City of Coburg
Heritage Conservation and
Streetscape Study

EXTRACT

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1.0 INTRODUCTION

1.1 Description of Commission

The Coburg City Council set aside in its 1988/89 budget an amount of $30,000 to undertake a Heritage Conservation and Streetscape Study. Part of this was received through the National Estate Grants Program. Registrations of interest were invited, a number of consultants were interviewed and in April 1989, Timothy Hubbard Pty Ltd was commissioned to do the Study.

As set out in the Brief, "The purpose of the Study is to identify, evaluate and document the built and environmental heritage of the Coburg City Council. This will include an assessment of the importance of the City's heritage as a community resource; and to develop a comprehensive program for the conservation of the City's heritage and its integration into the general planning framework of the City."

1.2 Acknowledgements

Many people have given help with the preparation of the Study and before any individuals are acknowledged, the community of Coburg must be recognised for its maturity in undertaking such a review of its heritage. It has been said that a city which doesn't acknowledge its past has no future. The authors have always kept in mind that this was a Study of and for Coburg and that it is intended to provide a sense of direction for the City's future which builds on its past achievement.

The authors wish to thank the members of the Steering Committee who represented diverse interests within the community and beyond. Each member brought his own skills but in particular the authors wish to thank Mr Bruce Lancashire, Director Planning and Development, and Mr Steve Dunn, Manager Planning Services, for their administrative support; Mr Geoff Austin of the Department of Planning and Urban Growth for his technical support; Mr Barry Waters, invaluable for his great local knowledge; and the member who has taken the keenest interest in the Study and who has given so much of his time helping with research, Mr Laurie Burchell.

More than anyone else, Mr Burchell has made a significant contribution to the study. The authors want to thank him for his keen eye in finding our mistakes in the drafts of this report. He introduced us to Coburg and has become a friend. We
also acknowledge the contribution made by other members of the Coburg Historical Society who checked data sheets and provided valuable additional information.

The staff of the Coburg City Council have always been professional and competent in their relationship with the authors. They went beyond this to provide a friendly atmosphere in which to work and a sense of confidence which, it is hoped, is reflected in the Study.

The Study was already off to a flying start with the assistance of two documents in particular. They are the Coburg Townscape Study (1985), prepared by RMIT Landscape Architecture and assisted by the Garden State Committee and Between Two Creeks, written by Coburg's official historian, Mr Richard Broome. Other documentary sources were provided by the staff of the Coburg Municipal Library, especially through the help of Ms Julie Canals-Tasevski, and by the staff of the State Library of Victoria, particularly our friends in the Map Library. A special acknowledgement must be made to Mrs Margaret Donag who made available her grandfather's subdivision plans of Coburg before they were lodged with the SLV.

The study team included several people. Petri Juhola contributed the most to the administration of the Study. Suzanne Sharp and Stephanie Keays did much of the legwork, photographing buildings, researching and drafting. In the latter days they were assisted by Claude Calleja. Francine Gilfedder was in charge of anything that grew and the places where they grew. Dr Miles Lewis wrote the history which must be seen as the backbone of the Study. Bryce Raworth assumed much of the on-ground responsibility for identifying places, recording them and evaluating them. He contributed much to the writing of the report. His steady support has been much appreciated. Mr Paul Bermann was responsible for printing all of the photographs. His patience with us and his technical skill with the negatives deserve special commendation. Timothy Hubbard co-ordinated the Study, worked with the detail as much as possible and must assume responsibility for everything.

1.3 Study Description

1.3.1 The Brief

The Study was divided into two stages. Stage One was a preliminary survey which represented about 10% of the work and, according to the Brief, consisted of the following tasks:
(a) establishing a bibliography,
(b) establishing the major historic themes,
(c) estimating the number of sites and areas to be investigated,
(d) outlining all the other work to be done in Stage Two,
(e) outlining the proposed systems, criteria and format to be used in Stage Two,
(f) suggesting changes to the tasks in Stage Two,
(g) outlining the time, budget and personnel allocations for the work to be done and the production of the Report.

