culturally significant fabric, and cause the minimum degree of change to it;
- ensure that the building is continually occupied, or has a continuity of occupation that will ensure its security and maintenance;
- will not result in conflicts with surrounding land uses allowed by the Residential 1 zoning of the land;
- provide an economic return to Council that will subsidise the on-going maintenance of the building
- provide an opportunity for interpretation of its history
- may allow for some public access.

Comparative Analysis

The former Merlynston Progress Hall is typical of the simple gable-fronted weatherboard halls erected by local communities throughout Moreland (and Victoria more generally) in the early twentieth century. Many of these halls have since been replaced or extensively remodelled (For example, the Glenroy Public Hall - please refer to separate place record) and the this Hall is one of a small number that survive in a near-original condition. It compares to the Westbreen Hall and the former Salvation Army Hall, Mathieson Street, Coburg North.

Statement of Significance

What is significant?
The former Merlynston Progress Hall, constructed by 1928 including the original bio-cabin and porch, at 1 Novian Street, Merlynston. The original form and external materials, finishes and detailing and the early signage on the roof contributes to the significance of the place.

The concrete block addition at the rear, the 1951 film winding room addition to the bio-cabin, the kitchen addition and other non-original alterations or additions are not significant.

How is it significant?
The former Merlynston Progress Hall is of local historic, social and architectural significance to Moreland City.

Why is it significant?
The former Merlynston Progress Hall is historically and socially significant as a building that provides tangible evidence of the formation of the Merlynston community and represents the important role that the Merlynston Progress Association played in community life and the development of the suburb during the early to mid-twentieth century. (Criteria A, G & H)

It is historically and architecturally significant as a typical example of a small suburban hall, which incorporates a bio-cabin that demonstrates the popularity of cinema going during the inter-war and immediate post-war era. (Criteria A...
Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The former Merlynston Progress Hall is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
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Recommended Heritage Protection

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Architectural Style

- Interwar Period (c.1919-c.1940)
- American Bungalow
History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Place history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888 stimulated development in the areas immediately to the north of Bell Street, however the area to the north of Gaffney Street was too remote from public transport and remained largely undeveloped until after World War I.

Sydney Road north of Bell Street began to develop following the electrification of the Sydney Road cable tramway from the Coburg Depot near Moreland Road to Bell Street and its extension northward to Bakers Road, which was completed by May, 1916. Two years earlier, the suburban railway services were restored between Coburg and Fawkner, which included the re-opening of the former Bell Park station as Batman. The electrification of the line in 1920 provided a further boost to services. The improvements to public transport were one of the factors that resulted in the growth of Coburg accelerating after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers while industry was actively encouraged by Council, which designed three industrial areas. The opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at ‘fever pitch’ (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

One the first houses constructed on the west side of Sydney Road north of Gaffney Street was Rathmore, built by 1890 by Alfred Buck as his own residence. The house still survives at the rear of flats at 781 Sydney Road (Burchell, 1995:13). By 1930 a row of houses extended from Gaffney Street as far north as No.771, with vacant land between that house and Rathmore (MMBW). The next house to be constructed, by 1934, was Alfred Bates' house at No.773 (SM). Bates, who had purchased this property in 1931, was a carpenter and builder and so it is likely that he himself built the house (LV, V.5766 F.189).

By 1937 the Sands & McDougall Directory recorded 3 houses being built to the north of No.773, one of which was the house at 775 Sydney Road, which was listed by 1938 when the first occupant was Charles Wood (refer to separate place record).

Sources

HOUSE 25-Apr-2011 02:01 PM
Hermes No 149930 Place Citation Report
Description

Physical Description

This is an early 1930s California Bungalow which is highly intact. While a fairly restrained design, its quality suggests the involvement of an architect or craftsman-builder. The attic-style form is unusual in Coburg, and is more often seen in the eastern suburbs.

The house is built of clinker brick (tuckpointed in black) with a band of roughcast render above window level. It has a transverse gable roof clad in variegated Marseille tiles. The roof to the main body of the house has a higher peak and a hipped-roof dormer to the facade. A lower section of roof on the north side of the house defines the entry. The front door is located under a continuation of the roof supported by a clinker-brick pier that punctures the roof and rises slightly above it, like a chimney or pylon. The top of the pylon has a band of vertical bricks above render. Both the higher and lower gables are finished with timber shingles. The windows to the main elevation are boxed, paired double hung sash. The upper sashes of the windows and the glazed front door has a diamond motif.

The front fence is a low brick wall with chunky roughcast rendered piers with a band of vertical bricks at the top (like the verandah pylon). Between the piers is geometric mild-steel fencing, which matches the driveway gates. The fence is original to the house, but has been extended upwards with the addition of unsympathetic neo-Victorian palisade-type fencing.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

With the exception of some of the houses designed and built for D.S. Bain in his Merlynston subdivisions much of the inter-war housing in the area to the north of Bell Street is of standard bungalow design, usually in weatherboard. This is one of three inter-war houses in Sydney Road that are notable for their individual well-detailed designs that set them apart from other inter-war houses and suggest the involvement of an architect or skilled craftsman-builder.

The house at 773 Sydney Road is an early 1930s California Bungalow which is highly intact. While a fairly restrained design, the fine quality of detailing and attic-style form is unusual in Coburg, and is more often seen in the eastern suburbs. The adjoining house at No.775 also has unusual details such as the Jerkinhead roof, detailing to the doors and windows, use of contrasting brickworkand is notable for its strong massing. Further along, the house at No.811 is distinguished by its two-storey gabled sun-porch and is complemented by a mature Canary Island Palm.
Statement of Significance

What is significant?
The house, constructed by 1934 for Alfred Bates, and front fence at 773 Sydney Road, Coburg North. The original form, detailing, materials and finishes of the house and fence contribute to the significance of the place.

Non-original additions and alterations to the house and fence are not significant.

How is it significant?
The house and front fence at 773 Sydney Road, Coburg North are of local architectural significance to Moreland City.

Why is it significant?
It is architecturally significant as a fine and well-detailed example of an inter-war attic bungalow, a dwelling type that is rare in this part of Coburg. The architectural and aesthetic qualities of the house are complemented by the front fence. (Criterion D)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The house and front fence at 773 Sydney Road, Coburg North are recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundary.
HERITAGE CITATION REPORT

Name       HOUSE
Address    775 SYDNEY ROAD, COBURG NORTH
Significance Level  Local
Place Type  HouseFence/Wall
Citation Date  2010

Recommended Heritage Protection  VHR No HI No PS Yes

Architectural Style  Interwar Period (c.1919-c.1940)
Old English, Interwar Period (c.1919-c.1940) Moderne

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Place history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888 stimulated development immediately to the...
north of Bell Street, however the area to the north of Gaffney Street was too remote from public transport and remained largely undeveloped until after World War I.

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Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers while industry was actively encouraged by Council, which designed three industrial areas. The opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills and industry followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at "fever pitch" (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

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Sources
Broome, Richard, Coburg, Between Two Creeks, 1987
Burchell, Laurie, Coburg. More of our history, 1995
Land Victoria (LV), Lodged Plans and title, as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3498, dated 1930
Sands & McDougall Directory (SM), 1930-38

Description

Physical Description

This is an attic-storey house of the late 1930s or early 1940s which combines features of the Old English and Moderne styles. It has a cruciform plan, with jerkin-heads to the front and side gables. The roof is clad in Marseille tiles. The walls are constructed of clinker brick with very tall chimneys on either side. Its massing is strong and the design unusual, suggesting the involvement of an architect or craftsman-builder. The house has a relatively high degree of external integrity and is in good condition.

Unusual design features include the corbelled-brick brackets to the eaves and hood over the front door, the creation of
'boxed windows' to the facade with projecting bricks and corbelling below the sills (as boxed windows are usually executed in timber), and the subtle modulation of two tones of clinker bricks. The box windows are variously single, paired and triplicate. They are set into a projecting dark brick border with corbelling at the bottom. There are similar corbelled accents as eaves brackets and supporting the concrete hood to the front door, located on the north side elevation. The ground floor windows also have shallow concrete hoods.

The front fence is original. It is a low brick wall built of the same colour bricks as those around the windows, with pyramidal piers at either end. The garage, set back on the north side of the house is also built of clinker bricks and may be original.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

With the exception of some of the houses designed and built for D.S. Bain in his Merlynston subdivisions much of the inter-war housing in the area to the north of Bell Street is of standard bungalow design, usually in weatherboard. This is one of three inter-war houses in Sydney Road that are notable for their individual well-detailed designs that set them apart from other inter-war houses and suggest the involvement of an architect or skilled craftsman-builder.

The house at 773 Sydney Road is an early 1930s California Bungalow which is highly intact. While a fairly restrained design, the fine quality of detailing and attic-style form is unusual in Coburg, and is more often seen in the eastern suburbs. The adjoining house at No.775 also has unusual details such as the Jerkinhead roof, detailing to the doors and windows, use of contrasting brickwork and is notable for its strong massing. Further along, the house at No.811 is distinguished by its two-storey gabled sun-porch and is complemented by a mature Canary Island Palm.

Statement of Significance

What is significant?
The house, constructed by 1937, and front fence at 775 Sydney Road, Coburg North. The original form, detailing, materials and finishes of the house and fence, which combines elements of the Old English and Moderne inter-war styles, contribute to the significance of the place. Of particular note are the unusual design features which include the corbelled-brick brackets to the eaves and hood over the front door, the creation of 'boxed windows' to the facade with projecting bricks and corbelling below the sills (as boxed windows are usually executed in timber), and the subtle modulation of two tones of clinker bricks.

Non-original additions and alterations to the house and fence are not significant.

How is it significant?
The house and front fence at 775 Sydney Road, Coburg North are of local architectural significance to Moreland City.

Why is it significant?
It is architecturally significant as a fine example of an inter-war bungalow of individual design that combines elements of the Old English and Moderne inter-war styles. The house is notable for its unusual detailing, which demonstrates the involvement of an architect or skilled craftsman builder, that sets this house apart from other examples in Coburg. The architectural and aesthetic qualities of the house are complemented by the front fence. (Criterion D)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The house and front fence at 775 Sydney Road, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundary.
HERITAGE CITATION REPORT

Name: RATHMORE (HOUSE)
Address: 781 SYDNEY ROAD, COBURG NORTH
Place Type: House
Citation Date: 2010

Significance Level: Local
Recommended Heritage Protection VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building during the boom

Place history
The house at 781 Sydney Road, Coburg North was built c.1890 by Alfred Buck as his own residence. Buck named it
Rathmore after the town in County Cork, Ireland from whence he immigrated. In 1890/91 the house was situated on four and three quarter acres of land. Buck was an architect with the Penal Department who designed some of the early bridges in Coburg and several of his original bridge plans are held by the Coburg Historical Society (Burchell, 1995:13). It is therefore possible that Buck designed as well as built this house.

According to research by the Coburg Historical Society the ceiling in the sitting room of the house was hand painted by Joseph Bini, an Italian who reputedly 'went blind' when they were completed. Other decoration included painted finishes and grey or white marble mantle-pieces in the main rooms (Burchell, 1995:13).

After Buck's death in 1908 the house was bequeathed to Sussanah Bates, his housekeeper, but she moved to another house and Rathmore was tenanted. It was later purchased by John Bates and remained in the Bates family until about 1967. It was then that the two storey flats that now abut the house were built and the house itself was converted into three apartments (Burchell, 1995:13).

Sources
Burchell, Laurie, Coburg. More of our history, 1995

Description

Physical Description

The house at 781 Sydney Road Coburg is designed in the Federation style and is built of red face brickwork. Although the general form of the house is typical of the period there are a number of unusual features. These include the single full length window to the front elevation with the door situated around to the side, the large front window with narrow side margins and rendered moulding with a flattened archprofile. The diaper patterned brickwork to the front gable end is executed in dark brick and forms a bold pattern to this element. The chimney is of red and cream brickwork and it is probable that painting has obscured further cream brick detailing. Alterations to the house include a concrete deck and balustrading to the front verandah which matches the wrought iron balustrading of the flats, and painting of the front gable, obscuring the pointing. Elsewhere on the front elevation the house has been tuck-pointed.

The site has been altered substantially at the front by the addition of a two storey block of flats that is attached to the side wall of the house. The front garden has been concrete paved, although two trees remain immediately in front of the house and a large elm tree is visible at the rear. Although the flats are prominently sited on Sydney Road and are detrimental to the setting, they have not substantially impacted on the fabric of the house.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

The former Rathmore at 781 Sydney Road is one of a relatively small number of surviving late Victorian suburban houses to the north of Bell Street. While this type of house is very common in the area to the south of Bell Street there are fewer examples to the north of Bell Street and this is the only known example in Coburg North. Many of these houses are of typical double-fronted symmetrical design with a M-hipped roof or have an asymmetrical plan with projecting hip or gabled bay. Rathmore is an example of the latter type and while typical in many aspects of its design, it is distinguished
by the detailing to the window in the projecting front bay, which demonstrates the involvement of an architect/designer (in this case, probably the first owner, Alfred Buck).

In terms of the association with Alfred Buck this is the only house known to have a direct association with him. From the date of construction and the time of his death in 1908, it appears this was Buck's retirement home.

**Statement of Significance**

**What is significant?**
The house, formerly known as *Rathmore*, constructed c.1890 by Alfred Buck as his own residence, at 781 Sydney Road, Coburg North. The original form, materials and detailing of the c.1890 house is significant. Although the general form of the house is typical of the period there are a number of unusual features. These include the single full length window to the front elevation with the door situated around to the side, the large front window with narrow side margins and rendered moulding with a flattened arch profile. The diaper patterned brickwork to the front gable end is executed in dark brick and forms a bold pattern to this element.

The post-war cream brick flats and non-original additions and alterations to the house are not significant.

**How is it significant?**
The former *Rathmore* at 781 Sydney Road, Coburg is of local historic and architectural significance to Moreland City.

**Why is it significant?**
Historically, as the only known surviving example of a nineteenth century house in Coburg North it is significant as now rare tangible evidence of an early phase of development in that area. It is also significant for its associations with Alfred Buck, a locally important figure in the early development of Coburg who was an architect with the Penal Department and designed some of the early bridges in the area. (Criteria A, B & H)

It is architecturally significant as a fine and well-detailed example of a late nineteenth century villa, which is notable for the fine quality of the detailing to the window and brickwork to the projecting bay. (Criterion F)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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Other Recommendations

The house at 781 Sydney Road, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
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<thead>
<tr>
<th>Name</th>
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<tr>
<td>Address</td>
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Recommended Heritage Protection

Heritage Protection

VHR No HI No PS Yes

Architectural Style

Interwar Period (c.1919-c.1940)
American Bungalow

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building houses in the twentieth century

Place history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road to the south of Bell Street. Coburg Station, which opened in 1884 with a single track to the city that was duplicated by 1888 stimulated development immediately to the north of Bell Street, however the area to the north of Gaffney Street was too remote from public transport and remained largely undeveloped until after World War I.

Sydney Road north of Bell Street began to develop following the electrification of the Sydney Road cable tramway from the Coburg Depot near Moreland Road to Bell Street and its extension northward to Bakers Road, which was completed by May, 1916. Two years earlier, the suburban railway services were restored between Coburg and Fawkner, which included the re-opening of the former Bell Park station as Batman. The electrification of the line in 1920 provided a further boost to services. The improvements to public transport were one of the factors that resulted in the growth of Coburg accelerating after World War I. As noted by Broome (1987:202).

Suburban development depends on demand for housing, cheap vacant land, local employment, the availability of transport and basic services and the drive of entrepreneurs. By 1920 Coburg was ripe for the process.

In Coburg the demand for housing was created by returned soldiers while industry was actively encouraged by Council, which designed three industrial areas. The opening of the Lincoln Knitting Mills on a large site in Gaffney Street in 1919 provided employment for 500 workers, a figure that was doubled in 1920. Further mills and industry followed (Broome, 1987:203-05).

As a result by the mid-1920s new building was at 'fever pitch' (Broome, 1987:207) and the population of Coburg more than doubled in the decade from 1920 to 1930 from 17,000 to 40,000. It was the third-largest suburban rate of increase behind Caulfield and Camberwell and during 1923 and 1924 an average of 3 houses were built each day in Coburg (Broome, 1987:210).

This house at 811 Sydney Road was constructed by 1927, when it was occupied by Albert G.W. Douglas and Mrs O. Douglas, who was a nurse (SM). Despite the development taking place in Coburg at that time, this section of Sydney Road was still relatively undeveloped - MMBW Detail Plans, dating from 1930, shows that this house was one of just six dwellings on the west side of Sydney Road between Charles (now Renown) Street and Baker's Road tram terminus.

Sources
Broome, Richard, Coburg, Between Two Creeks, 1987
Description

Physical Description

The house at 811 Sydney Road, Coburg North is an Arts & Crafts two-storey villa, which shows influence of the California Bungalow style. It is two-stories tall with a tiled transverse gable roof balanced by a large, two-storey, gable-fronted sun porch. The walls are finished in roughcast render with smooth rendered recesses to the sun porch, with half-timbering to the front porch gable and timber shingles to the side gables. The eaves are supported on triangular timber brackets, and the rendered chimneys have a tapered profile. The boxed paired double-hung sash windows have geometrical leadlights in the upper sashes. The front door is located in a recess on the south side of the building. The quality of detailing suggests that the house was architect designed, or constructed by a skilled craftsman builder.

The house is largely intact, apart from the infilling of the two-storey sun porch with glazing. Its original, open configuration is visible on the 1930 MMBW Detail Plan No.3498. The house appears to be vacant. It appears that the roughcast render has only been colourwashed or whitewashed in the past, but never painted.

The setting of the house is set within a somewhat overgrown front garden, which is articulated by a drystone retaining wall along the front boundary, and is dominated by a mature Canary Island Palm (*Phoenix canariensis*). Both features are typical of the inter-war period, although the wall may have been constructed later.

Recommended Management

Conservation guidelines (General)

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

With the exception of some of the houses designed and built for D.S. Bain in his Merlynston subdivisions much of the inter-war housing in the area to the north of Bell Street is of standard bungalow design, usually in weatherboard. This is one of three inter-war houses in Sydney Road that are notable for their individual well-detailed designs that set them apart from other inter-war houses and suggest the involvement of an architect or skilled craftsman-builder.

The house at 773 Sydney Road is an early 1930s California Bungalow which is highly intact. While a fairly restrained design, the fine quality of detailing and attic-style form is unusual in Coburg, and is more often seen in the eastern suburbs. The adjoining house at No.775 also has unusual details such as the Jerkinhead roof, detailing to the doors and windows, use of contrasting brickwork and is notable for its strong massing. Further along, the house at No.811 is distinguished by its two-storey gabled sun-porch and is complemented by a mature Canary Island Palm.