Stage Two was by far the major part of the Study and, according to the Brief, consisted of the following tasks:

(a) writing the Environmental History - Section 2 of the Study.
(b) identifying and evaluating of buildings, works, objects, natural features, sites and areas of architectural and or historic interest - Sections 4, 5 & 6 of the Study and all of the data sheets,
(c) discussing the existing and the proposed planning policies and their impact on effective conservation in Coburg - Section 3
(d) making recommendations for statutory controls - Section 3
(e) preparing guidelines for building conservation controls - Section 7
(f) preparing guidelines for architectural infill and enhancement - Section 8
(g) preparing guidelines for the management and enhancement of road and park reserves within areas of significance - Section 9

1.3.2 The Study's Limits

The study area was the whole of the municipality of the City of Coburg. The period reviewed was from the date of first European settlement until the present. The Study took about twelve months to complete which allowed for our understanding of the City and the issues to gestate. It was completed on schedule.
1.3.3 Terminology & Principles

The authors have tried to use plain English. Technical terms used in the study are explained in the glossary, Appendix 10.1. The principles adopted are those of the Burra Charter of Australia ICOMOS. A full copy of the Charter is attached as Appendix 10.2.

1.3.4 Survey Method & Criteria

The study commenced with an extensive investigation of documentary sources which related specifically to the development of Coburg from its first settlement. This included such sources as early plans relating to the survey and initial subdivision of the area, the Parish Plan, late nineteenth and early twentieth century auctioneer’s subdivision plans and the Melbourne and Metropolitan Board of Works Drainage Plans. Literary and photographic sources included the archives of the Coburg Historical Society, the archives of the City of Coburg and the recently completed official history of Coburg, Between Two Creeks, by Richard Broome.

Also consulted were the records of the Historic Buildings Council, the Australian Heritage Commission and the National Trust of Australia (Victoria). The Australian Architectural Index, compiled by Dr Miles Lewis, was a valuable resource, as were the records, photographs, directories and paraphernalia of the State and LaTrobe Libraries.

This initial research, which defined the fundamental themes of Coburg’s environmental and cultural history, was followed by the composition of a draft history and list of significant buildings. Criteria were then established for the analysis of significance of individual buildings and areas in terms of the development of Coburg and Victoria as a whole. A windshield survey supplemented the initial list, which was then used as the basis for a comprehensive investigation of the significant buildings and areas of the municipality. This stage of the study involved the preparation of data sheets and photographs for significant buildings and descriptions of significant areas. Research into these buildings and areas established their individual histories.

The authors used their wide experience to provide a comparative analysis, both within Coburg and across the metropolitan area. Each site and area was graded. Recommendations were given for all identified buildings.
2.0 THE DEVELOPMENT OF COBURG

2.1 Introduction and Themes

Any conservation plan is designed to conserve and enhance particular aspects of a place - those which are thought to be 'culturally significant'. The choice of these aspects is a subjective matter, and this makes it all the more important that it should be explained and debated.

Some of these aspects are those known only to longstanding inhabitants of the area - things about the place that have become cultural landmarks. In central Melbourne there are aspects like 'walking the block' which were once significant, but have been forgotten; others, like 'meeting under the clocks' at Flinders Street, still mean something to older citizens.

There are other things about a place which residents are barely conscious of, but which seem distinctive to an outsider, or important to specialists. Others again may be important, but are not in any way distinctive. For example, almost every suburb developed on what was previously farm land - so this is not a matter of any special interest. But if the area was an early focus of manufacturing, or the settlement grew around a major ford across a river, these may be matters of more cultural significance.

There are few fine mansions or really outstanding public buildings in Coburg, but there are three particularly distinctive aspects about the development of the city:

- Firstly, Coburg grew, like Brunswick, around a ribbon of development along the most important transport route in the Australian colonies, that between Sydney and Melbourne.

- Secondly, Coburg is the only metropolitan suburb to contain a prison, and this is not just any prison, but a very large one, the flagship of the state system.

- Thirdly, Coburg's greatest period of subdivision and expansion was at the very peak of the Land Boom, about 1888-1893, and only a small proportion of this development was completed before the crash. The city probably contains a greater proportion than any other suburban area of Land Boom development which was arrested for years, often until after the Great War.
Illustration 1: Coburg's first European landowners. A section of an original Jika Jika parish map.
Source: Broome, p 34.
The physical development of Coburg can be understood in relation to these major factors. The millenia of Aboriginal occupation prior to white settlement have left little trace, though Broome refers to a midden discovered within Pentridge Prison in 1934.\(^1\) The period of squatting occupation prior to the sale of land by the Crown has left even less, though there were structures built. On 14 June 1837 Robert Hoddle noted a sheep station and hut on the banks of the Merri Creek, in the occupation of one Hyatt.\(^2\) By contrast Hoddle's survey itself, as prepared in 1837 and amended to 1839, is still indelibly written into the streets and allotment boundaries of the present city.

2.2 The survey

Hoddle's instructions for his work at Port Phillip had been to survey parishes of 25 square miles each, with up to a third variation for the sake of obtaining suitable boundaries. Watercourses were preferably to be within the parishes rather than forming the boundaries. Each parish was to have either a one square mile town reserve or a half square mile village reserve. Every parish was to be divided into sections of one mile square, or portions fronting water.\(^3\) The latter must be understood to be strip allotments, each with its own small share of water frontage.

The major features of these instructions and of Hoddle's survey have their origins in New South Wales Survey Department practices established at different dates. One cannot understand the layout of Coburg without understanding what these practices were and why they were adopted. For the Parish of Jika Jika combined the two main alternatives - the square sections and the strips running down to water frontages - and Coburg straddles the junction of the two.

The first feature of Hoddle's approach is the basic concept of surveying land into parishes, each having as far as possible natural boundaries, and each containing a town or village reserve on a watercourse. This was contained in the instructions of successive governors of New South Wales from Arthur Phillip onwards, though at first the parish had been called a 'town', and the town or village reserve was called a 'township'.\(^4\)

\(^1\) Richard Broome, *Coburg: Between Two Creeks* (Melbourne 1987), p 5
\(^2\) Ibid., p 35.
\(^3\) S A Ferr (Deputy Surveyor General) to Robert Hoddle, 31 July 1837, in *Historical Records of Victoria*, III, pp 96-100.
\(^4\) *Phillips Additional Instructions*, 20 August 1789, *Historical Records of New South Wales*, I,
Hoddle followed these principles in all the land which he surveyed northwards from Melbourne, getting as far as twenty-nine kilometres north by the end of 1837. His Jika Jika Parish extended from the Yarra north to what is now Boundary Road, Coburg. It was bounded by the Moonee Ponds Creek on the west, and the Yarra River and Darebin Creek on the east. It excluded the Melbourne town reserve, between Victoria Street and the Yarra, but it took in the whole of Richmond.

A single village reserve, later called Penriddle, was designed to serve this whole vast area. Even this never became a village in practice, but because it had been kept back from sale the government was able to appropriate it for prison purposes in the 1850s.

The second principle was that land should be surveyed into sections of one square mile. The Bigge Commission of 1823 had recommended an approach based on the very successful and rapid survey of the American mid-west, and this was implemented in the Ripon Regulations of 1824. These regulations were modified somewhat in 1831, and in this revised form were still in force at the time of Hoddle's survey. In practice these square mile sections might in some cases be sold as farmland, but in others they might be cut up into much smaller allotments, but still within the original square mile grid. In Hoddle's survey all the land was in square mile blocks as far as possible.

There were no strip allotments in the Coburg or Brunswick areas of the 1837 survey, but these had been introduced by the time the land was sold in 1839.

The strip surveys are the third feature of the survey, and were confined to the southern part. Creeks and rivers were often important means of communication, and even more often were essential for agriculture, or for the watering of stock. The idea that as many landholders as possible should share the water frontages was first expressed formally in the instructions issued to Captain Stirling for the settlement at Swan River, or Perth, in 1829. The result was long strip allotments running in parallel down to the water.

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5 Robert Hoddle, Plan showing the Surveyed Lands to the Northward of Melbourne and Allotments contiguous to Y. & C., 1837, roll plan, Public Record Office.
6 M P Monson, Settlement and Development: the Historical Context in M P Monson & John White (eds), Western Towns and Buildings (Nedlands, WA, 1979), p 4; and Max Poole, Town Planning, in ibid, pp 210-221.
7 Sir George Murray (Secretary of State for Colonies) to Captain George Stirling, 30 December 1828, Historical Records of Australia. Ill. 6, pp 600-602, quoted in C M H Clark, Select Documents in Australian History 1788-1850 (2 vols, Sydney 1950) 1, p 83.
Illustration 2: Plan of the Village of West Ptridge, & Farms (1854)
Vale & Houghton Map Collection
Subsequent surveyors followed this principle, especially on land of agricultural value close to major towns. Hoddle subdivided land adjoining the Yarra in Prahran, Richmond and Collingwood into small allotments of this strip type. He subdivided Brunswick into larger ones extending from Sydney Road west to the Moonee Ponds Creek and east to the Merri Creek. The more southern allotments in Coburg, 132, 133, 134 and 135, continue this pattern. The next allotments, 140, 141 and 142 are less slender but still follow approximately the same principle.