Statement of Significance

What is significant?
The house, constructed by 1927, mature Canary Island Palm (*Phoenix canariensis*), and drystone wall at 811 Sydney Road, Coburg North. The original form, siting, detailing, materials and finishes of the house contribute to the significance of the place.

Non-original additions and alterations to the house and other trees on the site are not significant.

**How is it significant?**
The house, Canary Island Palm, and drystone wall at 811 Sydney Road, Coburg North are of local architectural and aesthetic significance to Moreland City.

**Why is it significant?**
The house is architecturally significant as a fine, well-detailed and relatively substantial example of an inter-war Arts & Crafts villa, with California Bungalow influence in Coburg North. The aesthetic qualities of the house are complemented by the mature Palm, which is a typical inter-war planting, and drystone retaining wall at the front of the property, which is also typical of the period. (Criterion D)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**
The house and Canary Island Palm at 811 Sydney Road, Coburg North are recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundary.
HERITAGE CITATION REPORT

Name: ANZ BANK
Address: 962-964 SYDNEY ROAD, COBURG NORTH

Significance Level: Local

Place Type: Bank
Citation Date: 2010

Recommended Heritage Protection:
VHR No HI No PS Yes

Architectural Style: Postwar Period (1945-1965)

History and Historical Context

Thematic context
This place is not associated with a specific theme in the City of Moreland Thematic History (2010).

Place history
This part of Coburg North remained as open farmland until the early decades of the twentieth century. The suburban transformation began in about 1920 when Captain D.S. Bain commenced the subdivision and sale of the Station Heights Estate on the west side of Merlynnst (then known as Coburg North) Railway Station. He later created the Bain Avenue and Plaisted Street subdivisions on land between the station and Sydney Road (The entrance to Plaisted Street off Sydney Road is almost directly opposite this site) where he built further homes by the late 1920s. A small shopping centre developed in Merlynn Street on the west side of the railway, but is it not known whether any banks were established there. Further development occurred during the mid to late inter-war period in the streets leading off the east side of Sydney Road including Suvla Grove, Anzac Avenue and Mathieson Street and continued after the Second World War.
The greater commercial exposure offered by Sydney Road appears to have encouraged the banks to establish their branches on that thoroughfare rather than the small centre in Merlyn and Orvieto Streets. A branch of the ANZ Bank was established in 1953 on the present site and in 1958 a branch of the State Bank was opened just up the road at the northwest corner of Mathieson Street, adding a further business premises to what was then described as a 'rapidly developing area' (SM, Coburg Courier, 7 October 1958).

The first ANZ branch on this site was described as a 'semi-mobile branch building'. Designed by the Bank's staff architect, Mr S. Winston Hall, the steel building was erected in about six weeks and was a design 'intended to provide for new branches during the establishment period ... with a view to easy removal to another site when a permanent structure is erected' (ANZ Newsletter, July 1953).

The temporary branch was replaced by a permanent building, also designed by Winston Hall, which was constructed in 1959-60. It opened in 1960. An illuminated sign was added to the bank in 1971 and alterations and additions to the building, also designed by Winston Hall architects, were made in 1975.

S. Winston Hall was the ANZ staff architect and also conducted his own practice in partnership with his wife Elizabeth. It is said they had a 'long and fruitful professional association' with the ANZ Bank. Other bank branches designed by Hall for ANZ included Ascot Vale and Richmond. The practice also designed a number of Modernist homes and townhouse developments. At 2 Selwyn Court, Toorak in 1963 Hall and his wife designed two townhouses - one as their own residence and the other for John McVean, then assistant Managing Director of the ANZ Bank (Heritage Alliance, 2008).

Sources
Argus, 29 January 1953
ANZ Archives - copy of ANZ Newsletter 'Checkerboard' dated July 1953
Broome, Richard, Coburg, between two creeks, 1987
City of Moreland, Planning Files
Coburg Courier, 12 October, 1954 - 'Merlynston and Captain Bain', 7 October, 1958
Heritage Alliance, Survey of Post-War Built Heritage in Victoria, Volume 2 Residential E, p.170
'Inception of a New City. The City of Coburg 1850-1922', c.1922
Land Victoria (LV), certificates of title and Lodged plans as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3545, dated 1937
National Library of Australia, Records 3470874 and 3470876
Sands and McDougall Directory (SM), 1953-70

Description

Physical Description

The ANZ Bank is a prominent and stylish modern commercial building that has a wide frontage to Sydney Road. The particular stylistic feature that distinguishes this building is the complete visual separation of the roof structure from the walls. The roof is seen to 'float' above the walls with a continuous band of windows that provide highlighting to the interior. The walls then become planes that appear to contain space rather than support structure. This is achieved through the Modernist technique of providing internal columns as the supporting elements and concealing these from the exterior. The roof is a low pitched double gable with concealed gutters that allow the fascias to form a strong and uncluttered expression to the overhanging eaves line. The deep roof overhangs accentuate the setback of the windows. One side wall is of rough faced bricks which is probably an alteration given that the remainder of the building is of smooth faced cream
Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

All of the banks currently included in the Heritage Overlay in Moreland (and identified as either individually significant or contributory to a precinct) date from prior to World War Two. This bank is one of the few Modernist banks in Moreland and is perhaps the best and most intact example. It compares to the Modernist banks designed for the ES&A Bank (which later became part of the ANZ Bank) in the late 1950s and early 1960s in other suburbs of Melbourne - the most notable being the former Malvern branch at the corner of High Street and Glenferrie Road, which is included on the Victorian Heritage Register. One former ES&A branch in Moreland has been identified in Pascoe Vale Road, Glenroy however, it has been significantly defaced and does not meet the threshold of local significance. Another 1950s bank is at the corner of Mathieson Street and Sydney Road - this was constructed for the State Savings Bank of Victoria in 1955, but has also been altered.

Statement of Significance

What is significant?
The ANZ Bank, designed by S. Winston Hall and opened in 1960 and the 1975 additions, at 962-964 Sydney Road, Coburg North. The external form, materials and detailing of the bank contributes to its significance. The particular stylistic feature that distinguishes this building is the complete visual separation of the roof structure from the walls. The roof is seen to 'float' above the walls with a continuous band of windows that provide highlighting to the interior. The walls then become planes that appear to contain space rather than support structure. This is achieved through the Modernist technique of providing internal columns as the supporting elements and concealing these from the exterior.

The free-standing pole sign and other non-original alterations and additions are not significant.

How is it significant?
The ANZ Bank at 962-964 Sydney Road, Coburg North is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as tangible evidence of the new commercial premises established to serve the growing population of Coburg North after the Second World War. It is also significant as an example of the bank premises designed by S. Winston Hall who designed many branches for the ANZ bank in the post-war era. (Criterion A)

It is architecturally significant as a fine and well-detailed example of a post-war Modernist bank. (Criteria D & F)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
### Recommendations 2010

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**Other Recommendations**

The ANZ Bank at 962-964 Sydney Road, Coburg North is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: ST NEKTARIOS GREEK ORTHODOX CHURCH
Address: 144 MAJOR ROAD, FAWKNER

Place Type: Church
Citation Date: 2010

Significance Level: Local

ST NEKTARIOS GREEK ORTHODOX CHURCH
Hermes No 140008 Place Citation Report
Recommended Heritage Protection: VHR No HI No PS Yes

Designer / Architect: Earle, J

Architectural Style: Late Twentieth Century (c.1960-c.2000)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and Cultural Life
10.1 Worshipping in Moreland

Theme Two: Peopling Moreland
2.4 Creating a Multicultural Moreland

Place history
Churches began appearing in the Moreland area almost as soon as it was settled, with various protestant congregations building places to worship from the 1840s. The first land grant for religious purposes was received by the Wesleyan Methodists, who built a bluestone chapel on the corner of Bell Street and Sydney Road in 1849. The first Catholic church in the Coburg area had its beginnings in 1850, but a building was not completed until 1855. As suburbs developed and grew in the twentieth century their expanding congregations built more churches, peaking with larger, more elaborate complexes in the post-war years (Historica, 2010:104). Since the explosion of Moreland's migrant population in the post-war period, the area has seen the establishment of a diverse array of places of worship to serve a culturally varied community, including Orthodox churches, an Islamic mosque and a Buddhist monastery. (Broome 2001)

Greek migrants began settling in Moreland in the 1930s and 40s and the Brunswick Greek community was one of the first such communities in Australia. In the early 1950s the house of the Rentzis family in Blyth Street, Brunswick became the 'unofficial centre for all local Greek activities' and soon after the Greek community purchased two houses in Staley Street, which provided the site for St Basil's (St Vasilios) Greek Orthodox Church. From 600 Greeks in 1955, the population grew steadily and peaked at more than 15,000 in 1975 (Historica, 2010:23).

The current St Nektario's Greek Orthodox Church replaced an earlier church on the same site, which operated from a weatherboard house on a single allotment. By the early 1970s the house had grown too small for Fawkner's extensive Greek population, and the construction of a large new church was proposed, with two allotments adjacent to the site purchased for the purpose. The Orthodox Church initially met difficulty in obtaining a building permit on the basis of feared increased noise and traffic and a lack of parking provision. They responded to these issues in a planning appeal of 1972, arguing that parking space would be provided, that the building would be built of reinforced concrete with the ceiling coated with a sound absorbent material to ensure noise was contained, and that traffic on 'special service' days like Christmas or Easter could be expected at a church of any denomination. The appeal also reasoned that there was a great need for a Greek Orthodox Church in Fawkner, as follows:

The Greek people are entitled to have a church of their own denomination and, in fact, they need it. Indeed, it can be said with a great deal of force that the Greek people, most of whom are migrants, need their own church far more than many other people need their church. For them, the Church provides not only a place of worship but a place that can give them...
a sense of security in the strange land. (Jablonski and others v. City of Broadmeadows 1972)

By 1973 a permit for building had evidently been approved, as the weatherboard house on the original church allotment, as well as those on the recently acquired adjoining lots, had been demolished, and a design for a new church had been produced by Earle & Partners architects. However, none of the tenders received for the project were considered acceptable, and the church design was revised by James Earle in early 1974. Construction of the primarily concrete building was completed two years later, in 1976, and stood to a height of around 60 feet. (VPRS 7882/P0001/1940)

Two years after construction of St Nektario's was completed a scathing review of its architectural merits was published in The Age. Written by Norman Day, the article critiques a "clash of uninventive dome shapes sitting sharply atop an array of 1960s gimmickry - circular windows, precast concrete, angled roofs and black gasket glazing". Day argues that "given that the building is devoted to worship and allows a rich iconography, St. Nektario's could have been a building to extend the idea of church", although he goes on to praise the "sculptural internal spaces created by domes on domes". (Day, 1978)

Earle & Partners (Earle & Bunbury)

Earle & Partners was the Hawthorn-based architectural firm of James Earle, who was best known for his Methodist churches of the 1950s and 60s. Earle had travelled widely. His all-inclusive approach to design was influenced by a period of study at the Swedish Institute in 1951, followed by a visit to the Festival of Britain held in London in 1951, which celebrated the best in British art, design and industry. He later visited the USA to study church design in that country. (Reeves 2009; Museum of London 2001)

James Earle's contribution to ecclesiastical work has been significant and influential, having involvement with over 200 church and ancillary buildings, predominantly for the Methodist Church and subsequently the Uniting Church, as well as the Anglican, Greek Orthodox, Baptist, Catholic and Salvation Army Churches. James Earle was awarded an Order of Australia for services to architecture and has been involved with the RAIA, RAPI and AILA (Coleman, 1996:59-60).

Earle & Bunbury, the architectural practice Earle had partnered with Arthur Bunbury during the 1950s and 60s, was responsible for the design of the Kent Road Uniting Church in Pascoe Vale (Please refer to the separate place record).

Sources
Day, Norman (1978) 'Sins to avoid in designs for the faiths', The Age, 2 January.
Coleman, Ian and Roslyn (1996) Twentieth Century Churches in Victoria, a Study, for the Historic Buildings Council Historica, City of Moreland Thematic History, 2010
Jablonski and others v. City of Broadmeadows (1972) Town Planning Appeals Tribunal, Submission on behalf of the respondent trustees of the Greek Orthodox Church, document obtained from City of Moreland files.
VPRS 7882/P0001/1940, Public Building Files: Fawkner - Churches, Greek Orthodox Church, 140 Major Road (St Nektarios Church), files held at Public Records Office Victoria

Description

Physical Description
St Nektario's is based on a traditional centralized church design originating from the ancient churches of the Byzantine Empire. This traditional form includes the use of a central domed space surrounded by subsidiary apses each with their own domed roof. The complex expression of domed forms exhibited in Byzantine churches were essentially solutions to building circular domes over square plans in thick walled masonry construction.

The modern equivalent of this form at St Nektario's has been inventively designed in concrete panels with semi-circular 'buttresses' that conceal the joints between panels and provide additional modelling to the facade.

St Nektario's is an interesting combination of traditional church design with structural materials of the twentieth century. There is considerable skill exercised in achieving the internal flow of space and volume with the restrictions of pre cast elements.

St Nektario's also includes symbols and imagery of importance in the Greek Orthodox tradition including gold icon circular motif centrally placed over the entrance, the metal screen windows with a Greek cross design, and a water tap decorated in blue and with shell mosaic designed like a small traditional spring.

The church sits in an asphalted car park and landscaping includes a small palm tree and some low plantings delineating access roads and parking places.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

There are three Greek Orthodox Churches in Moreland including St Nektario's. St Eleftherios in Brunswick took over a former Methodist Church at 279 Albion Street. This church is not comparable with St Nektario's as it is a traditional inter-war brick church of 1934 with some changes to identify it as a Greek Orthodox church. A better comparison is The Parish of the Presentation of our Lord at 23 Victoria Street Coburg. This is a large modern church built with stylistic references to traditional Greek churches. Architecturally it is less dramatic in composition than St Nektarios. It adopts the more standard axial church plan and has less modelling of form.

**Statement of Significance**

**What is significant?**
St Nektario's Greek Orthodox Church at 144 Major Road, Fawkner designed by James Earle & Partners and built in 1974 is significant. The form, original external materials and detailing and siting of the church, which enables it to be viewed from all sides contributes to the significance of the place.

Other buildings on the site are not significant.

**How is it significant?**
St Nektario's is of local historic, architectural and social significance to the City of Moreland.

**Why is it significant?**
St Nektario's is historically and socially significant as church that demonstrates the growth of the Greek community within Moreland after World War II. First established in an earlier church on the same site, St Nektario's demonstrates the consolidation of worship amongst migrant communities in Moreland. (Criteria A & G)

St Nektario's is architecturally significant for the convincing manner in which a design traditionally executed in solid masonry material has been re-invented in concrete panels. The church displays elements of rich iconography in the circular mosaic motif and the metal window screens as well as the vernacular tradition of an outdoor water source as an important element. The interior is notable for its sculptural internal spaces created by the intersection of domes. St Nektario's Greek Orthodox church is an important and distinctive part of the prolific church architecture practice of Earle and Partners who are better known for their Wesleyan, Anglican and Presbyterian churches. (Criterion E)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

St Nektario's Greek Orthodox Church at 144 Major Road, Fawkner is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.

This information is provided for guidance only and does not supersedes official documents, particularly the planning scheme. Planning controls should be verified by checking the relevant municipal planning scheme.
HERITAGE CITATION REPORT

Name               HOUSE
Address            67 MAJOR ROAD, FAWKNER
Significance Level Local
Place Type         House
Citation Date      2010
### Recommended Heritage Protection

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### Architectural Style
- Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

### History and Historical Context

#### Thematic context
This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Six: Building Moreland's Houses*

6.4 Building houses in the twentieth century

#### Place history
What is now Major Road formed the northern boundary of a parcel of land first purchased by Thomas Walker in 1839. In 1899 over 500 acres of land in this area extending from Sydney Road to the Merri Creek was acquired by the Land Mortgage Bank of Victoria Ltd who subdivided it into small farm lots averaging about 6 acres in area. This large subdivision, known as the Coburg Reserve Estate, created Major Road, Lynes Road, Lorne Street and McBryde Street. The lots were sold between 1900 and 1911 and many were used for small farms (LV, V.2796 F.073).

There was little development in Fawkner in the early decades of the twentieth century - In 1910 there were only 35 houses within walking distance of Fawkner Station, which had closed to regular passenger services in 1903 due to lack of patronage, but later re-opened in 1914. After World War I returned soldiers began to settle in the area and by the 1930s a small community had begun to develop (Fawkner history website).

What is now 67 Major Road is part of an allotment of land that was purchased by Ernest G. Paddle in March 1908, which was described as Lot 34 on LP 4156. In 1914 the lot was transferred from Ernest to Arthur W. Paddle of Major Road, Fawkner, a boot manufacturer (LV, V.3263 F.158). The 1912-13 rate book lists Samuel F. Paddle as the owner of 5 acres of land. In the following year, the rate books have to amended to substitute Arthur Paddle as the person rated, while 'House' has been pencilled into the description and the Net Annual Value increased from 5 to 21 pounds (RB). Subsequent re-subdivision has reduced the allotment surrounding the land to the present size.

#### Sources
- Land Victoria (LV), certificates of title and lodged plans, as cited
- Shire of Broadmeadows Rate Books (RB), 1912-13 (No. in rate, 1038), 1913-14 (1039) VPRS

### Description

#### Physical Description
The house at 67 Major Road, Fawkner, is an Edwardian weatherboard villa of typical design. Asymmetrical in plan, it has a pyramidal hip roof with a gablet at the apex and a two projecting gable-fronted bays (one to the facade, the other on the east side). The projecting gable to the front has half-timbering above a projecting box bay window with triple side-hung
casement windows with colour-glass highlights beneath a skillion window hood. There is a convex profile verandah, which returns between the projecting gables and is supported by carved timber posts with decorative timber brackets and a 'ladder' frieze. The front door has sidelights and highlights. There are two tall corbelled brick chimneys and a smaller chimney at the rear.

The house is in good condition and has a high degree of external integrity. The front picket fence is sympathetic, but not original.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

This double-fronted house is a typical Edwardian-era design, which is commonly found in other parts of Moreland, but is much rarer in suburbs such as Fawkner, which saw little development prior to the inter-war period. It is the only known pre-World War I house in Fawkner, and the only close comparison in terms of construction date is the former Dowling house at 82 Major Road, which was constructed a decade later in 1925. In terms of other pre-World War I houses identified by the 2010 Study it also compares to the houses at 97 Boundary Road, Coburg North; and 4 Heath Street and 10 Northumberland Road, Pascoe Vale.