In Brunswick the complete subdivision of the suburb in east-west strips left no road reserves, other than perhaps Sydney Road, and this tended to militate against the subdivision of private roads in the north-south direction, a factor still apparent in the road pattern today. In Coburg the original layout was more mixed, and so is the road pattern which has resulted.

2.3 The Road Pattern

It is not immediately clear whether any roads were reserved by Hoddle before the sale of the land. His first survey in 1837 was simply a square mile grid, and included no road reserves, but this was modified as he subdivided smaller allotments for sale. Hoddle's instructions required him to provide every allotment with a right of way to the nearest road or watercourse, but it seems that roads could be surveyed by the government after the land had been sold.

Travellers seem to have wandered at will through the new allotments, and the main northerly route was that which ran on the west side of the Moonee Ponds Creek before crossing to the bottom of Fawkner's section 151. It proceeded across this section in a north-westerly direction, well to the west of the present line of Sydney Road. While this route was described as 'Sydney road: it is in fact the line of the present Pascoe Vale Road.

In 1840 D M Kemp prepared a 'Plan Shewing Part of the New-line of Road From Melbourne to Sydney', apparently more in connection with the task of road building than that of reserving or acquiring the land needed. It is interesting that this plan gives no indication of any existing road reserves, and it appears to establish for the first time

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8 Sketch of Section 151 Jika Jika Parish, from a deed of settlement of 30 March 1842, reproduced in Hugh Anderson, Out of the Shadows (Melbourne 1962), rear endpaper.

1 1
the north-south line of Sydney Road as far as Penridge, and the more northerly section bearing to the north-north-west as far as W H Yaldwyn's property at Kalkallo. The Sydney Road Trust was formed in 1842, pursuant to the Parish Roads Act of 1840, to repair and maintain the surveyed line of road, but this threatened the interests of Fawkner, through whose land the old road ran, and aroused his active opposition.\(^{10}\)

It seems likely that some of the main roads through Coburg were established by government, especially where they run through more than one of the original landholdings, whereas others were formed as part of the process of subdivision. The fact that few substantial roads run in north-south direction reflects the tendency of the original subdivision to be in the form of east-west strip allotments. However, in the northern part, where the sections were square, Sussex Street and Northumberland Road appear to mark the boundaries of sections 149/150 and 150/151 respectively. Even so, they may be the result of private subdivision rather than government initiative.

Of the east-west roads, Moreland Road was apparently established by government. Woodlands Avenue was not, but it falls along another allotment boundary, as is indicated by the difference in the subdivisional pattern above and below it. Reynard Street marks the next boundary, though it extends only westward of Sydney Road. Bell Street, Gaffney Street and Boundary Road all appear to have been established by government. Bell Street was said to have been marked out since about 1840, and was the route to Heidelberg, though it was complained that the government did nothing to make the Merri Creek fordable.\(^{11}\)

A suspension bridge over the Merri was built by convict labour in 1853, close to the boundary of the Stockade, but it was swept away by flood in 1863, leaving only the chains and a few pieces of timber.\(^{12}\) It was apparently reinstated, for in 1879 it was said to be dangerous and in need of replacement.\(^{13}\) A bridge was built at Bell Street only in 1857, and the Newlands Bridge, constructed by prison labour, was opened in 1865. Five years later another bridge built by the Penal Department was opened 450 metres to the east. In 1880 a new iron bridge was built over the Merri at Bell Street.\(^{14}\) On the other side of the suburb the Moonee Ponds Creek was crossed in 1862 by two bridges, one at Reynard Road and the other at Pascoe Vale, probably on

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10 Brome, op cit, pp 42-3; Anderson, op cit, pp 104-45
11 Brome, op cit, p 54
12 Arg, 15 April 1879, pp 4-5.
13 Ibid, 4 February 1879, p 5
14 Ibid, 5 November 1879, p 2, 3 August 1880, p 5.
Illustration 3: Newlands Bridge, 1865.
Photograph by the Authors.
Gaffney Street. A third bridge, known as Loeman's, was built at Moreland Road in about 1874.15

The spine of the suburb was transformed in the early twentieth century. Motor cars and cycles began to displace the sheep and cattle on Sydney Road, and then the war brought a stream of traffic to the Broadmeadows army camp.16 The horse tram was antiquated, but it connected with the efficient cable service at Moreland Road, and was able to compete successfully with a rail service which was inadequate in terms both of rolling stock and of timetabling.17 In 1905 the council decided that all new building on the road should be of brick, so as to create 'a handsome business thoroughfare'.18