**Statement of Significance**

**What is significant?**
The Edwardian weatherboard house, constructed by 1914 for Samuel or Arthur Paddle, at 67 Major Road, Fawkner. The form, original external detailing and materials and siting of the house contribute to its significance.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

**How is it significant?**
The house at 67 Major Road, Fawkner is of local historic significance to Moreland City.

**Why is it significant?**
Historically, as the only pre-World War One house in Fawkner it is significant as rare tangible evidence of the limited development that occurred in the rural areas of Fawkner during the early twentieth century. (Criteria A & B)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The house at 67 Major Road, Fawkner is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: FAWKNER POLICE STATION & RESIDENCE (FORMER)
Address: 21 PRINCESS STREET, FAWKNER
Significance Level: Local

Place Type: Police station
Staff Accommodation

Citation Date: 2010

Recommended Heritage Protection: VHR No HI No PS Yes

Designer / Architect: Public Works Department

Architectural Style: Postwar Period (1945-1965)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and Cultural Life
10.3 Caring for Moreland's Community

Place history
Fawkner's first police station was opened in 1927, taking over from a station at Campbellfield. The location of this station is not known, and its lifespan was short, being closed in 1934. It was replaced at this time by a station opened at the corner of Orvieta and Marama Streets in Merlynston. (VPG, 1934:780)
On 22nd July 1957 operations of the Merlynston station were transferred to a new government owned building at 21 Princess Street, known as Fawkner Police Station (VPG, 1957:230). The property comprised a police station building and an adjacent three bedroom residence for the use of the Sergeant In Charge (Vic Police Museum & Historical Unit). 21 Princess Street doesn't appear as a police station and residence in Sands & McDougall directories until 1959 (The Directories were typically a year or two out of date), when the first listed occupant of the residence is L.J. Newell (Sands & McDougall Directory of Victoria 1959). This was possibly Lawrence James (L.J.) Newell who was later Deputy Police Commissioner of Victoria.

Police operations were moved again in June 1984 to a site at 1644 Hume Highway in Campbellfield. As a result 21 Princess Street ceased functioning as Fawkner Police Station at this time and the building was sold as a Crown Grant to private owners (VPG, 1984:382; LV).

**Sources**
- Land Victoria (LV), Certificate of Title Vol.9611 Fol.352.
- Victoria Police Museum and Historical Unit, various information sources provided.

**Description**

**Physical Description**

The former Fawkner Police Station and residence is a post-war gable-fronted cream brick building with a tiled roof, which has a residential appearance. It has a transverse gable roof with a projecting single-storey section and a double-storey section set back on the north side. There is one brick chimney. Windows are double hung sash, arranged in triples or pairs in the main facade. The former entrance to the police station itself appears to be on the south side of the building, with the residential component on the north. There is a tubular steel and chain mesh fence across the frontage. The building is in good condition and has a high degree of external integrity.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

The former Fawkner Police Station and residence compares with the former Pascoe Vale Police Station and residence at 562 Bell Street, Pascoe Vale. Constructed in 1945, Pascoe Vale is more architecturally distinguished than Fawkner (it was designed under the direction of Percy Everett), but both have a similar form and layout that is typical of the small suburban police stations with attached residences constructed during the mid-twentieth century.

**Statement of Significance**

What is significant?
The former Fawkner Police Station and residence, designed by the Public Works Department and constructed by 1957, at 21 Princess Street, Fawkner.
The original form, materials and detailing of the building and the relatively high degree of integrity when viewed from Princess Street contributes to the significance of the place.

Non-original alterations or additions to the building are not significant.

**How is it significant?**
The former Fawkner Police Station and Residence is of local historic significance to Moreland City.

**Why is it significant?**
It is historically significant as a representative example of the community facilities that were developed in response to the suburban development of Fawkner during the 1950s. It is also significant as a representative example of the small suburban police stations erected in Melbourne during the mid-twentieth century and the practice of providing staff accommodation as an integral part of such buildings. (Criteria A & D)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**

The former Fawkner Police Station at 21 princess Street, Fawkner is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name  GLENROY PUBLIC HALL
Address  5 CROMWELL STREET, GLENROY
Significance Level  Local
Place Type  Hall Public, Hall, Club/Hall, Social
Citation Date  2010
Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style Postwar Period (1945-1965)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

*Theme Ten: Sustaining Moreland's Community and cultural life*
10.4 Participating in community activities
10.6 Joining clubs and pursuing leisure interests

History of Glenroy
Glenroy the suburb had its beginnings in the late nineteenth century during the height of the land boom when Glenroy Farm, which covered most of Glenroy, Broadmeadows and Westmeadows was purchased by a syndicate known as the Glenroy Land Co. The Glenroy Estate, occupying land to the east of the railway line, was promoted as the 'Toorak of the north' - the syndicate paid for a station to be established and houses, villas and shops were built to encourage sales. Another estate, known as Forest Hills, was created on the west side of the railway and at least five villas were constructed (Historica, 2010:60-2).

However, apart from the buildings erected by the syndicates few houses were built before the 1890s Depression brought a halt to development and most of the land remained unsold. There were renewed attempts to sell land in some of the estates in the 1920s, and a small community at Glenroy began to form by the inter-war period. Signs of growth were the opening of a Presbyterian Church in Wheatsheaf Road by 1924, the new and enlarged State School in 1927, and the new St Matthew's Church in 1929, replacing the old church dating from 1908. However, suburban development in Glenroy did not really begin until after the Second World War.

Glenroy Public Hall
The site occupied by the Glenroy Public Hall was acquired in the early 1920s by the Glenroy Tennis Club who installed tennis courts on the site. In September 1926 the Club applied to the Public Health Department for permission to erect a building described as a 'Recreation Hall and Club House'. It was a simple weatherboard building, rectangular in plan with dimensions of 50 feet x 35 feet. The hall was sited close to the corner of Murrell Street facing Cromwell Street - to the north were situated the tennis courts. The application was made by C.W.L. Gibson, Club Secretary. The hall was ready for occupation by November 1926 and a further letter from Mr Gibson sought permission to add two rooms in front for ladies and mens dressing rooms and a kitchen at the rear (PROV).

The hall was used by the club throughout the inter-war period, however, at some time it disposed of the site. In August, 1947 correspondence from A.T.C. Cook, Shire Secretary, to the Public Health Department advised that the Glenroy Tennis Club (of which Cook was one time secretary and later president) 'does not now exist' and the hall had been sold 'many years ago' to the Glenroy Hall Committee and was subsequently disposed of by that committee to the Glenroy Club. Mr Cook advised that he would call a meeting of the remnants of the committee to 'have the position defined' (PROV).

A commitee was formed with Mr Cook at Secretary and by June 1947 approval had been given for a new bio-cabin to be erected above the dressing rooms at the front of the hall, while additions to provide a new stage area and kitchen were approved by December. However, like many old halls maintenance was an on-going issue and there is much...
correspondence on the Public Health Department file dating from the early 1950s relating to issues of non-compliance and requests by the PHD for Mr Cook to address several issues include repairs to the ceiling, spouting and roof, and improvements to the sanitary conveniences, particularly the men's latrine, which at one time was described as a 'menace to youngsters'. Matters came to a head in October 1952 when the committee was served with a order directing that the building be kept closed until further notice. The order was lifted by December 1952, however, problems with overcrowding and the continuing poor state of the men's latrine continued (PROV).

By October 1956 the Hall was under the control of Broadmeadows Council (Title records show that ownership officially transferred to Council in November 1957) and in 1959 Council prepared plans for new conveniences that were opened by March 1960. Extensive repairs and maintenance were carried out in 1961 and by 1963 plans were prepared for major additions and renovations to the hall. This included the construction of a new two-storey brick front (replacing the dressing rooms and bio-cabin), which contained on the ground floor a female cloak room and office and on the first floor a male cloak room and committee room, and the cladding of the exterior of the hall in brick veneer (PROV). The re-built hall was opened in mid 1965.

Sources
Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 791
Historica, City of Moreland Thematic History, 2010
Lemon, Andrew, Broadmeadows. A forgotten history., 1982

Description

Physical Description
The Glenroy Hall public hall is composed of two parts including the brick clad 1920s hall and the 1960s two storey front portion. The hall is a four-bayed structure with engaged pilasters between which are windows. The roof form is a gable that now features prominent air conditioning ducts. At the front of the hall, the two storey portion is constructed of cream brick with a flat roof and parapet. The windows are steel framed and the centrally located entrance has a flat concrete canopy. The metal lettering 'Glenroy Hall' is designed in stylish typeface and set in relief above the canopy. The Glenroy Public Hall has the appearance of a plain post war building despite its earlier origins. There are contemporary additions at the rear and side adjacent to a carpark.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis
The Glenroy Public Hall compares with other small community halls in Moreland such as the Progress Hall in Merlynston and Westbreen Hall. Until the significant alterations and additions were carried out to the Glenroy Public Hall in the early 1960s it would have more closely resembled these small weatherboard gabled halls. The austere appearance of the hall is typical of the public buildings erected by Councils in the post-war era.

Statement of Significance
What is significant?
The Glenroy Public Hall, originally constructed in 1928 and extensively altered and remodelled in 1963-65, at 5 Cromwell Street, Glenroy. The external form, style, materials, detailing and the intactness of the Hall to the 1965 remodelling is integral to the significance of this place.

Alterations and additions dating from after 1965 and other buildings on this site are not significant.

How is it significant?
The Glenroy Public Hall is of local historic and social significance to Moreland City.

Why is it significant?
It is historically and socially significant as a place that has played an important role in community life in Glenroy since the 1920s. It is a representative example of the small suburban halls erected by communities throughout Moreland in the early to mid-twentieth century that provided a place for people to meet and socialise. The alterations and additions made to the Hall in the early 1960s provide tangible evidence of the development of Glenroy in the post-war era and the resultant need to improve the facility to meet the needs of the growing community. (Criteria A, D & G)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The Glenroy Public Hall is recommended for inclusion in the Heritage Overlay. The HO should apply to the hall building, and surrounding land to a minimum extent of 5 metres including all the land between the east, west and south side walls and the property boundaries on those sides.
HERITAGE CITATION REPORT

Name: GLENROY UNITING CHURCH
Address: 70 WHEATSHEAF ROAD, GLENROY
Significance Level: Local

Place Type: Church
Citation Date: 2010

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Interwar Period (c.1919-c.1940)
Gothic, Late Twentieth Century (c.1960-c.2000)

Maker / Builder: Cockram, T & L

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and cultural life
10.1 Worshipping in Moreland

History of Glenroy
Glenroy the suburb had its beginnings in the late nineteenth century during the height of the land boom when Glenroy Farm, which covered most of Glenroy, Broadmeadows and Westmeadows was purchased by a syndicate known as the
Glenroy Land Co. The Glenroy Estate, occupying land to the east of the railway line, was promoted as the 'Toorak of the north' - the syndicate paid for a station to be established and houses, villas and shops were built to encourage sales. Another estate, known as Forest Hills, was created on the west side of the railway and at least five villas were constructed (Historica, 2010:60-2).

However, apart from the buildings erected by the syndicates few houses were built before the 1890s Depression brought a halt to development and most of the land remained unsold. There were renewed attempts to sell land in some of the estates in the 1920s, and a small community at Glenroy began to form by the inter-war period. Signs of growth were the opening of a Presbyterian Church in Wheatsheaf Road by 1924, the new and enlarged State School in 1927, and the new St Matthew's Church in 1929, replacing the old church dating from 1908. However, suburban development in Glenroy did not really begin until after the Second World War.

**Glenroy Uniting (Former Presbyterian) Church**
The Glenroy Presbyterian Church was constructed during 1924 and 'ready for occupation' by August of that year. Some time between the opening of the church in 1924 and 1947 a small weatherboard addition was made at the rear to accommodate a kindergarten room. This was discovered when an application was made by the church committee to the Public Health Department to extend the room in August of 1947. Plans for the kindergarten addition were prepared by a member of the congregation, Keith W. Walter, who lived at William Street, Glenroy (PROV).

As the population of Glenroy continued to grow after the Second World War a number of additions were made. In 1955 a former Army Hut from Camp Pell (Described as 'Hut No.22 in Area 7') was moved to the site to become the Sunday School. Plans for the removal and re-erection of the hut were prepared by Mr Walter, by now described as an architect and residing at 15 Belair Avenue, Glenroy. The hut was superceded by a new hall constructed in 1957-58 by builder S.R. Barlett, who also prepared the building plans. The new hall was placed in front of the old hut (PROV).

Finally, in October 1961 plans for a new church were prepared, again by Keith Walter, by then employed by the firm of Howden & McLean, architects and engineers. Construction of the new church commenced in late 1961 and it was opened in March 1962. The builder was T. Cockram (PROV).

The church became part of the Uniting Church of Australia upon its formation in 1977.

**Sources**
Historica, *City of Moreland Thematic History*, May 2010, Moreland City Council
Public Records Office of Victoria (PROV), VPRS 7882/P1 Unit 189

**Description**

**Physical Description**

The Glenroy Uniting Church complex comprises the 1924 church and its weatherboard addition, the 1958 church hall (The c.1955 Army hut is believed to be at the rear of this building), and the 1961 church.

The Glenroy Presbyterian Church of 1924 is a modest red-brick inter-war Gothic church with unpainted cement render dressings. It has a parapeted gable front to the building as well as the enclosed front porch. The roof is clad in corrugated metal, punctured by a row of four round metal ventilators, typical of this period, along the ridgeline. The corners of the building and the side elevations are punctuated by narrow engaged buttresses. Windows to the facade and side elevations are lancet in form, and articulated by a render beltcourse which continues around the tops of the windows. There are
ledged timber doors on either side of the entrance porch. The interior of the church was not inspected.

The weatherboard rear addition continues the gabled roof form, though at a lower height. Apart from this addition, the church is highly intact. There is a mature Canary Island Palm in front of the church, which is typical of the interwar period, and contributes to the church's setting.

To the south east of the 1924 church and setback further from Wheatsheaf Road is the 1958 church hall, which is a simple post-war gabled brick building. Adjacent to the hall is the 1961 church, which is a simple gable-fronted Modern Gothic post-war church. Both buildings are in good condition. An addition has been made, which connects the hall to the side of the church.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

The Glenroy Presbyterian Church of 1924 is a simple inter-war Gothic church. The design is typical rather than outstanding. It compares to the second St Matthew's Anglican Church in Plumpton Avenue, Glenroy (HO223), which was designed by Gawler and Drummond and constructed in 1929. Compared to that church, The Glenroy Presbyterian Church has a higher degree of external integrity.

**Statement of Significance**

**What is significant?**
The Glenroy Presbyterian Church (now part of the Uniting Church complex), constructed in 1924, at 70 Wheatsheaf Road, Glenroy. The external form, style, materials, detailing and the intactness of the Church is integral to the significance of this place. The kindergarten addition at the rear of the church and the Canary Island Palm (*Phoenix canariensis*) also contributes to the significance of the place.

Other buildings on this site are not significant.

**How is it significant?**
The Glenroy Presbyterian Church is of local historic and social significance to Moreland City.

**Why is it significant?**
It is historically and socially significant as a place that has played an important role in community life in Glenroy since the 1920s and that provides tangible evidence of the early suburban development of Glenroy in the decade after World War I. It is a representative example of the small suburban churches erected by communities throughout Moreland in the early to mid-twentieth century. The kindergarten hall addition added in the 1920s and extended in the 1940s provides evidence of the practice of the church in providing instruction for young children and also illustrates the developing community in Glenroy. The Canary Island Palm is a typical inter-war planting that is associated with the early development of the church and its grounds during the inter-war period. (Criteria A, D & G)

**Assessment Against Criteria**
This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

<table>
<thead>
<tr>
<th>External Paint Controls</th>
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<tr>
<td>Internal Alteration Controls</td>
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<td>Tree Controls</td>
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<td>Fences &amp; Outbuildings</td>
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<td>Aboriginal Heritage Place</td>
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</tr>
</tbody>
</table>

Other Recommendations

The Glenroy Presbyterian Church of 1924 is recommended for inclusion in the Heritage Overlay. The HO should apply to the 1924 church, the adjacent Canary Island Palm and adjoining land within the title boundary to a minimum extent of 5 metres including all the land between the front of the church and Wheatsheaf Road.
HERITAGE CITATION REPORT

Name: RAILWAY CULVERT
Address: STATION ROAD, OAK PARK
Place Type: Other - Transport - Rail
Citation Date: 2010

Significance Level: Local
History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Four: Linking Moreland: Roads and transport routes
4.3 Developing public transport routes

The City of Moreland Thematic History (2010:35) notes that:

Moreland's public transport routes created a further organisational pattern on the land. Their development charts the needs of an increasingly urban municipality as well as those of its neighbouring districts. Public trains and trams remain central to Moreland's identity. Their rolling stock and associated infrastructure of tracks, gates, signal boxes, station buildings, footbridges, overhead connections and stopping points are highly visible features that contribute to the distinctive urban character of Moreland's public landscape.

Place history
The exact date of this culvert is not known, but it could date from c.1872 when the North-East railway was constructed as far as Seymour or 1885 when the line was duplicated as far as Broadmeadows.

The North-Eastern Railway, which passes through Oak Park, Pascoe Vale and Glenroy enroute to Albury began when a private syndicate opened a line from Melbourne to Essendon in 1860, which closed in 1864. The State government bought the railway and reopened the service in 1871, provided an extension to Seymour in 1872, and then the following year opened the North-Eastern railway to Albury. The suburban service still terminated in Essendon, but by 1885 a group of shrewd businessmen had organised the opening of the Pascoe Vale railway station, which serviced four country trains running daily to Seymour and beyond. The line was duplicated as far as Broadmeadows in the same year (Historica, 2010:38).

The line was electrified as far as Essendon in 1919, and in 1921 this was extended as far as Broadmeadows. Suburban stations opened at Pascoe Vale, Glenroy and Broadmeadows, followed by Oak Park some years later. Most of the electric trains continued to terminate at Essendon, with a shuttle service serving the stations beyond, but the new stations proved a great stimulus for development and the service was gradually increased (Historica, 2010:38).

Sources
Historica, City of Moreland Thematic History, 2010

Description

Physical Description
This is a brick-lined barrel or circular culvert or drain, probably dating from the late nineteenth century, that passes under the North-Eastern Railway, which is situated almost directly opposite the intersection of Strachan Street and Station.
Road, Oak Park, a few hundred metres to the north of Oak Park Station. The drain is about 3 feet in diameter and is lined with a double row of bricks. The west side opening facing Station Street has brick facing with rough-hewn bluestone coping. On the west side it empties into an open channel lined with concrete and bluestone, which is of more recent construction.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

The railway to Coburg and Fawkner retains a range of structures and other features associated with the establishment and development of the railway in the nineteenth century including station buildings, staff residences and gatehouses and signalling and safeworking equipment.

By comparison, the North-Eastern railway which traverses the western boundaries of the municipality has almost no built structures surviving from the nineteenth century. All of the station buildings date from the post-war era and this brick-lined culvert, which is typical of those constructed by the Victorian Railways in the late nineteenth century, is thought to be the only built infrastructure along the North-Eastern railway to survive from the nineteenth century as well as being the only known example in Moreland City.

**Statement of Significance**

**What is significant?**
The brick-lined circular culvert, constructed c.1872 or c.1885, under the North-Eastern Railway opposite Strachan Street, between Station Road and Waterloo Road, Oak Park.

Non-original alterations or additions including the bluestone and concrete drain between the railway embankment and Station Road are not significant.

**How is it significant?**
The brick-lined circular culvert is of local historic significance to Moreland City.

**Why is it significant?**
It is historically significant for its association with the establishment and development of the North-Eastern railway and provides tangible evidence of the establishment of railway network in Moreland during the late nineteenth century. The significance of the culvert is enhanced by its rarity value as the only known example in Moreland City and as perhaps the only built structure along the North-Eastern railway to survive from the nineteenth century. (Criteria A & B)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

<table>
<thead>
<tr>
<th>Category</th>
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<td>No</td>
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<tr>
<td>Incorporated Plan</td>
<td>-</td>
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<tr>
<td>Aboriginal Heritage Place</td>
<td>No</td>
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</tbody>
</table>

Other Recommendations

The brick culvert under the North-Eastern Railway opposite Strachan Street, Oak Park is recommended for inclusion in the Heritage Overlay. The HO should apply to the culvert and a surrounding land including the land between the railway embankment and Station Road on the west side and Waterloo Road on the east.
### HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>SHOP (FORMER) &amp; RESIDENCE</th>
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<tbody>
<tr>
<td>Address</td>
<td>42 BURGUNDY STREET, PASCOE VALE</td>
</tr>
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<td>Significance Level</td>
<td>Local</td>
</tr>
<tr>
<td>Place Type</td>
<td>Office buildingResidence</td>
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<td>Citation Date</td>
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</table>

![Image of the building](image-url)

**SHOP (FORMER) & RESIDENCE**
Hermes No 149933  
Place Citation Report
Recommended Heritage Protection

**VHR** No **HI** No **PS** Yes

**Architectural Style** Federation/Edwardian Period (1902-c.1918)

History and Historical Context

**Thematic context**
This place is not associated with a specific theme in the *City of Moreland Thematic History* (2010).

**Early development of Pascoe Vale**
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale, Glenroy and Fawkner [1] were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163). Although some speculative subdivision occurred during the late nineteenth century in the area to the east of Pascoe Vale Railway Station, few houses were built before the 1890s depression effectively halted development for almost a decade and recovery in the twentieth century was slow. According to Broome between 1900 and 1920 'suburbia made little impression on West and North Coburg, Pascoe Vale and Newlands' and a photograph of Pascoe Vale in 1922 shows fewer than twenty houses scattered over almost a square mile of farmland (Broome, 1987:199).

The electrification of the railway line by September 1921 from Essendon to Broadmeadows, which enabled the introduction of more frequent services that travelled directly to the city, encouraged development around Pascoe Vale station. By the late 1920s a small shopping centre had begun to form around the intersection of Gaffney Street and Railway Parade, and houses were being built in the 1890s subdivisions to the west and east of the railway.

**Place history**
The exact date of the shop and residence at 42 Burgundy Street, Pascoe Vale is not known but rate and title information indicates that it was built c.1915. This property once formed part of 24 acres of land, bounded by Gaffney Street, Cumberland Road, Bollingbroke Road and Burgundy Street, which was subdivided into suburban allotments during the early 1900s. This property, Lot 1 in the subdivision, was sold in August 1914 to Frank Herbert Geach, a solicitor and local real estate agent. A c.1915 image of Pascoe Vale Railway Station (see Figure 23 on p.39 of the *City of Moreland Thematic History*) shows a small wooden 'office' with 'Geach and Co. Estate Agents' in the approximate position of this allotment.

Title records record that Geach took out mortgages in 1914 and 1916 and owned the property at least until 1920 (LV, V.3822.389) and it appears that the present building (or at least, an early part of it) was constructed during his ownership. Examination of the rate books from 1913 to 1920 shows that:

- In 1913-14 Geach replaced F.G. Hartley as the person rated for Lot 1, Burgundy Street, which was then described as land only with a Net Annual Value of 3 pounds.
- In the following year John E. Perkins, is the person rated for a weatherboard house with a NAV of 24 pounds. This is the first reference to a building on the allotment, but only refers to a dwelling, not a shop.
- Emma Frith, a greengrocer, is listed as occupier in 1915-16 and 1916-17. In 1915-16 it is described as 'WB house etc.', which suggests that a shop has been added, but the valuation remains the same.
- The owner by 1920 is James Legon, a builder and James Fackrell, another estate agent, is pencilled in as a new occupier (RB).
Fackrell would become owner by 1929 and his address on title is Burgundy Street, Pascoe Vale (LV, V.3822.389). All this time the rate books continue to describe it only as a house, however, Sands & McDougall Directories for the period indicate that it was used variously as an estate agent, stationer and newsagent (SM).

The building was certainly in place by the early 1920s - the rear of the building can be seen in a c.1922 photograph looking west from Gaffney Street past the railway station (and by then electrified railway) to farmland beyond ('Inception of a New City', p.24). By this time a small group of brick shops had been built on the opposite corner (Refer to separate place record for 'Pascoes Buildings').

Sources
Broome, Coburg. Between two creeks., 1987
Ford, Olwen & Vines, Gary et al, Hume Heritage Study: former Broadmeadows area and environs, Volume 1, 2000

‘Inception of a New City. the City of Coburg 1850-1922’, c.1922 souvenir book issued to celebrate the elevation of Coburg to City status
Land Victoria (LV), certificates of title and subdivision plans, as cited
Coburg rate books (RB), 1913-14 (No. in rate, 6239), 1915-16 (6239), 1916-17 (6239), 1918-19 (6239), 1920-21 (6768)
Williams, W.M., Pascoe Vale, a history, 1880-1980, 1982

[1] Glenroy, Fawkner and parts of Pascoe Vale west of Northumberland Road were originally situated in the neighbouring Shire of Broadmeadows.

Description

Physical Description

This weatherboard former shop with an attached residence behind stands at 42 Burgundy Street, at the corner of Gaffney Street. The shop section has a parapet front and timber verandah over the footpath. The residential section at the rear has a high hipped roof which incorporates a verandah at the north-east corner. The entire roof is clad with recent corrugated metal.

The shopfront has a recessed entrance and retains rare early or original timber-framed shop windows above weatherboard stallboards. The shop door is a sympathetic Victorian-type reproduction. The front verandah has a skillion roof and has a scalloped timber infill to either end of the roof. It is supported on chamfered timber posts which appear to be replacements. On the Gaffney Street side of the shop are recent French doors beneath a sympathetic timber hood.

The residence is entered at the junction of the shop and hipped-roof section. It is sheltered by a small, skillion-roof verandah that appears to have been largely reconstructed in the inter-war era. The four-panel Victorian-type front door is original, with the addition of reproduction leadlights in the highlight and sidelights. There is a second window hood on the north elevation of the residence, which is also sympathetic but new.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis
This is a very rare surviving example of an early twentieth century weatherboard shop and dwelling. Few examples survive today in Moreland and when they do it is rare to find, as in this case, the original or early shopfront still intact. This is the only known example in the area north of Bell Street.

Statement of Significance

What is significant?
The former shop and residence, constructed c.1915, at 42 Burgundy Street, Pascoe Vale. The relative intactness of the original part of the shop and residence, including the form, siting, external detailing and materials as it appears from Burgundy Street and Gaffney Street contributes to significance of the place.

Non-original alterations or additions to the building, outbuildings, and the front and side fences are not significant.

How is it significant?
The former shop and residence at 42 Burgundy Street, Pascoe Vale is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as a building that stands out as the earliest surviving shops in Pascoe Vale and one of the few to be constructed prior to World War I, which was well in advance of the suburban development which did not commence in earnest until the late inter-war period. (Criterion A)

It is architecturally significant as a rare and relatively intact surviving example of a pre-World War Two shop in Pascoe Vale, which retains an early shopfront and typical street verandah. (Criteria D & B)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | Yes |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The former shop and residence at 42 Burgundy Street, Pascoe Vale is recommended for inclusion in the Heritage
Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
**HERITAGE CITATION REPORT**

<table>
<thead>
<tr>
<th>Name</th>
<th>KENT ROAD UNITING CHURCH</th>
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<tbody>
<tr>
<td>Address</td>
<td>38-46 CORNWALL ROAD, PASCOE VALE</td>
</tr>
<tr>
<td>Place Type</td>
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**KENT ROAD UNITING CHURCH**
Hermes No 140058       Place Citation Report
Recommended Heritage Protection
VHR No HI No PS Yes

Designer / Architect Earle, J
Architectural Style Postwar Period (1945-1965)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and Cultural Life
10.1 Worshipping in Moreland

Place history
Churches began appearing in the Moreland area almost as soon as it was settled, with various protestant congregations building places to worship from the 1840s. The first land grant for religious purposes was received by the Wesleyan Methodists, who built a bluestone chapel on the corner of Bell Street and Sydney Road in 1849. The first Catholic church in the Coburg area had its beginnings in 1850, but a building was not completed until 1855. As suburbs developed and grew in the twentieth century their expanding congregations built more churches, peaking with larger, more elaborate complexes in the post-war years (Historica, 2010:104). Since the explosion of Moreland's migrant population in the post-war period, the area has seen the establishment of a diverse array of places of worship to serve a culturally varied community, including Orthodox churches, an Islamic mosque and a Buddhist monastery. (Broome 2001, Historica, 2010:105)

In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale, Glenroy and Fawknner [1] were characterised by small farms and vacant land well into the twentieth century (Broome, 2001:163). Although some speculative subdivision occurred during the late nineteenth century in area to the east of Pascoe Vale Railway Station, few houses were built before the 1890s depression effectively halted development for almost a decade and recovery in the twentieth century was slow. According to Broome between 1900 and 1920 'suburbia made little impression on West and North Coburg, Pascoe Vale and Newlands' and a photograph of Pascoe Vale in 1922 shows fewer than twenty houses scattered over almost a square mile of farmland (Broome, 2001:199)

What is now the northern part of Pascoe Vale was originally known as Mt Sabine or 'Peacheytown' after a local farmer. However, when time came to open the first school in the district in the early 1920s the name chosen was 'Westbreen', which was an amalgamation of the names of two prominent local families, Weston and Breen (Broome, 2001:199, 213). The opening of the school in 1922 in the recently constructed community hall illustrated the steady growth of the area in the early decades of the twentieth century. By 1930 the school moved to a permanent building on a new site at the corner of West Street and Pascoe Street - it was on part of that site that the first Methodist Church was erected c.1938.

Some time later the church and hall was moved to this site at the corner of Cornwall Road and Kent Road on land that was donated by the Breen family - their house was once located on part of what is now the car park (Mervyn Foster, pers. comm). As the population of area grew rapidly in the postwar era the expanding congregation soon needed a new and larger church and so in 1959 a new church and hall were constructed by builders H.F. Yuncken Pty Ltd to the designs of architectural firm Earle & Bunbury. Consulting engineers on the works were Hardcastle and Richards. The foundation stone of the church was laid on 27 June 1959 by Rev. Norman Elliot. The complex comprised a brick church and vestry, with steel frame and trusses and steel decking roof. The new Sunday School Hall was constructed with brick veneer, steel roof truss and corrugated asbestos sheet roof (VPRS 7882/P0001/1392; VPRS 7882/P0001/1394; pers.
comm. Mervyn Foster).

The old weatherboard hall was retained as part of the new complex while the old church was given to the residents of Boho near Violet Town to become the first Methodist church in that district (pers. comm. Mervyn Foster, The Age, 6 January 1961).

From around 1961 the Sunday School Hall was put to use as a subsidised pre-school centre. Additions were later made to the hall to accommodate this function, in around 1967, and comprised a toilet and washroom facility attached to the northern end of the existing building. The extension was constructed by local Glenroy builders J.J. Marr & Sons. (VPRS 7882/P0001/1394)

The church became part of the Uniting Church of Australia upon its formation in 1977.

Earle & Bunbury

Earle & Bunbury was a prominent architectural firm in Melbourne during the 1950s and 60s. Its founders were James Earle and Arthur Bunbury, both graduates of Melbourne University. The firm was engaged to design many large-scale public and commercial buildings, as well as private residences. A list of their current architectural projects in 1957, for example, included a hospital, municipal abattoirs, churches and church halls, a multi-storey service station, bank alterations and an old people's home. (Architecture and Arts 1957:27) James Earle in particular was noted for his Methodist Church design. His all-inclusive approach to architecture was influenced by a period of study at the Swedish Institute in 1951, followed by a visit to the Festival of Britain held in London in 1951, which celebrated the best in British art, design and industry. He later visited the USA to study church design in that country. (Reeves 2009; Museum of London 2001)

James Earle's contribution to ecclesiastical work has been significant and influential, having involvement with over 200 church and ancillary buildings, predominantly for the Methodist Church and subsequently the Uniting Church. He has also completed works for the Anglican, Greek Orthodox (St Nektarios Fawkner - please refer to the separate place record), Baptist, Catholic and Salvation Army Churches. James Earle was awarded an Order of Australia for services to architecture and has been involved with the RAIA, RAPI and AILA (Coleman, 1996:59-60)

Sources

Architecture and Arts (1957) People: Architects Earle & Bunbury, September: 27
Broome, Richard (2001) Coburg: Between two creeks, City of Moreland
The Age, 6 January 1961
VPRS 7882/P0001/1392, Public Building Files: PB 11879 Westbreen Methodist Church (Kent Road), Files held at Public Records Office Victoria.
VPRS 7882/P0001/1394, Public Building Files: PB 11895 Westbreen Methodist Church Hall, Files held at Public Records Office Victoria

[1] Glenroy, Fawkner, and parts of Pascoe Vale west of Northumberland Road were originally situated in the neighbouring Shire of Broadmeadows.
Description

Physical Description

The design of the Kent Road Uniting Church belongs to a family of modern churches that adopt a "hall" design with a central cuboid form surrounded by porches or verandahs of a lower height. This simple architectural device provides an appropriate domestic scale to the edges of the building and one that contrasts with the taller main space.

Kent Road Uniting Church employs full length glazed doors to both sides of the building to increase its openness and transparency. These are all the original timber framed doors apart from those to the west elevation that have been replaced with glazed doors in modern aluminium frames.

The verandah has a slightly undulating or angled edge, repeating this design between the verandah posts. This feature is also repeated in the soffit lining of the verandah and the heads of the windows.

There is a full length glazed wall to the east in striking coloured glass in a rectilinear pattern. The pale timber pews, cylindrical pendant lighting and other ecclesiastical furniture and fittings are contemporary with the building and appear to have undergone few alterations.

At the front of the site is an unusual hexagonal vestry with copper roof and stylized spire of copper. This building is separate from the church but linked by a roof canopy. This separation of the vestry from the main building allows the church to be a single space only with the consequence that windows are able to be provided on all sides of the church.

At the rear of the church is the original weatherboard hall that has been altered, extended and attached to the church. Other buildings on the same site include the 1960 hall/kindergarten and the later manse, which are of lesser architectural interest.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

James Earle (Earle and Partners) have also completed works for the Anglican, Greek Orthodox (St Nektarios Fawkner.-also assessed for this study), Baptist, Catholic and Salvation Army Churches as well as a large body of work for the Methodist Church. Kent Road Uniting is representative of Earle's work which tends toward the design solution of an elegantly constructed functional hall. There is a good example of a similar rectilinear church by James Earle at the corner of Cumberland Road and Westgarth Street, Pascoe Vale (Pascoe Vale Uniting Church), built in 1959. Kent Road Uniting Church is unusual for the way in which the vestry is separate from, but attached to, the church.

Other modern churches in Moreland include St Oliver Plunkett Catholic Church in Landells Road Pascoe Vale built in 1961 to a design by Alan G Robertson. This church is less architecturally interesting than Kent Road Uniting despite adopting an auditorium 'fan shaped' plan. St Matthew's Anglican in Widford Street, Glenroy was also built to an auditorium design by architects Gawler and Drummond in 1963 and is a large modern church.
Statement of Significance

What is significant?
The Kent Road Uniting Church built in 1959 to a design by Earle and Bunbury at 38-46 Cornwall Road, Pascoe Vale is significant. The original form, detailing and materials of the church and vestry contribute to the significance of the place. The interior of the church to the extent of the fine stained glass east wall and windows of the church, and original materials and fittings including the pale coloured timber pews and cylindrical pendant light fittings is also significant.

The kindergarten, hall and manse are not significant.

How is it significant?
The Kent Road Uniting Church is of local historic, architectural and social significance to the City of Moreland.

Why is it significant?
The church is historically and architecturally significant as fine representative example of a Modernist church by prominent ecclesiastical architect James Earle. Earle, who together with Arthur Bunbury (and other partners) contributed much to the design of post war churches in Victoria. It is particularly notable for the hexagonal office with stylized spire and for the high degree of internal and external integrity displayed by both buildings. The fine stained glass east wall of the church is an excellent example of modern stained glass art and provides a striking feature to the interior. (Criteria D, F & H)

It is historically and socially significant as a place of worship for local people for over 50 years and is representative of the larger modern churches, which are associated with the significant suburban growth of Pascoe Vale in the postwar era. (Criteria A & G)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

| External Paint Controls | No |
| Internal Alteration Controls | Yes |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The Kent Road Uniting Church, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: BABY HEALTH CENTRE
Address: 177A CUMBERLAND ROAD, PASCOE VALE
Significance Level: Local
Place Type: Infant Welfare Centre
Citation Date: 2010
Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Mid-Twentieth Century (1940-60) Austerity, Postwar Period (1945-1965)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and cultural life
10.3 Caring for Moreland's community

Maternal and child health in Victoria
Maternal and child health became a major issue in the first decades of the twentieth century and led to a baby health movement that was driven by committed volunteers frustrated at government inaction. Dr Isabella Younger Ross (1887-1956) who had studied infant health in England helped set up Victoria's first baby health clinic in Richmond in 1917. By 1918 the voluntary Victorian Baby Health Centres Association (VBHCA) was formed to oversee the growing number of centres. Financial support also came from local councils and in 1926 the State government formed the Infant Welfare Section of the Public Health Department and appointed Dr Vera Scantlebury Brown as the first Director (Heritage Victoria).

Some years earlier Dr (later Sir) Frederick Truby King, who was the Superintendent of a New Zealand mental hospital and an infant health specialist began to formulate influential scientific doctrines on nutrition and infant care which aimed to reduce the escalating death rate among babies and children. In 1907, he convinced influential Dunedin women of the need to form a Society to promote a new health regime based on the support and education of mothers. King promoted his beliefs around the world, and the movement was inaugurated in Victoria (in conjunction with the 'Trained Nurses' Association) by 1913 by Sister M.V. Primrose of South Yarra. However, his methods were 'largely ignored' by the VBHCA (Heritage Victoria).