In 1929 it was stated that Sydney Road was, at the Brunswick end, the most congested 66 foot (20 metre) road in the metropolitan area. The number of vehicles using it in twelve hours was 7,619, and even in Coburg it varied from 3,923 at Moreland Road to 2,481 north of Bell Street.19 The Metropolitan Town Planning Commission proposed a new arterial road leading to the vicinity of the Broadmeadows Military Camp, and a new by-pass route for access from the Hume Highway to Melbourne. The arterial road was to leave the main Sydney Road by-pass along Derby Street somewhere about what is now the intersection of Lyking Street and cut diagonally north-westwards across Pascoe Vale and into Justin Avenue, Glenroy. The road would be 120 feet (36.4 m) wide, and would require the demolition of only three weatherboard houses.20 None of this was put into effect, but the Sydney Road by-pass was.

The Sydney Road by-pass was to be by way of Melville Road, then by a diagonal line north of Woodlands Avenue, which is now also called Melville Road, but which was provided in the subdivision layout of the 1920s specifically to accommodate this scheme. This brought the route to Reynard Street and the junction of what was then called Imperial Avenue, but is today also called Melville Road, and which Coburg Council widened to 80 feet (24.2 m) as far as Bell Street. From here it apparently followed what is now Turner Street, then a short diagonal cut created by the council at this time to link with Derby Road at the level of O'Hea Street, and hence by the full length of Derby Road, which was also widened by the council to 80 feet, and on into

15 Broome, op cit, pp 87-8.
16 Ibid, p 175
17 Ibid, op cit, pp 176-7
18 Ibid, op cit, p 179.
Broadmeadows Shire.\textsuperscript{21}

The Metropolitan Planning Commission went even further than this, and proposed the widening of Sydney Road itself from O’Hea Street northwards,\textsuperscript{22} and the construction of a Merri Creek ‘parkway’ (the euphonious term applied by the Commission to what we might call a freeway slicing through parklands) running from Sydney Road at Batman to Nicholson Street, East Coburg.\textsuperscript{23} In 1958 the Melbourne & Metropolitan Board of Works proposed a new by-pass route along Merri Creek, but an outcry resulted. In a very short time the Board reverted to a route west of Sydney Road and the railway, but this route was never implemented.\textsuperscript{24}

2.4 The Pentridge Stockade

The Pentridge Stockade and later Prison merits a complete study in itself, but it is worth considering here both for the effect it had on the surrounding area and for what can be said about its own architectural history. The government’s policy of selling farm lots all around Melbourne meant that there were few areas other than village reserves which could be used for any major public purpose. The fact that only a small corner of the Pentridge village reserve had yet been surveyed for sale meant that the balance was available for government use, and it was here that the stockade was established in 1850.

The establishment of the stockade meant three things for Coburg. One was that the suburb was to become somewhat terrorised at first by the threat of escapees, and stigma used later by the presence of the institution. Another was that the village could not proceed beyond the first few blocks, and the suburb grew up without its intended heart. The third was a significant boost to population and, presumably, to local trade. By 1857 there were 1,348 people living in Pentridge village, of whom 989 were males, and of these 350 were either prisoners or warders.\textsuperscript{25}

Broome has discussed the history of the stockade in some detail, but some architectural aspects need to be considered here. Nothing survives today of the arrangements in 1850, consisting of wooden huts (but not log huts as reported\textsuperscript{26}) on wheels and a

\textsuperscript{21} Brodie, p. 75. This appears to be the plan which Broome, op cit, p 311, incorrectly attributes to the Melbourne & Metropolitan Board of Works.

\textsuperscript{22} Metropolitan Town Planning Commission, op cit, p 75.

\textsuperscript{23} Ibid, pp 78, 96, 222-3.

\textsuperscript{24} Broome, op cit, p 312.

\textsuperscript{25} Ibid, p 312.

\textsuperscript{26} ...
stake fence, nor of John Price’s moveable stockade, known as ‘the Crystal Palace’. In fact nothing survives of anything in the gaol earlier than 1858, though it is not impossible that some of the bluestone worked by prisoners in the surrounding area, including culverts and other works, may yet be in place.

There were about twenty various buildings in the stockade in the mid-1850s, and in September 1855 Price recommended the building of a large central penitentiary with two hundred separate stone cells, a hundred bed hospital, and dormitories for 1,200 prisoners, all of which could be built by prison labour and using local bluestone. He duly built the hospital, which Kerr describes as

an oddly designed and massively constructed building with two tiers of associated wards flanking a longitudinal central stair hall, the upper part of which terminated in a tall clerestory range.