Baby health (or infant welfare) centres usually commenced in rented accommodation in public buildings before permanent buildings were provided, however, a construction subsidy of 1000 pounds introduced by the State Government after the Second World War encouraged the development of more purpose-built centres. From 1917-76 over 500 centres were established throughout Victoria.

Baby Health centres in Moreland
The first Truby King baby health centre in Victoria was opened in Coburg in 1919, when the first Australian nurse had been trained in the New Zealand technique. The centre was located in a rented building at 336A Sydney Road (now demolished). An internal wall bore the motto: 'Pure Air and Sunshine is as Necessary for babies as for plants'. In August 1922, the Truby King Centre was relocated to a timber building behind the Town Hall.

By 1925, due to both increased popularity and increased local population, the centre had become too small for requirements and the Elm Grove Truby King Centre was built. The new Truby King Centre in Elm Grove provided room for the baby health centre as well as a practice venue for the Coburg City Band. The building was designed by Robert R. McGregor-Dawson, the City Surveyor. Building commenced October 1925 and the centre was officially opened July 1926.
By 1929, in order to keep up with the growth in population, two more Baby Health Centres had been opened, one each in Merlynston and West Coburg. In 1939 Brunswick Council opened a model Baby Health and Community Centre in Lygon Street, Brunswick East. Today there are seven such centres within the boundaries of the former Coburg municipality.

**Pascoe Vale (Cumberland Road) Baby Health Centre**

Much of Pascoe Vale in the area to the north of Bell Street remained rural well into the twentieth century and while isolated areas developed during the inter-war period, it was not until after the Second World War that suburban development commenced in earnest.

By the mid 1950s, as the population of Pascoe Vale and surrounding areas continued to grow and no doubt encouraged by the construction subsidy offered by the State Government, Coburg City Council made the decision to construct a purpose-built baby health centre. The site chosen was within a Council reserve in Cumberland Road. It was not the first infant welfare centre in Pascoe Vale - Broadmeadows Shire Council had opened a centre in 1955, however, this was situated in Park Street to the west of the Broadmeadows Railway line and was not readily accessible for the residents of the residential areas developing in the eastern part of Pascoe Vale around Cumberland Road.

The plans for the new centre were prepared by Assistant Building Surveyor, T.D. Gibson. It was in the form of a brick veneer house with a hip tile roof and a projecting flat-roofed porch, which is noted on plan as a 'Pram park'. Internally, the centre comprised a waiting room, kitchen, consulting room, and test feeding room. Originally it was intended that this centre would be identical in design to those at West Coburg and Merlynston, which were opened in 1955. However, the design was amended on the advice of the Director of Maternal, Infant and Pre-School Welfare who noted that:

*This is the same plan as was used for West Coburg and Merlynston. I would suggest that the Council be advised to enlarge the waiting room as it has been found to be rather small at these other centres and, presumably, Pascoe Vale, where a large numer of mothers attend.* (PROV, Memorandum dated 10 May 1957)

Revised plans showing an enlarged waiting room and wider entry door ('large enough to admit a double pram') were duly submitted and approved by November 1957. Construction commenced early in 1958 and the centre was completed by about May of that year (PROV).

The centre was completed three years after the two centres at West Coburg and Merlynston. At the time of the opening of those centres in August 1955 it was reported that Council aimed to provide infant welfare centres throughout the municipality - 'a service on which no-one begrudged spending money' and planned to spend a further 7000 pounds on the provision of two additional infant welfare centres (*Coburg Courier*), presumably Pascoe Vale was one of the additional centres.

**Sources**

Allom Lovell & Associates, *Former Carlton Refuge, conservation analysis and comment on proposed registration*, August 1999

Burchell, Laurie, research prepared for the Truby King Centre, Elm Grove, Coburg

*Coburg Courier*, Tuesday 31 August, 1955 edition

Heritage Victoria, Echuca Baby Health Care Centre, File No. HER/2000/000033

Public Records Office of Victoria (PROV), VPRS 7882 P1, Units 1161 (Includes files for both Merlynston and West Coburg baby health centres) and 1309 (Cumberland Road Baby Health Centre)

**Description**

**Physical Description**
The Pascoe Vale (Cumberland Road) Baby Health Centre is typically domestic in appearance, resembling a cream-brick post-war house, with a hip tile roof. The key difference in design between this centre and the two identical centres at Merlynston and West Coburg is the position and layout of the front porch, which in turn has resulted in a single hip roof without a projecting bay, as at Merlynston. In accordance with directions of the Director of Maternal & Child Health, the porch/pram park has been enlarged and moved to the northern end of the building 'in order to increase natural light'. The narrow door in the side of the porch at Merlynston has also been replaced with a wider, centrally placed door, in order to accommodate 'double prams'.

Otherwise the detailing of the centre is the same as the others with a horizontal bank of timber-framed windows to the porch and a window in the main elevation, which comprises two double hung sash windows with a fixed central pane. Other windows are simple double-hung sash. The centre is in good condition and has a high degree of external integrity - a pergola structure has been added to the south of the porch, but this has not significantly altered the building. It even retains what appears to the original signage, comprising letters across the front of the porch roof spelling 'Baby Health Centre' - this is not extant at Merlynston.

The centre is situated in the south-east corner of the Cole Reserve within a small lot contained by a high chain mesh fence.

**Recommended Management**

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Conservation guidelines (Use)**
The continued use of a building is an integral part of conserving its heritage significance and one of the most effective strategies for conservation of heritage assets is to ensure that they remain in use, preferably for the purpose that they were designed and built for. If the current use of this building as an infant welfare centre ceases finding a suitable new use should be given high priority.

In considering adaptive re-use options, preference should be given to uses that:

- enable the conservation of culturally significant fabric, and cause the minimum degree of change to it;
- ensure that the building is continually occupied, or has a continuity of occupation that will ensure its security and maintenance;
- will not result in conflicts with surrounding land uses;
- provide an economic return to Council that will subsidise the on-going maintenance of the building
- provide an opportunity for interpretation of its history
- may allow for some public access.

**Comparative Analysis**

According to Heritage Victoria the design of baby health centres demonstrated a "philosophical association with domestic housing design both places traditionally perceived as the domain of women and children" and had a domestic, residential rather than institutional appearance. The model baby health centre constructed in 1951 in Carlton for the Victorian Baby Health Centres Association, which formed part of the Queen Elizabeth Maternal and Child Health Centre, exemplified this approach appearing as a small Moderne-influenced post-war brick house (Allom Lovell & Associates, 1999:26)
While stylistically very different the first two purpose-built centres in Moreland - the Truby King Centre at Coburg (1926) and the 'Model' baby health centre in Lygon Street, Brunswick (1939) illustrate this approach. The Truby King centre resembles a middle-class suburban bungalow, while the Brunswick centre appears as a Streamlined Moderne villa.

The design of the three baby health centres constructed in the 1950s by the City of Coburg also demonstrates this approach, with each appearing as small brick veneer houses with overscaled front porches. The design of West Coburg and Merlynston, both constructed in 1955, was identical and originally it was intended that Pascoe Vale would be the same, however, the design was amended slightly in accordance with advice from the State Director of Maternal and Child Health. All three centres are in good condition and are externally very intact to their original design.

As a group, the inter-war and post-war centres demonstrate that while the philosophy did not change, the design of centres was adapted in line with changing styles of domestic architecture during the twentieth century.

Statement of Significance

What is significant?
The Pascoe Vale Baby Health centre, designed by T.D. Gibson and constructed by 1958, at 177A Cumberland Road, Pascoe Vale. The form, external materials, and detailing including the signage all contribute to the significance of the place.

Later additions and alterations to the place are not significant.

How is it significant?
The Pascoe Vale Baby Health Centre is of local historic, social and architectural significance to Moreland City.

Why is it significant?
The Pascoe Vale Baby Health Centre is historically significant as an example of a place associated with an important program that encouraged the provision of modern and up-date maternal and child health facilities, particularly in developing suburbs on the fringe of metropolitan Melbourne, after World War Two. It is socially and historically significant as a place that symbolises the determined efforts of the Council and local community to establish a place that would improve the health and welfare of women and children. The building has a strong and continuing sense of attachment for the local community (Criteria A & G).

The Pascoe Vale Baby Health Centre is architecturally significant as a representative example of a small baby health centre, which illustrates the simple domestic scale and design that is typical of these buildings and reflects the philosophy of the Victorian Baby Health Centres Association. It is notable as an individual design within Moreland City, which was amended to better meet the requirements of users in accordance with advice given by the Director of Maternal, Infant & Pre-school welfare. (Criterion D).

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
## Recommendations 2010

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## Other Recommendations

The Pascoe Vale (Cumberland Road) Baby Health Centre is recommended for inclusion in the Heritage Overlay. The extent of the HO should include the building and adjoining land as shown on the extent of registration map.
HERITAGE CITATION REPORT

Name: HOUSE
Address: 24 FAWKNER STREET, PASCOE VALE
Place Type: House
Citation Date: 2010
Significance Level: Local
Heritage Protection

Recommended VHR No HI No PS Yes

Architectural Style Victorian Period (1851-1901)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.4 Building during the boom

Place history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale, Glenroy and Fawkner [1] were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163). Although some speculative subdivision occurred during the late nineteenth century in area to the east of Pascoe Vale Railway Station, few houses were built before the 1890s depression effectively halted development for almost a decade and recovery in the twentieth century was slow. According to Broome between 1900 and 1920 'suburbia made little impression on West and North Coburg, Pascoe Vale and Newlands' and a photograph of Pascoe Vale in 1922 shows fewer than twenty houses scattered over almost a square mile of farmland (Broome, 1987:199).

Pascoe Vale Estate
The North-eastern railway was completed to Seymour by 1872 and extended to Albury by the following year. The suburban railway service terminated at Essendon, but by 1885 a group of 'shrewd business men' organised the opening of Pascoe Vale Railway Station (another was opened at Glenroy) to service the four country trains running to Seymour and beyond, which encouraged land speculation along the route (Historica, 2009:53). It is said that Pascoe Vale and Glenroy became 'new boom suburbs, following the advance of the speculators north through Essendon and Brunswick' (Ford & Vines et al, 2000:39).

In 1888 over 170 acres of land surrounding the Pascoe Vale Railway Station was purchased by the Pascoe Vale Estate Company Ltd. The land was bounded by Norfolk Road (Then known as Gaffney Street) to the south, with Sydney Road (Pascoe Vale Road) and Northumberland Road forming the west and east boundaries respectively. Land on the east side of the railway was subdivided to form the Pascoe Vale Estate, which included sections north and south of Westbreen Creek. The section to the south of the Creek comprised 75 lots facing Fawkner Street, Heath Street, Grover Street, the west side of Northumberland Road, the north side of Norfolk Road/Gaffney Street and Parade East (Railway Parade). Lots were sold during the height of the land boom from 1888 to 1894 but many remained unsold and few were ever built on during the nineteenth century. In 1894 the large number of unsold lots were transferred to the Commercial Bank of Australia Ltd (LV, LP1763, V.1986 F.166).

24 Fawkner Street
What is now 24 Fawkner Street was Lot 66 in the subdivision, which was purchased in March 1888 by Duncan Smith (LV, LP1763, V.1986 F.166). He owned the land until 1893 when it was sold to Agnes Carlile, who erected a house by 1894 (RB). It was one of the first (and perhaps the only) house erected on the estate in the nineteenth century. Carlile lived in the property until the early twentieth century - a hand drawn map of Pascoe Vale in 1900 identifies this house as occupied by the 'Carlyle' family (Williams, 1982:9).
Description

Physical Description

The house at 24 Fawkner Street, Pascoe Vale, is a Victorian polychrome brick villa. It is block-fronted with a corrugated-metal clad hipped roof. The roof is in an irregular L-shape, indicating that the original extent of the house comprised only the front two rooms, with central corridor, and a rear skillion. The chimneys are also of polychrome brick, with a simple render cap.

The facade has a central doorway with sidelights and highlights. The door has two narrow upper panels and a large lower panel, all with cricket-bat mouldings. The cricket-bat moulding in the lower panel is unusually large for a residential door. On the left-hand side of the door is a pair of long double-hung windows. On the right-hand side is a projecting rectangular bay with a pair of long double-hung windows to the front and narrow windows on the sides. The front verandah has a bullnose roof and is supported on turned timber posts with attractive incised timber brackets. This verandah roof profile was popular from around 1890, while timber posts and brackets were commonly seen from about 1900, indicating that the verandah has been altered (either early in its life or in the more recent restoration).

The verandah floor and front path are covered with tessellated tiles with bullnose bluestone edging. While sympathetic to the house, their condition indicates that these elements are recent in date. Other alterations to the house include the sandblasting of the facade bricks, which has been quite damaging. There is also a rear extension on the north side of the house which is sympathetic in form and unobtrusive.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

This small Victorian cottage is one of a small number of surviving nineteenth century houses in Pascoe Vale. It has a relatively high degree of integrity and compares to the houses at 25 & 42 Prospect Street and the houses in Pleasant Street, which were all built c.1890.

Statement of Significance
**What is significant?**
The house, constructed c.1894 for Agnes Carlile, at 24 Fawkner Street, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Fawkner Street contributes to significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

**How is it significant?**
The house at 24 Fawkner Street, Pascoe Vale is of local historic significance to Moreland City.

**Why is it significant?**
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This house is notable as the only one to be constructed on the Pascoe Vale estate in the nineteenth century. (Criteria A & B)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**

The house at 24 Fawkner Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
## HERITAGE CITATION REPORT

<table>
<thead>
<tr>
<th>Name</th>
<th>PASCOE VALE PRIMARY SCHOOL NO.3081</th>
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<td>Address</td>
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<td>Designer / Architect</td>
<td>Smith, Edwin Evan</td>
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<tr>
<td>Architectural Style</td>
<td>Interwar Period (c.1919-c.1940) Stripped Classical</td>
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History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

*Theme Ten: Sustaining Moreland’s Community and cultural life*
10.4 Establishing schools and places of learning

Place history
The earliest schools in the Moreland area were of Christian denomination, and these were founded in the areas south of Bell Street. The first National School in the general district opened at Essendon in 1850, followed by Coburg (then Pentridge) in 1852. While the introduction of compulsory free schooling in 1872 lead to an extensive program of school building across Melbourne and the state, the area north of Bell Street in the Moreland area remained sparsely populated. Consequently the majority of schools in the area did not appear until early the twentieth century, as the local population began to grow. (Allom Lovell 1999: 36; Broome 2001: 75-79, 188)

Until 1891, children living in Pascoe Vale travelled by train to the state school at Essendon. As the cost of the fare was increasingly prohibitive for parents, the Government was petitioned for a school at Pascoe Vale in 1890. The following year the local Church of Christ was leased for the purpose and State School No. 3081 opened. In 1894 the school amalgamated with the Coburg State School as an economy measure.

In 1910, following community agitation, land for a new school ground was purchased by the Public Works Department, on the corner of Gaffney Street (then Norfolk Road) and Cumberland Road (Blake 1973:105). The site was considered particularly advantageous because a water service had already been laid. The Government Valuer who selected the site argued that although the area surrounding the proposed school site was not heavily populated, "the tendency is for the increase to make towards the suggested site" (Moreland City Libraries).

The school was in operation in a two-roomed building by 1911, with Edmund O’Brien the Head Teacher. The building was said, at the time, to represent excellent conditions for ventilation, light and drainage. By 1928, seven new rooms had been added to this original building. Early in 1929, a new brick building was opened at the school affording space for 650 students. The two-storey brick building was designed in 1928 by E. Evan Smith, who was Chief Architect of the Public Works Department at the time. It was built by J.C. Corbett for 11,100 pounds, and remains the key feature of the school's Gaffney Street frontage today. A six-room teacher's residence was erected around the same time. Once the new school building had been constructed, the older wooden buildings at Pascoe Vale Primary School were dismantled and moved to Westbreen Primary School and the school at Riddell. (PROV; Blake 1973:105)

The rapid population growth that occurred across Moreland generally in the post-war period had its due impact on student numbers at Pascoe Vale Primary School. During 1950-53, temporary classrooms were set up in the Holy Trinity and Raeburn Halls, as well as the Coburg Hostel. From 1953 to 1958 eight new classrooms were built at the school, extra space was still required and so St George's hall and the nearby Textile School were used as temporary classrooms as well. In the 1960s Pascoe Vale Primary School became a training school for trainee teachers of the newly established Coburg Teachers' College. (Blake, 1973:105)

Sources
**Description**

**Physical Description**

Pascoe Vale Primary School No.3081 occupies a large site on the corner of Gaffney Street and Cumberland Road. The school complex consists of a two-storey brick building built in 1929 and other buildings dating from post-1945.

The Pascoe Vale Primary School of 1929 is a typical two-storey red brick inter-war building, L-shaped in plan, of stripped Neo-Classical design with an entry pavilion placed slightly off-centre and projecting slightly from the wall plane. It has a hipped glazed tile roof with wide eaves and timber lining to the soffit. Windows are six-paned double-hung sashes with a third six-paned hinged highlight above. They are arranged in groups in three across the facade.

The building is simple, although with a high quality of detailing that includes pilaster and relief brick squares in the spandrels between the ground and first floors. The recessed areas around these relief panels create the impression of engaged piers between the window bays. The entry has a large central arched entrance flanked by narrow square-headed side openings. These three openings are trimmed with varicoloured manganese brick. The recessed entrance doors are ledged and framed with multi-pane glazing at the top and the sills are decorated with bull-nose bricks.

The rear of the 1929 building has undergone some changes including an extension for a toilet block, fire escape stairs and associated changes to some windows. However, the building is highly intact when viewed from Gaffney Street.

Other buildings on the site comprise a long pavilion of Light Timber Construction classrooms parallel to Cumberland Road. In 2010 a new building was being constructed between this building and the 1929 building. Next to the 1929 school building, on the west side, is the war memorial, a small obelisk commemorating students who served in conflicts from World War I onwards. The plantings within the grounds include a mix of native and exotic trees.

**Recommended Management**

**Conservation guidelines (General)**

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Comparative Analysis**

This school includes many of the typical characteristics of schools constructed to the design of E. Evan Smith, who was Chief Architect of the Public Works Department between 1922 and 1929. They were usually in a Free Classical style, with a symmetrical plan, using corridors, courtyard or verandahs for access to classrooms. They usually had a neo-Classical portico over the entry.

The Pascoe Vale Primary School of 1929 compares to two other 1920s schools in the municipality also designed by or under the direction of Smith: the former Merlynston State School of 1928, and the former Coburg East Primary School of 1926 (HO127). The Coburg East school also uses a round-headed arched motif across the ground floor, lending that...
building a Mediterranean feel. In comparison, there is only a single arched entrance at Pascoe Vale, and the entire composition is much simpler and plain by comparison. The Merlynston school is similar in its architectural simplicity and use of recessed areas of brick to provide articulation and visual interest. The use of brick at Merlynston is more robust, but its overall composition is compromised by an arched entrance porch which is poorly integrated into the overall composition.

Other schools by E. Evan Smith in Victoria include the University High School (1929), the Swan Hill High School (1927) (later rebuilt after a fire), Hampton High School (first built as an infants school with a second floor added later, now demolished), Ouyen High School (1928), Kyneton High School (1927-28) and the Elsternwick Primary School (1929 building constructed as an Infants School). E. Evan Smith was also the architect for following place which is included on the Victorian Heritage Register: The Emily McPherson School of Domestic Economy constructed in 1927 (H1646), which is often cited as a prototype for the schools mentioned above. Heritage Victoria notes that the Emily McPherson building was awarded the R.V.I.A. street architecture award in 1930, an indication of the esteem with which the design was held at the time.

The plantings within the grounds are typical of school grounds, but are not significant or outstanding and do not contribute to the setting of the 1929 school.

Statement of Significance

What is significant?
The Pascoe Vale Primary School No.3081 at 362-364 Gaffney Street. The two storey building, designed by the Public Works Department under the direction of E. Evan Smith and opened in 1929, is significant. The original form, external detailing and materials and the high integrity of the building when viewed from Gaffney Street is integral to its significance.

Other buildings, structures (including the war memorial) and trees on the site are not significant.

How is it significant?
Pascoe Vale Primary School No.3081 is of local historic, architectural and social significance to the City of Moreland.

Why is it significant?
Pascoe Vale Primary School is of historic significance for its associations with the development of educational facilities after World War I both in its role as a primary school and as a training facility for Coburg Teachers' College. It is also significant as tangible evidence of the suburban development of Pascoe Vale after World War I and as a facility that encouraged further development of the suburb in the decades afterwards. It is socially significant for its strong associations with the local community as a place of state education for local families for almost a century. (Criteria A & G)

Pascoe Vale Primary School is architecturally and aesthetically significant as a fine example of neo-Classical school design by the Chief Architect of the Public Works Department (1922-29) E. Evan Smith. The two-storey red brick building displays a high quality of detailing in the moulded wall surfaces, multi-paned sash windows, entry porch and half glazed doors. It represents a level of design sophistication by providing excellent conditions for learning. E. Evan Smith’s architecture of generous spaces, light and ventilation is evident in the Pascoe Vale Primary School. (Criteria D & E).

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for
Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

**Recommendations 2010**

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**Other Recommendations**

The Pascoe Vale Primary School No.3081 is recommended for inclusion in the Heritage Overlay. The HO should apply to the 1929 school and surrounding land to a minimum extent of 5 metres including all the land between the school and Gaffney Street.
HERITAGE CITATION REPORT

Name: HOUSE
Address: 4 HEATH STREET, PASCOE VALE
Place Type: House
Significance Level: Local
Citation Date: 2010

Photo of the house.
Recommended Heritage Protection

VHR No HI No PS Yes

Architectural Style
Federation/Edwardian Period
(1902-c.1918) Domestic Queen Anne

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland’s Houses
6.4 Building houses in the twentieth century

Place history
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale, Glenroy and Fawkner [1] were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163). Although some speculative subdivision occurred during the late nineteenth century in area to the east of Pascoe Vale Railway Station, few houses were built before the 1890s depression effectively halted development for almost a decade and recovery in the twentieth century was slow. According to Broome between 1900 and 1920 ‘suburbia made little impression on West and North Coburg, Pascoe Vale and Newlands’ and a photograph of Pascoe Vale in 1922 shows fewer than twenty houses scattered over almost a square mile of farmland (Broome, 1987:199).

Pascoe Vale Estate
The North-eastern railway was completed to Seymour by 1872 and extended to Albury by the following year. The suburban railway service terminated at Essendon, but by 1885 a group of ‘shrewd business men’ organised the opening of Pascoe Vale Railway Station (another was opened at Glenroy) to service the four country trains running to Seymour and beyond, which encouraged land speculation along the route (Historica, 2009:53). It is said that Pascoe Vale and Glenroy became ‘new boom suburbs, following the advance of the speculators north through Essendon and Brunswick’ (Ford & Vines et al, 2000:39).

In 1888 over 170 acres of land surrounding the Pascoe Vale Railway Station was purchased by the Pascoe Vale Estate Company Ltd. The land was bounded by Norfolk Road (Now known as Gaffney Street) to the south, with Sydney Road (Pascoe Vale Road) and Northumberland Road forming the west and east boundaries respectively. Land on the east side of the railway was subdivided to form the Pascoe Vale Estate, which included sections north and south of Westbreen Creek. The section to the south of the Creek comprised 75 lots facing Fawkner Street, Heath Street, Grover Street, the west side of Northumberland Road, the north side of Norfolk Rd/Gaffney Street and Parade East (Railway Parade). Lots were sold during the height of the land boom from 1888 to 1894 but many remained unsold and few were ever built on during the nineteenth century. In 1894 the large number of unsold lots were transferred to the Commercial Bank of Australia Ltd (LV, LP1763, V.1986 F.166).

4 Heath Street
What is now 4 Heath Street, was Lot 47 in the subdivision and it remained undeveloped until it was purchased in 1913 by Alexander Craig, a public servant who erected a house by 1914. Craig also owned an adjoining property in Grover Street, and both are described as 'land' only in 1914-15 rate books. However, while the description and valuation for the property does not change, Craig's address has been crossed out and 'Heath Street, Pascoe Vale' inserted. By the
following year a house is listed in the description for this property. It appears that Craig resided in the house only briefly before renting it out. In 1921 he sold the property to William Smith Mitchell (LV, V.2115 F.968, RB)

Craig's house was just the second to be erected in Heath Street and one of the few in this part of Pascoe Vale prior to the First World War (SM). By 1941 it was still one of only 5 houses in the street (MMBW).

Sources
Broome, Coburg. Between two creeks., 1987
Ford, Olwen & Vines, Gary et al, Hume Heritage Study: former Broadmeadows area and environs, Volume 1, 2000
Land Victoria (LV), certificates of title and subdivision plans, as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.4450
Sands & McDougall Directories (SM), 1914-1920
Shire of Broadmeadows rate books (RB), 1912-13 (No. in rate, 661), 1914-15 (779, 771), 1915-16 (901)
Williams, W.M., Pascoe Vale, a history, 1880-1980, 1982

[1] Glenroy, Fawkner and parts of Pascoe Vale west of Northumberland Road were originally situated in the neighbouring Shire of Broadmeadows.

Description
Physical Description
The house at 4 Heath Street, Pascoe Vale, is a very intact, though modest, Federation weatherboard villa. The house is situated on a rise, which increases its visual prominence. It has a complex roof form - the main section is a high hipped roof with a front gablet, paired with a verandah gablet on a diagonal axis above a projecting bay window. There are two chimneys visible front the street, one situated prominently at the front of the roof. The chimneys have red-brick bases and caps with a roughcast render shat and pairs of terracotta chimney pots. There is a projecting gable-fronted bay on the left-hand side of the facade. It has decorative cross-bracing and a turned timber finial at the apex. Below is a rectangular bay window with casement windows below leadlight highlights. A small bell-cast roof protects the bay window. There are two more bay windows with casements and leadlights above. Once is located on a diagonal axis on the right-hand side of the facade, and another is located on the south side elevation.

The front door is set back beneath the return verandah. The verandah is continuous with the main roof, as was common for the Federation style. It retains its original timber 'ladder' frieze, turned timber posts and simple timber balustrade.

Recommended Management
Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis
The 1915 house at 4 Heath Street, Pascoe Vale, is a well-detailed Edwardian-era weatherboard house built for an owner of moderate means. It is much simpler and more suburban (as opposed to ex-urban) than the nearby 10 Northumberland Road house of 1907. Its suburban nature - a modest sized house with a modest front setback and block of land - illustrates the early stages of the suburban development around the Pascoe Vale Railway Station. In this regard, it joins the late
Heritage Citation Report

Victorian house at 24 Fawkner Street. While about 20 years later than 24 Fawkner Street, 4 Heath Street is much more intact. It is also one of only a very small number of pre-World War I buildings in Pascoe Vale.

4 Heath Street is distinguished by its many attractive and intact details, typical for suburban houses of this era (as seen in suburbs closer to the City). These details include the bell-cast rooflet above the front window bay, the Art Nouveau leadlight windows, the diagonal axis demarcated by a corner window bay and gablet above, and a simple but rare intact timber verandah balustrade.

Statement of Significance

What is significant?
The house, constructed by 1915 for Alexander Craig, at 4 Heath Street, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Heath Street contributes to significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

How is it significant?
The house at 4 Heath Street, Pascoe Vale is of local historic significance to Moreland City.

Why is it significant?
It is historically significant as a house that stands out as one of the few to be reconstructed prior to World War I in Pascoe Vale, which was well in advance of the suburban development which did not commence in earnest until the late inter-war period. (Criterion A)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | No |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |

Other Recommendations

The house at 4 Heath Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
**HERITAGE CITATION REPORT**

Name: LOCH ERNE  
Address: 10 NORTHUMBERLAND ROAD, PASCOE VALE  
Significance Level: Local  
Place Type: House/Tree  
Citation Date: 2010

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**Architectural Style**  
Federation/Edwardian Period (1902-c.1918) Domestic Queen Anne

**History and Historical Context**

**Thematic context**  
This place is associated with the following theme/s identified by the *City of Moreland Thematic History* (2010):

*Theme Six: Building Moreland's Houses*  
6.4 Building houses in the twentieth century

**Place history**  
In the nineteenth and early twentieth century much of the development in the former Coburg municipality was confined to a narrow corridor adjacent to the railway line and Sydney Road. Outlying areas such as West and North Coburg, Pascoe Vale and Glenroy and Fawkner in the neighbouring Shire of Broadmeadows were characterised by small farms and vacant land well into the twentieth century (Broome, 1987:163). Although some speculative subdivision occurred during the late nineteenth century in area to the east of Pascoe Vale Railway Station, few houses were built before the 1890s depression effectively halted development for almost a decade and recovery in the twentieth century was slow. According to Broome between 1900 and 1920 'suburbia made little impression on West and North Coburg, Pascoe Vale...
This house, originally known as *Loch Erne* (LV, V.7126 F.067), situated on the east side of Northumberland Road between Prospect Street and Gaffney Street, was constructed by 1907 for John Horner (RB). Horner had acquired 3 acres of land along the east side of Northumberland Road on the north side of Gaffney Road in 1906, which once formed part of a failed nineteenth century subdivision known as the 'Railway Station Estate Extension' (LV, V.2903 F.548, V.3134 F.660; CHS). It appears that no lots were sold in the estate and all the land reverted to the Australian Deposit & Mortgage Bank Ltd, which sold it off in three parts in the early 1900s - the lot purchased by Horner, an adjoining lot that would later be subdivided to form Archibald Street, and a third lot to the east in the area now occupied by Camdon St, Dromana Ave and Ann St. Horner was rated for 3 acres of land in 1905-06, and then for a weatherboard house in the following year (RB).

The house was one of the few constructed in this part of Pascoe Vale prior to the First World War and in 1942 it was still one of only 3 houses on the east side of Northumberland Road south of Prospect Street (MMBW). One of these was the house erected for Esther Horner on a lot at the corner of Gaffney Street and Northumberland Road, which was excised from the original Horner property in 1915 - this house has been demolished (LV, V.3134 F.660). After John's death in 1932 ownership of *Loch Erne* transferred to his wife Charlotte (LV, V.3134 F.660). The house remained in Horner family ownership until the late 1940s when Charlotte and Bessie Horner ('Spinster') were in residence, when it was situated on two acres of land. Soon after the family began to subdivide and sell off the land and the house, by then on a reduced allotment of just over 1 acre, was eventually sold to George Wilson in 1950 (LV, V.7126 F.067, V.7970 F.191). Further subdivisions reduced the allotment to its present size.

**Sources**

Broome, Richard, *Coburg, between two creeks*, 1987
Coburg Historical Society (CHS), 'Where were all those old estates?', Newsletter no.32, March 1993
Coburg Municipal Rate Books (RB), 1905-06 (Not numbered, listed below 4106 on p.145, Horner's address has been changed twice from 50 Fletcher St, Essendon to 14 Eglinton St, Moonee Ponds and finally to 'North. Rd, Pascoe Vale'), 1906-07 (No. in rate 4361), 1918-19 (6966)
Land Victoria (LV), certificates of title and Lodged plans as cited
Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3709, dated 1942
Sands and McDougall Directory (SM), 1915-20

**Description**

**Physical Description**

The house at 10 Northumberland Road, Pascoe Vale is a large and well-detailed Federation-era villa. The early date of the house is illustrated by its orientation facing south, toward the original frontage of the property to Gaffney Road.

The house is clad in plain weatherboards at the base, surmounted by boards notched to look like shingles, and then roughcast render to the upper third of the walls. The Marseille tile roof is complex in form, with a high hip with south-facing gablet, and two gable fronted bays (on the east and west elevations. The west-facing bay has half-timbering to the flying gable above an elegant roughcast rendered throat. The roof features terracotta cresting and ram's horn finials. The chimneys are red brick with a convex roughcast render band at the top and decorative terracotta chimney pots.

The verandah is continuous with the roof, as was common in the Federation style. There is a gablet at the centre of the south elevation (the former front elevation, as noted above). The verandah posts are turned timber, the frieze is ladder-like with wavy rungs above timber brackets.
The front door is located on the east elevation, at the north end of the verandah. The door has a segmentally arched window and is surrounded by a highlight and wide sidelight. Most of the windows on the east and south elevation are long casements with coloured pressed glass highlights. The windows to the gable-fronted bay are in a box bay beneath a small hood. Windows beneath the verandah are also in box bays.

The house is in good condition and has a moderate degree of external integrity. One of the most prominent alterations to the house has been to the front door, which is in the west elevation facing Northumberland Road. The glazing of the upper panel of the door, the sidelight and highlights has been replaced with neo-Victorian leadlights (stylistically correct for a c1880s house, but not this era). The timber panel below the sidelight and the front door have both been resheathed in plywood and Victorian-type timber mouldings applied to them. Inside the house, however, the original features of the doorway are intact: the panel below the sidelight is finished in diagonal lining boards, and the door has two vertical panels with stop-chamfered edges at its centre, and a horizontal stop-chamfered panel with diagonal lining boards at the bottom.

The verandah posts and brackets to the south elevation have been reinstated to match the surviving ones on the west elevation. Considering the modern doorway created in the south elevation (which may have replaced a window in this location), and the enlargement of a casement window to create another door, this side of the verandah may have been enclosed as a sun porch at some point in its life.

Other alterations are generally located on the north and east elevations, which are not visible from the street. These include the enclosure of the east side of the verandah, and the boxing in (with weatherboards) of the flying gable to the east elevation and the installation of a c1930s window with geometric leadlights below it. At the (original) rear of the house - the north elevation - all doors and windows have been replaced with neo-Federation examples, as well as timber fretwork to the entrance alcove. The chimney at the north-east corner of the house was recently reconstructed in a similar form to the original (which collapsed).

The house has a deep setback from Northumberland Road and is now partially hidden behind a c.1960s house constructed on part of the original garden. A semi-mature Oak (Quercus sp.) is a feature of the garden.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Guidelines (Specific)
The following specific conservation actions would be supported, should the opportunity arise:

- Restoration of the original finishes to the front door and surround on the basis of historic evidence.
- Restoration of the original windows in the south elevation.

Comparative Analysis

Former Loch Erne is a large Federation country villa which appears to be the only one of its kind in Moreland City north of Bell Street. It is one of the earliest surviving buildings in Pascoe Vale, and is unique in illustrating the period in the first decade of the twentieth century when spacious country houses were built here.

It is also an attractive and well detailed house of its type - a Queen Anne weatherboard villa which appears to have been
builder designed and built. Original detailing, such as flying gables, roughcast render, and half-timbered gables and
gablets to the hip hipped roof, are all indicative of a high-quality house of its era.

The overall intactness of the house, as viewed from the public domain, is high, apart from the unfortunate
'Victorianising' alterations to the front door and surrounds. The excessive subdivision of the land around it, so that views
to the house are very limited from the street, is also unfortunate. These changes, however, do not undermine the
uniqueness of the house in the area and its aesthetic qualities.

Statement of Significance

What is significant?
The house formerly known as Loch Erne, constructed by 1907 for John & Charlotte Horner, at 10 Northumberland
Road, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the
form, siting, external detailing and materials as it appears from Northumberland Road contributes to significance of the
place. The mature Oak (Quercus sp.) is also contributory to the significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

How is it significant?
The house at 10 Northumberland Road, Pascoe Vale is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as a house that stands out by its style and siting facing toward Gaffney Road as a very early
house in this area and one of the few to be constructed prior to World War I in Pascoe Vale, which was well in advance of
the suburban development which did not commence in earnest until the late inter-war period. (Criterion A)

It is architecturally significant as a fine and well-detailed example of a Federation villa. The aesthetic qualities of the
house are enhanced by the mature Oak. (Criteria E & F)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for
Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

| External Paint Controls | No |
| Internal Alteration Controls | No |
| Tree Controls | Yes Mature Oak (Quercus sp.) on west side of house |
| Fences & Outbuildings | No |
| Prohibited Uses May Be Permitted | No |
| Incorporated Plan | - |
| Aboriginal Heritage Place | No |
Other Recommendations

The house at 10 Northumberland Road, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: WESTBREEN PRIMARY SCHOOL NO.4158
Address: 2-10 PASCOE STREET, PASCOE VALE
Significance Level: Local
Place Type: School - State (public)
Citation Date: 2010
History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland's Community and cultural life
10.2 Establishing schools and places of learning

Place history
The earliest schools in Moreland were of Christian denomination, and these were founded in the areas south of Bell Street. The first National School in the general district opened at Essendon in 1850, followed by Coburg (then Pentridge) in 1852. While the introduction of compulsory free schooling in 1872 lead to an extensive program of school building across Melbourne and the state, the area north of Bell Street in Moreland remained sparsely populated. Consequently the majority of schools in the area did not appear until the early twentieth century, as the local population began to grow. (Allom Lovell 1999: 36; Broome 2001: 75-79, 188)

Prior to the 1920s children living in the vicinity of today's Westbreen Primary School travelled to Glenroy and Pascoe Vale for school. In 1917 a parents' petition was compiled seeking a new school in the area. (Blake 1973: 135) The Education Department responded and in 1922 a government official had inspected the area, and found that, "A cluster of new settlement is coming into being and the proposed new school will meet an urgent need". He also noted that a new public hall was in the course of construction, and recommended that it be leased for school purposes at 1 pound per week. (VPRS795/P0000/2980)

These recommendations were taken up, and in 1923 State School No. 4158 was established in the newly built Westbreen Hall, located on the south side of Pascoe Street around 200 metres west of the current Westbreen Primary School site. Westbreen Hall (Please refer to the separate place record for the Hall) had been built from October 1922 to February 1923 by a workforce of local volunteers, under the trusteeship of community members, using funds donated by local people. When the school first opened in the hall, the school and surrounding area was known as Mount Sabine, after a large property located in the vicinity. However, a Mount Sabine State School already existed in the Beechs Forest district. As such the District Inspector suggested the school's name be change to Westbreen, which was an amalgamation of the surnames of two local bus proprietors, William Weston and Katerine Breen. (Blake 1973: 135; Broome 2001: 212-213; VPRS7882/P0001/207; VPRS795/P0000/2980)

Westbreen Hall was a single room building, approximately 40 by 30 feet, with a small cloak room at rear. While the school was its primary function on opening, with an initial enrolment of 38 children, it also served a variety of public purposes outside of school hours, including as a church, Sunday school, and space for public meetings, dances, and boxing and wrestling matches. By 1928, 80 children were being taught in the cramped one-room building, and the school's Head Teacher William H. Johnston began to campaign the Education Department to provide additional school buildings. He cites hygiene as a key problem for the school. With just one toilet for girls and one for boys between 80 children, plus use 3 to 4 nights a week for functions, conditions were increasingly unsanitary. It was decided that new space for the school was required, and thus a block of land was purchased at the current site of Westbreen Primary School. The Education Department provided a school building on the site by dismantling and transporting a portion of a wooden school building that had recently been constructed at Pascoe Vale State School, and was no longer needed. The building was re-erected at Westbreen, and comprised five weatherboard, pine-lined classrooms. This new school building...
was officially opened in June 1930, and could accommodate 200 pupils. (Blake 1973: 135; Broome 2001: 213; VPRS7882/P0001/207; VPRS795/P0000/2980) Enrolments at Westbreen remained steady until 1950, when the post-war population explosion in Melbourne's north led to a rapid increase in the demand for places at the school. A migrant hostel had been established at the nearby Broadmeadows military camp, and a large number of children from the hostel attended Westbreen. Most of these children had come from northern and central Europe, and by 1954 more than 40% of students were migrants, with more than a dozen languages spoken between them. The public hall that had been the original school building was again leased to house the growing school population, while new classroom additions became an almost annual occurrence. Enrolment at the school was 216 in 1952, peaked at 807 in 1966 and fell back to 325 by 1981, (Blake 1973:135, Williams, 1982:99) Westbreen Primary School continues to serve the local area today.

Sources
VPRS 7882/P0001/207, Public Building Files: Halls: Westbreen Public Hall PB 1066, files held at Public Records Office Victoria.
VPRS 795/P0000/2980, Building files: Primary schools: 4158 Westbreen, files held at Public Records Office Victoria.

Description

Physical Description

As noted in the history, the 1929-30 section of the Westbreen School comprises part of the former Pascoe Vale school constructed by c.1911. In appearance it resembles a two-room rural weatherboard school and is L-shaped in plan with a gabled corrugated iron roof. It is clad in weatherboards placed horizontally along the walls and vertically in the gable ends. There are large banks of multi-paned windows with hoppers in the end elevations and two tall brick chimneys. There is a small flat-roofed addition on the south side. The building is in good condition.

The 1929 school is situated within an asphalted area in the south-east corner of the school near the intersection of West Street and Pascoe Street. It now forms part of a larger complex and is connected to other buildings on its north side. Despite later additions, the 1929 school remains legible and recognisable as the original part of the complex.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

The Westbreen School, moved to this site by 1929 and opened in 1930 is typical of early twentieth century school design. This is the only known surviving example of this type of weatherboard school in the municipality.

Statement of Significance

WESTBREEN PRIMARY SCHOOL NO.4158
Hermes No 139966 Place Citation Report
What is significant?
Westbreen Primary School No.4158, comprising part of the former Pascoe Vale school moved to this site by 1929, at 2-10 Pascoe Street, Pascoe Vale. It is a simple weatherboard school of typical early twentieth century design.

Other buildings on the site are not significant.

How is it significant?
Westbreen Primary School is of local historic and social significance to Moreland City.

Why is it significant?
It is historically and socially significant as tangible evidence of the formation of the Westbreen community (now part of Pascoe Vale) in the early twentieth century and as a building that has played an important role in community life for over 70 years. It is notable as a rare surviving example of an early weatherboard school building in a metropolitan area, the majority of which have been replaced by brick buildings by the 1920s (Criteria A, B & G)

Assessment Against Criteria
This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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<td>Aboriginal Heritage Place</td>
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Other Recommendations
The Westbreen Primary School dating from 1929 is recommended for inclusion in the Heritage Overlay. The HO should apply to the 1929 building and all the land between this building and the frontages to Pascoe Street and West Street.
HERITAGE CITATION REPORT

Name: WESTBREEN HALL
Address: 35 PASCOE STREET, PASCOE VALE
Place Type: Hall Public
Citation Date: 2010

Significance Level: Local

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Interwar Period (c.1919-c.1940)

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Ten: Sustaining Moreland’s Community and Cultural Life
10.4 Participating in Community Activities

Place history
Community generosity and cooperation was central to the construction of Westbreen Public Hall c.1922. Land for the hall was donated by Frank Geach, while local benefactress Katherine Breen donated money for building materials. The hall was erected between October 1922 and February 1923 by a workforce of local volunteers, under the Trusteeship of community members including Harry Peachey, William Gill and William Smith-Weston. (Broome 2001: 212-213; VPRS 7882/P0001/207)
While used for a variety of public functions, the hall's initial purpose was to serve as a school. Prior to this, children in the immediate area were forced to travel to Pascoe Vale and Glenroy for their education. The newly built hall, constructed on a rectangular plan and measuring approximately 40 by 30 feet, was leased to the Education Department for 1 pound per week, and Westbreen State School No. 4158 opened there in 1923. Outside of school hours the hall also functioned as a church, Sunday school, and space for public meetings, dances, and boxing and wrestling matches. The hall and local community were praised in the local newspaper in June 1923, which noted: "that which was formerly solitude has been transformed into a happy meeting place for youth and beauty for miles and miles around. The strict watch of the trustees and the total absence of strong drink in the neighbourhood no doubt is responsible for the high standard maintained". (Blake 1973: 135; Broome 2001: 213; Picture Victoria; VPRS 7882/P0001/207; VPRS795/P0000/2980)

A porch addition was made to the north side of the hall early in 1924, and the building received electricity mid 1928 (VPRS 7882/P0001/207). At the same time the hall was increasingly too small for the student population of Westbreen Primary School, which had grown from 38 enrolments in 1923 to 80 in 1928. In response to overcrowding a new school was built not far from the hall, on the corner of Pascoe and West Streets, opening in 1930. (VPRS795/P0000/2980; Blake 1973: 135) It appears that the primary school discontinued its use of the hall premises at this time, although was presumably still used for various community functions (VPRS 7882/P0001/207).

During the post-war population boom of the 1950s, Westbreen Primary School again leased the public hall to accommodate its expanding student population (Blake 1973: 135). By late 1962 however, the secretary of Westbreen Primary School had written a letter of complaint to the Public Health Department regarding the hall, which was described as filthy "beyond description", while the hall grounds were becoming "a haunt for undesirables and on at least one occasion the police have had to be called". There was concern for the safety of children walking past Westbreen hall on their way to and from school. The hall was clearly no longer used for school purposes at this point, and had grown derelict, as suggested by further correspondence between Coburg Council and the Health Department, which notes vandalism of the hall's toilets and the assault of a child on the premises. (VPRS 7882/P0001/207)

However, the continuing suburban development of the surrounding area meant that the hall was once again in demand by the early 1960s. In 1959 additions to the hall were planned to provide storage space, and by 1962 had been carried out. They comprised an extension to the south side of the hall, including a store room and kitchen. A health inspection made in June 1963 found that the men's toilets at the rear of the property had been destroyed by fire, while the women's were in very poor condition. It was also noted that the hall was in frequent use at the time, at least 4 to 5 nights a week, and sometimes by large parties. Early in 1964 plans for a new toilet block on the property were approved, and were to be erected by builder R. Curry of Pascoe Vale. (VPRS 7882/P0001/207)

Westbreen Hall retained its use as a community space through the remainder of the 20th century and into the 21st. It functioned, for example, as a venue for activities such as yoga and dance classes and was still in use as recently as 2009. (Craig 2008; Lily's Dance Studios 2010)

Sources
Description

Physical Description

The Westbreen Hall is simple gabled inter-war weatherboard hall of typical design with a small projecting gabled entry porch and a skillion addition at the rear containing the kitchen. Windows are tall triple-hung sash. The hall is in fair condition and has a relatively high degree of external integrity.

Recommended Management

Conservation guidelines (General)

Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

The Westbreen Hall is typical of the simple gable-fronted weatherboard halls erected by local communities throughout Moreland (and Victoria more generally) in the early twentieth century. Many of these halls have since been replaced or extensively remodelled (For example, the Glenroy Public Hall - please refer to separate place record) and the Westbreen Hall is one of a small number that survive in a near-original condition. It compares to the former Progress Hall at 2 Novian Street, Merlyston and the former Salvation Army Hall, Mathieson Street, Coburg North.

Statement of Significance

What is significant?

Westbreen Hall, constructed from 1922-24, at 35 Pascoe Street, Pascoe Vale. The gabled weatherboard hall and porch are significant.

Later alterations and additions to the hall and other buildings on the site are not significant

How is it significant?

Westbreen Hall is of local historic and social significance to Moreland City.

Why is it significant?

It is historically and socially significant as tangible evidence of the formation of Westbreen community (which now forms part of Pascoe Vale) in the early twentieth century and as a building that has played an important role in community life for over 70 years. (Criteria A & G)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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</table>

Other Recommendations

The Westbreen Hall is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the site as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: HOUSE
Address: 19 PLEASANT STREET, PASCOE VALE
Significance Level: Local

Place Type: House
Citation Date: 2010

Recommended Heritage Protection: VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)

Maker / Builder: Spurr, William

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom

Place history
The house at 19 Pleasant Street, Pascoe Vale was constructed c.1891 by developer and builder William Spurr.

In 1890 William Spurr, a builder, subdivided forty acres of land fronting Cumberland Road and Essex Street. This created an estate of 141 allotments and two access roads which he named Pleasant Street and Prospect Street (LV,
LP3228, LP2730, V.2157 F.234). According to research by Burchall (2004):

The incentive for what was then a rather remote development arose from the opening of Pascoe Vale Station in November 1887 on the existing Seymour line.

To encourage sales Spurr immediately built eleven brick houses in Pleasant Street, five on the north side, six on the south. Plainly he intended this street to be the superior one as the thirteen houses built on Prospect Street during 1890 and 1891 were, with one exception, all of wood. Spurr himself occupied the biggest house in Pleasant Street, now number 28 (Tasma). He also retained the one lot on either side to give his home a grander presence.

Before the depression of the 1890s hit Melbourne, Spurr had succeeded in selling only six of the brick houses and only about 25 per cent of the vacant allotments in the estate. By 1894, all of those buying the houses had defaulted and the properties were in the hands of the lenders, the Planet Building Society and the Commercial Bank. The following year Spurr himself, having lost all his unsold allotments to the Commercial Bank, also sold his own home No. 28.

One of the original brick houses in Pleasant Street was this house at No.19, which was the first house on the south side west of Cumberland Road. It was unsold and reverted to the lenders, the Planet Building Society and the Commercial Bank. In 1895 (the first year that Pascoe Vale is listed in the Sands & McDougall Directory) the house was listed as vacant and remained so in 1900. By 1905 it was occupied by a Mr Patman (SM, 1895-1905; MMBW).

Sources
Research by Laurie & Pat Burchell, 2004 for houses at 28, 31 & 35 Pleasant Street, cites the following sources:
- 'Where were all those old estates?' in Coburg Historical Society Newsletter March 1993
- Coburg Rate Records 1889-1986
- Melbourne and Metropolitan Board of Works, Map 3711 d. 1944
- Sands & McDougall Directory 1895-1974 [Pascoe Vale is not listed before 1895]

Additional research (2010):
- Land Victoria (LV), Lodged Plans and titles, as cited
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3710, published 1948
- Sands & McDougall Directory (SM), as cited

Description

Physical Description

This is a double fronted late Victorian house of typical symmetrical design constructed in brick (now overpainted, presumed to be bi-chromatic) with a M-hip slate roof. Original features include:

- The bi-chromatic brick chimneys
- The front door with sidelights and highlights
- The timber-framed tripartite windows to the front elevation and the double hung sash windows to side elevations.
- The elegant original sections of the ogee-profile verandah
- Eaves brackets.

The house is in good condition and has a relatively high degree of external integrity when viewed from Pleasant Street. The verandah has been altered to accommodate a carport at the eastern end and an addition has been made at the rear. The timber picket front fence is sympathetic, but not original.
Recommended Management

**Conservation guidelines (General)**
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

**Guidelines (Specific)**
The following specific conservation actions would be supported, should the opportunity arise:

- Remove paint from brickwork by an approved method.
- Restore original appearance of verandah.

**Comparative Analysis**

This type of double-fronted villa is typical of the houses built during the late nineteenth century land boom and is commonly found in Brunswick and parts of Coburg. However, this type of house is rare within suburbs such as Pascoe Vale and Glenroy, which experienced more limited development during the nineteenth century. Of the surviving houses built by Spurr in c.1890 this is one of the more intact examples and compares with the houses at 28, 31, 35, 38 & 53A Pleasant Street and 25 & 42 Prospect Street - all of these places have been recommended for inclusion in the Heritage Overlay.

Other examples, which are less intact and not recommended for inclusion in the HO, include 38, 44 & 48 Pleasant Street and 123 & 135 Essex Street.

**Statement of Significance**

**What is significant?**
The house, constructed c.1890 by William Spurr, at 19 Pleasant Street, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Pleasant Street contributes to significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

**How is it significant?**
The house at 19 Pleasant Street is of local historic significance to Moreland City.

**Why is it significant?**
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This group of housing is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

**Assessment Against Criteria**

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The house at 19 Pleasant Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name           TASMA
Address        28 PLEASANT STREET, PASCOE VALE
Significance Level     Local
Place Type     House
Citation Date  2010

Recommended Heritage Protection
VHR No HI No PS Yes

Architectural Style
Victorian Period (1851-1901)
Italianate

Maker / Builder
Spurr, William

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom

Place history
Tasma, the house at 28 Pleasant Street, Pascoe Vale was built by and for William Spurr in 1890-1891.

In 1890 William Spurr, a builder, subdivided forty acres of land fronting Cumberland Road and Essex Street. This
created an estate of 141 allotments and two access roads which he named Pleasant Street and Prospect Street. The incentive for what was then a rather remote development arose from the opening of Pascoe Vale Station in November 1887 on the existing Seymour line.

To encourage sales Spurr immediately built eleven brick houses in Pleasant Street, five on the north side, six on the south. Plainly he intended this street to be the superior one as the thirteen houses built on Prospect Street during 1890 and 1891 were, with one exception, all of wood. Not surprisingly Spurr himself occupied the biggest house in Pleasant Street, the six-room residence on Lot 42, now number 28. He also retained the one lot on either side to give it a grander presence.

Before the depression of the 1890s hit Melbourne, Spurr had succeeded in selling six of the brick houses but only about 25 per cent of the vacant allotments in the estate. By 1894, all of those buying the houses had defaulted and the properties were in the hands of the lenders, the Planet Building Society and the Commercial Bank. The following year Spurr himself, having lost all his unsold allotments to the Commercial Bank, sold No. 28 to Lawrence Oldfield.

For five years around the turn of the century there was a succession of occupants, each remaining for about a year. The house was then bought by a merchant, David Watson, who probably named it 'Tasma', who remained for over twenty years.

The well-known abortionist and later Coburg Councillor (1955-61) and Mayor, Dr Leslie Francis Edmunds, was first tenant, then owner, for eight years from 1930. Another long-term owner was Ronald J. McKenzie, a (truck?) driver who lived there for over thirty years from 1949. His widow continued to live at this address after his death.

Sources
- Laurie Burchell, Notes for Coburg Inter-Church Council tour of church buildings and sites, 10.11.1985
- Laurie Burchell, 'Where were all those old estates?' in Coburg Historical Society Newsletter March 1993
- Richard Broome, Coburg: Between two creeks, (Coburg), 2001, p. 318 [for Dr Edmunds]
- Coburg City Council, Record of Councillors Service 1859-1994 [for Dr Edmunds]
- Coburg City Council, Map 20 showing allotments in part of Pascoe Vale
- Coburg Rate Records 1889-1986
- Melbourne and Metropolitan Board of Works, Maps 3710 d. 1948 and 3711 d. 1944
- Sands & McDougall Directory, 1895-1974 [Pascoe Vale is not listed before 1895]


Description

Physical Description

The house known as Tasma at 28 Pleasant Street, Pascoe Vale is a single storey bi-chrome brick Italianate villa with an asymmetrical front facade, a hipped slate roof and decorative brackets under the eave line. The chimneys are also bi-chrome brick. The house features a projecting bay window to the front elevation, with round arched double hung sash windows. All other windows are double hung sashes; the front verandah window has double-hung side lights. The front verandah has cast iron decorative lace work and cast iron columns with a corrugated iron roof. The four panel front door has side and highlights.

The house appears to have had two additions - a conservatory on the west side (this part of the building does not appear on the 1944 MMBW plan) and a carport on the east side - both of which have been constructed to replicate the style and materials of the original building. A sympathetic cast iron fence and gates has been constructed across the frontage.
The 2004 study noted that the original timber stables associated with this house was at that time believed to be still extant behind No. 30 Pleasant Street (this property once formed part of the grounds of Tasma). This building was not inspected (It is situated within the rear yard and not visible from the street) during 2010, however, aerial maps such as Google Earth show what appears to be a late 19th century/early 20th century weatherboard building, two storey in height, with a corrugated iron gabled roof. It is located running east-west behind the houses at the front of the property, however, the integrity or the condition of this building (if it is indeed the stables) cannot be determined.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

This type of Italianate villa is typical of the houses built during the late nineteenth century land boom and is commonly found in Brunswick and parts of Coburg. However, this type of house is rare within suburbs such as Pascoe Vale and Glenroy, which experienced more limited development during the nineteenth century and of the houses that do survive Tasma stands out as a particularly finely detailed example, which is probably due to the fact that it was constructed as the residence of the developer of this subdivision. Comparative examples include the house at 61 Cumberland Road, Pascoe Vale (HO290), 44 Acacia Street, Glenroy (HO201), Greystanes, 58 Belair Avenue (HO267), and the other houses in Pleasant Street at 19, 38 & 53.

Statement of Significance

What is significant?
The house formerly known as Tasma, constructed c.1890 by and for William Spurr, at 28 Pleasant Street, Pascoe Vale. The relative intactness of the original form, external materials and detailing of the house as it appears from Pleasant Street contributes to its significance.

The carport, other non-original alterations and additions, and the front fence are not significant.

How is it significant?
The house formerly known as Tasma at 28 Pleasant Street, Pascoe Vale is of local historic and architectural significance to Moreland City.

Why is it significant?
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. It is also significant for its associations with William Spurr, a 19th century developer of Pascoe Vale, who developed this area and built this house as his own residence. Also for its associations with Dr Leslie Francis Edmunds, a former Mayor of Coburg. (Criteria A & H)

Of architectural significance, as a finely detailed example of an Italianate villa in Pascoe Vale, where few such examples were built or survive. (Criteria D)
Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Heritage Significance* (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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</table>

Other Recommendations

Tasma at 28 Pleasant Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries. The building at the rear of 30 Pleasant Street should be inspected to determine if it is the former stables associated with Tasma and whether it is worthy of more detailed assessment.
HERITAGE CITATION REPORT

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Significance Level: Local
History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland’s Houses
6.3 Building during the boom

Place history
The house at 38 Pleasant Street, Pascoe Vale was constructed c.1891 by developer and builder William Spurr.

In 1890 William Spurr, a builder, subdivided forty acres of land fronting Cumberland Road and Essex Street. This created an estate of 141 allotments and two access roads which he named Pleasant Street and Prospect Street (LV, LP3228, LP2730, V.2157 F.234). According to research by Burchall (2004):

The incentive for what was then a rather remote development arose from the opening of Pascoe Vale Station in November 1887 on the existing Seymour line.

To encourage sales Spurr immediately built eleven brick houses in Pleasant Street, five on the north side, six on the south. Plainly he intended this street to be the superior one as the thirteen houses built on Prospect Street during 1890 and 1891 were, with one exception, all of wood. Spurr himself occupied the biggest house in Pleasant Street, now number 28 (Tasma). He also retained the one lot on either side to give his home a grander presence.

Before the depression of the 1890s hit Melbourne, Spurr had succeeded in selling only six of the brick houses and only about 25 per cent of the vacant allotments in the estate. By 1894, all of those buying the houses had defaulted and the properties were in the hands of the lenders, the Planet Building Society and the Commercial Bank. The following year Spurr himself, having lost all his unsold allotments to the Commercial Bank, also sold his own home No. 28.

One of the original brick houses in Pleasant Street was this house at No.38. It was unsold and reverted to the lenders, the Planet Building Society and the Commercial Bank. In 1895 (the first year that Pascoe Vale is listed in the Sands & McDougall Directory) Francis W. Seekamp is the occupier. By 1900 he had become the owner of the property and was still resident in 1905 (SM 1895-1905, LV, V.2257F.216).

Sources
Research by Laurie & Pat Burchell, 2004 for houses at 28, 31 & 35 Pleasant Street, cites the following sources:
- ‘Where were all those old estates?’ in Coburg Historical Society Newsletter March 1993
- Coburg Rate Records 1889-1986
- Melbourne and Metropolitan Board of Works, Map 3711 d. 1944
- Sands & McDougall Directory 1895-1974 [Pascoe Vale is not listed before 1895]

Additional research (2010):
- Land Victoria (LV), Lodged Plans and titles, as cited
Description

Physical Description

This is a double fronted late Victorian house of typical symmetrical design constructed in bi-chromatic brick with a M-hip slate roof. Original features include:

- The bi-chromatic brick chimneys
- The front door with highlight
- The timber-framed double hung sash windows to the front elevation and side elevations.
- The elegant ogee-profile cast iron verandah with frieze

The house is in good condition and has a relatively high degree of external integrity when viewed from Pleasant Street. A relatively sympathetic carport has been added on the west side and a new reproduction cast-iron palisade fence added along the frontage.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

This type of double-fronted villa is typical of the houses built during the late nineteenth century land boom and is commonly found in Brunswick and parts of Coburg. However, this type of house is rare within suburbs such as Pascoe Vale and Glenroy, which experienced more limited development during the nineteenth century. Of the surviving houses built by Spurr in c.1890 this is one of the more intact examples and compares with the houses at 19, 28, 31, 35 & 53A Pleasant Street and 25 & 42 Prospect Street - all of these places have been recommended for inclusion in the Heritage Overlay.

Other examples, which are less intact and not recommended for inclusion in the HO, include 38, 44 & 48 Pleasant Street and 123 & 135 Essex Street.

Statement of Significance

What is significant?
The house, constructed c.1890 by William Spurr, at 38 Pleasant Street, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Pleasant Street contributes to significance of the place.

Non-original alterations or additions to the house including the carport, outbuildings, and the front and side fence are not significant.
How is it significant?
The house at 38 Pleasant Street, Pascoe Vale is of local historic significance to Moreland City.

Why is it significant?
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This group of houses in Pleasant and Prospect Streets is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.

Recommendations 2010

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Other Recommendations

The house at 38 Pleasant Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name HOUSE
Address 53A PLEASANT STREET, PASCOE VALE
Place Type Residence
Citation Date 2010

Recommended Heritage Protection VHR No HI No PS Yes
Architectural Style Victorian Period (1851-1901)
Maker / Builder Spurr, William

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom

Place history
The house at 53A Pleasant Street, Pascoe Vale was constructed c.1891 by developer and builder William Spurr.

In 1890 William Spurr, a builder, subdivided forty acres of land fronting Cumberland Road and Essex Street. This created an estate of 141 allotments and two access roads which he named Pleasant Street and Prospect Street (LV,
LP3228, LP2730, V.2157 F.234). According to research by Burchall (2004):

The incentive for what was then a rather remote development arose from the opening of Pascoe Vale Station in November 1887 on the existing Seymour line.

To encourage sales Spurr immediately built eleven brick houses in Pleasant Street, five on the north side, six on the south. Plainly he intended this street to be the superior one as the thirteen houses built on Prospect Street during 1890 and 1891 were, with one exception, all of wood. Spurr himself occupied the biggest house in Pleasant Street, now number 28 (Tasma). He also retained the one lot on either side to give his home a grander presence.

Before the depression of the 1890s hit Melbourne, Spurr had succeeded in selling only six of the brick houses and only about 25 per cent of the vacant allotments in the estate. By 1894, all of those buying the houses had defaulted and the properties were in the hands of the lenders, the Planet Building Society and the Commercial Bank. The following year Spurr himself, having lost all his unsold allotments to the Commercial Bank, also sold his own home No. 28.

One of the original brick houses in Pleasant Street was this house at No.53A, constructed on Lot 62 in the subdivision. In 1895 (the first year that Pascoe Vale is listed in the Sands & McDougall Directory) the house was listed as vacant and remained so in 1900. By 1905 it was occupied by a Mr Gray (SM, 1895-1905; MMBW).

Sources
Research by Laurie & Pat Burchell, 2004 for houses at 28, 31 & 35 Pleasant Street, cites the following sources:
- ‘Where were all those old estates?’ in Coburg Historical Society Newsletter March 1993
- Coburg Rate Records 1889-1986
- Melbourne and Metropolitan Board of Works, Map 3711 d. 1944
- Sands & McDougall Directory 1895-1974 [Pascoe Vale is not listed before 1895]

Additional research (2010):
- Land Victoria (LV), Lodged Plans and titles, as cited
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3710, published 1948
- Sands & McDougall Directory (SM), as cited

Description

Physical Description

This is a single fronted late Victorian cottage of typical design constructed in bi-chromatic brick with a hip slate roof. Original features include:

- The bi-chromatic brick chimneys
- The front door with highlight
- The timber-framed tripartite windows to the front elevation and the double hung sash windows to side elevations.
- The elegant ogee-profile verandah

The house is in good condition and has a relatively high degree of external integrity when viewed from Pleasant Street. Non-original additions include the flat-roofed carport at the side and weatherboard rooms at the rear. The front picket fence is sympathetic, but not original.

Recommended Management
Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Guidelines (Specific)
The following specific conservation actions would be supported, should the opportunity arise:

- Removal of paint from brickwork by an approved method.
- Removal of non-original covered area at side of building.

Comparative Analysis

This type of single-fronted cottage is typical of the houses built during the late nineteenth century land boom and is commonly found in Brunswick and parts of Coburg. However, this type of house is rare within suburbs such as Pascoe Vale and Glenroy, which experienced more limited development during the nineteenth century. Of the surviving houses built by Spurr in c.1890 this is one of the more intact examples and compares with the houses at 19, 28, 31, 35 & 38 Pleasant Street and 25 & 42 Prospect Street - all of these places have been recommended for inclusion in the Heritage Overlay. It appears to be one of two single-fronted cottages built by Spurr - the other example at 44 Pleasant Street is less intact and not recommended for inclusion the HO.

Other examples, which are less intact and not recommended for inclusion in the HO, include 38 & 48 Pleasant Street and 123 & 135 Essex Street.

Statement of Significance

What is significant?
The house, constructed c.1890 by William Spurr, at 53A Pleasant Street. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Pleasant Street contributes to significance of the place.

Non-original alterations or additions to the side and rear of the house, outbuildings, and the front and side fences are not significant.

How is it significant?
The house at 53A Pleasant Street, Pascoe Vale is of local historic significance to Moreland City.

Why is it significant?
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This group of houses in Pleasant and Prospect Street is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

The house at 53A Pleasant Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

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<td>Significance Level</td>
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Recommended Heritage Protection

| VHR No | HI No | PS Yes |

Maker / Builder

| Spurr, William |

Architectural Style

| Victorian Period (1851-1901) |

History and Historical Context

Thematic context

This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom

Place history

The house at 25 Prospect Street, Pascoe Vale was constructed c.1891 by developer and builder William Spurr.

In 1890 William Spurr, a builder, subdivided forty acres of land fronting Cumberland Road and Essex Street. This created an estate of 141 allotments and two access roads which he named Pleasant Street and Prospect Street (LV,
LP3228, LP2730, V.2157 F.234). According to research by Burchall (2004):

The incentive for what was then a rather remote development arose from the opening of Pascoe Vale Station in November 1887 on the existing Seymour line.

To encourage sales Spurr immediately built eleven brick houses in Pleasant Street, five on the north side, six on the south. Plainly he intended this street to be the superior one as the thirteen houses built on Prospect Street during 1890 and 1891 were, with one exception, all of wood. Spurr himself occupied the biggest house in Pleasant Street, now number 28 (Tasma). He also retained the one lot on either side to give his home a grander presence.

Before the depression of the 1890s hit Melbourne, Spurr had succeeded in selling only six of the brick houses and only about 25 per cent of the vacant allotments in the estate. By 1894, all of those buying the houses had defaulted and the properties were in the hands of the lenders, the Planet Building Society and the Commercial Bank. The following year Spurr himself, having lost all his unsold allotments to the Commercial Bank, also sold his own home No. 28.

This house, constructed on Lot 125 in the subdivision is thought to be the only surviving timber house in Prospect Street built by Spurr - rate books record that 4 'wood houses' were constructed on the south side of Prospect Street and a further six on the north side (RB). Lot 125 was purchased in 1890 by the Modern Permanent Building and Investment Society and the house was occupied by various tenants. In 1895 (the first year that Pascoe Vale is listed in the Sands & McDougall Directory) the house was occupied by Mr Wallace, then by a Thomas Connell in 1900. By 1905 Benjamin Mitchell was in residence and in 1907 he became the owner of the property (SM; LV, V.2297, F.393). The house is shown in the 1941 MMBW Plan, when it is identified as 'Carinya'. It is still one of only a small number of houses in the street at that time.

Sources
Research by Laurie & Pat Burchell, 2004 for houses at 28, 31 & 35 Pleasant Street, cites the following sources:
- 'Where were all those old estates?' in Coburg Historical Society Newsletter March 1993
- Coburg Rate Records 1889-1986
- Melbourne and Metropolitan Board of Works, Map 3711 d. 1944
- Sands & McDougall Directory 1895-1974 [Pascoe Vale is not listed before 1895]

Additional research (2010):
- Coburg Rate Books (RB), 1903-04 entries for Prospect Street(No. in rate, 3696-3707)
- Land Victoria (LV), Lodged Plans and titles, as cited
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3708, published 1941
- Sands & McDougall Directory (SM), as cited

Description

Physical Description

This is a double fronted late Victorian house of typical symmetrical design constructed of weatherboard with a M-hip corrugated iron roof, which is constructed close to the frontage. Original features include:

- The front door with toplight
- The timber-framed double hung sash windows to the front and side elevations.
- The front verandah with cast iron frieze (may not be original?)
The house is in good condition and has a relatively high degree of external integrity when viewed from Prospect Street. There are additions to the rear.

Recommended Management

Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the heritage management guidelines for this place.

Comparative Analysis

This type of double-fronted villa is typical of the houses built during the late nineteenth century land boom and is commonly found in Brunswick and parts of Coburg. However, this type of house is rare within suburbs such as Pascoe Vale and Glenroy, which experienced more limited development during the nineteenth century. Of the surviving houses built by Spurr in c.1890 this is one of the more intact examples and compares with the houses at 19, 28, 31, 35, 38 & 53A Pleasant Street and 42 Prospect Street - all of these places have been recommended for inclusion in the Heritage Overlay. These are all brick houses - this house is thought to be only surviving example of a weatherboard house constructed by Spurr.

Other examples, which are less intact and not recommended for inclusion in the HO, include 38, 44 & 48 Pleasant Street and 123 & 135 Essex Street.

Statement of Significance

What is significant?
The house, constructed c.1890 by William Spurr, at 25 Prospect Street, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Prospect Street contributes to significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

How is it significant?
The house at 25 Prospect Street, Pascoe Vale is of local historic significance to Moreland City.

Why is it significant?
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This group of houses in Pleasant and Prospect Street is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
HERITAGE CITATION REPORT

Recommendations 2010

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Other Recommendations

The house at 25 Prospect Street, Pascoe Vale is recommended for inclusion in the Heritage Overlay. The HO should apply to the whole of the property as defined by the title boundaries.
HERITAGE CITATION REPORT

Name: HOUSE
Address: 42 PROSPECT STREET, PASCOE VALE

Significance Level: Local
Place Type: Residence
Citation Date: 2010

Recommended Heritage Protection:
VHR No HI No PS Yes

Architectural Style: Victorian Period (1851-1901)

Maker / Builder: Spurr, William

History and Historical Context

Thematic context
This place is associated with the following theme/s identified by the City of Moreland Thematic History (2010):

Theme Six: Building Moreland's Houses
6.3 Building during the boom

Place history
The house at 42 Prospect Street, Pascoe Vale was constructed c.1891 by developer and builder William Spurr.

In 1890 William Spurr, a builder, subdivided forty acres of land fronting Cumberland Road and Essex Street. This created an estate of 141 allotments and two access roads which he named Pleasant Street and Prospect Street (LV,
According to research by Burchall (2004):

*The incentive for what was then a rather remote development arose from the opening of Pascoe Vale Station in November 1887 on the existing Seymour line.*

To encourage sales Spurr immediately built eleven brick houses in Pleasant Street, five on the north side, six on the south. Plainly he intended this street to be the superior one as the thirteen houses built on Prospect Street during 1890 and 1891 were, with one exception, all of wood. Spurr himself occupied the biggest house in Pleasant Street, now number 28 (Tasma). He also retained the one lot on either side to give his home a grander presence.

Before the depression of the 1890s hit Melbourne, Spurr had succeeded in selling only six of the brick houses and only about 25 per cent of the vacant allotments in the estate. By 1894, all of those buying the houses had defaulted and the properties were in the hands of the lenders, the Planet Building Society and the Commercial Bank. The following year Spurr himself, having lost all his unsold allotments to the Commercial Bank, also sold his own home No. 28.

This house, constructed on Lot 62 in the subdivision, is believed to be the only brick house constructed in Prospect Street by Spurr. In 1895 (the first year that Pascoe Vale is listed in the Sands & McDougall Directory) the house was listed as vacant and remained so in 1900. By 1905 it was occupied by a Mr Gray (SM, 1895-1905; MMBW).

**Sources**
Research by Laurie & Pat Burchell, 2004 for houses at 28, 31 & 35 Pleasant Street, cites the following sources:
- ‘Where were all those old estates?’ in Coburg Historical Society Newsletter March 1993
- Coburg Rate Records 1889-1986
- Melbourne and Metropolitan Board of Works, Map 3711 d. 1944
- Sands & McDougall Directory 1895-1974 [Pascoe Vale is not listed before 1895]

Additional research (2010):
- Land Victoria (LV), Lodged Plans and titles, as cited
- Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.3710, published 1948
- Sands & McDougall Directory (SM), as cited

**Description**

**Physical Description**

This is a double fronted late Victorian house of typical symmetrical design constructed of brick (presumed to be bi-chromatic brick, now overpainted) on a bluestone foundation with a M-hip slate roof. Original features include:

- The bi-chromatic brick chimneys
- The front door with toplight
- The timber-framed double hung sash windows to the front and side elevations.
- Eaves brackets

The house is in good condition and has a relatively high degree of external integrity when viewed from Prospect Street. The verandah has been altered (replacement of verandah posts and floor) and the brickwork to the walls has been painted. The low brick front fence dates from the post-war era.

**Recommended Management**
Conservation guidelines (General)
Please refer to the Heritage Local Policy in the Moreland Planning Scheme (Clause 22.13 or as amended) for the conservation guidelines for this place.

Conservation guidelines (Specific)
The following specific conservation actions would be supported, should the opportunity arise:

- Removal of paint from brickwork by an approved method.
- Restoration of original verandah structure and detailing on the basis of historic evidence.

Comparative Analysis

This type of double-fronted villa is typical of the houses built during the late nineteenth century land boom and is commonly found in Brunswick and parts of Coburg. However, this type of house is rare within suburbs such as Pascoe Vale and Glenroy, which experienced more limited development during the nineteenth century. Of the surviving houses built by Spurr in c.1890 this is one of the more intact examples and compares with the houses at 19, 28, 31, 35, 38 & 53A Pleasant Street and 25 Prospect Street - all of these places have been recommended for inclusion in the Heritage Overlay.

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Statement of Significance

What is significant?
The house, constructed c.1890 by William Spurr, at 42 Prospect Street, Pascoe Vale. The relative intactness of the original part of the house within the main hipped roof, including the form, siting, external detailing and materials as it appears from Prospect Street contributes to significance of the place.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

How is it significant?
The house at 42 Prospect Street, Pascoe Vale is of local historic significance to Moreland City.

Why is it significant?
It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. This group of houses in Pleasant and Prospect Street is particularly significant as an illustration of the extent to which speculative subdivision occurred in areas that were remote from transport and services. (Criterion A)

Assessment Against Criteria

This place was assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Heritage Significance (The Burra Charter) 1999, using the Hercon criteria.
Recommendations 2010

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Other Recommendations

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