This was completed in 1858 and immediately pressed into service as a prisoners barrack rather than a hospital. Price also laid the foundations for the penitentiary, but the project was later converted by Champ into pigsties.

William Champ, who took office in June 1857, following Price’s murder, initiated a complete rebuilding of Pentridge, which was to be the main central prison, and recommended a bluestone panopticon building on the high ground just north of St Paul’s. This would be followed by other stone buildings and walls, all to be built by the prisoners over four years, at a cost of £25,000. The death of Price was a boon to Pentridge in the sense that it instilled into the government the political will to spend money on the main prison, which it did until 1864, when its attention was diverted to lunatic asylums. A master plan prepared by the Public Works Department in about 1859 shows the rectangular outer wall, entrance building and gatehouse, staff quarters, dormitory-type hospital block, cell ranges flanking yards (C Division), space for future development, and the so-called ‘panopticon’ and chapel (B Division cell block).

The ‘Panopticon’ was quite wrongly so-called, for the idea as conceived by Samuel (not Jeremy) Bentham was

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26 Ibid., p 98, quoting the Argus, 21 August 1850. The huts were of the sort used in New South Wales in the 1830s and 1840s. Illustrated in J S Kerr, Out of Sight, Out of Mind (Sydney 1988), p 29.
27 Buxton, op cit, p 110.
28 Ibid., p 112.
29 Kerr, op cit, p 75.
30 Ibid., p 75.
31 Buxton, op cit, p 113.
Illustration 4: Rear Elevation of 'A' Division of the 'Panopticon' (now 'B')
Source: Broome, p 117.
that of a circular building so contrived that any number of persons may there in be kept in such a situation as either to be, or what comes nearly to the same thing to seem to themselves to be, constantly under the eye of a person or persons occupying a station in the centre which we call the Inspector's Lodge.

Only in the United States was the panopticon principle taken up to a substantial extent. The plan proposed at Pentridge derived approximately from the Millbank Penitentiary, and had three axes radiating from a central well with two tiers of cells along each side. The adjoining exercise yard, with twelve wedge-shaped compartments radiating from a central hub where the entry was stationed, was more genuinely on the panopticon principle than was the building itself. It is hard to describe the style of the building, but Gothic, *pace* Broome, it certainly is not. According to Broome the Panopticon was built by free labour, Glenister & Co, which is puzzling, as this organisation seems to make its début with the gatehouse building. The Women's Prison and B and C Divisions (later C and F) were begun in 1858 and completed in a few years using prison labour.33

The drawings for the Pentridge buildings were mostly prepared by the Swiss draftsman Gustav Joachimi, in 1858. The design for the main entrance building was, as Kerr so appositely remarks, 34

> a charmingly old-fashioned Tudor evocation which made Francis Greenway's Sydney Government House stables of 40 years earlier look positively archaeological in its exactitude.

The block survives today, substantially unaltered but for a slender upper stage added to the southern gatehouse tower. This is suggestive of the standard combination of square round tower and tall slender one which appeared repeatedly in the castellated houses of Nash, Wyatt and others, all descending ultimately from the main tower and the Beauchamp tower of Strawberry Hill - appropriate enough to so Gothick a design as Joachim's.

In 1859 tenders were called for completing the entrance building to the Panopticon,35 and Thomas Glenister & Co (Associated Masons) were successful with a price of £19,480 7s. 7d.36 This was an interesting innovation, which followed upon the

33 Broome, op cit, p 117.
34 Kerr, op cit, pp 75-7
35 *Australian Builder*, 12 March 1859.
Illustration 5: Galvanising Plant Wire netting Factory, Pentridge (1896)
Source: Coburg Historical Society

Illustration 6: Female Prison, Pentridge (1896)
Source: Coburg Historical Society
controversies of the eight hours movement and the piecework system. The Associated Masons were just that. There were forty shareholders who were working masons, and they proposed to undertake the contract and to divide the profit or loss amongst themselves, thus avoiding the overheads and profits of conventional contractors who engaged in subcontracting.\textsuperscript{37}

The masons could not do all the work themselves, and they had to call tenders almost immediately for the necessary excavation work. Challenged over this, Glaister gave an assurance that the Associated Masons would not in future sub-let the labour of any trade which had 'decided against the system [subcontracting] by even a minority of its members'.\textsuperscript{38} Soon it emerged that prices obtained from other trades, including carpenters, plasterers and plumbers, were incorporated within the original tender of the masons.\textsuperscript{39} It was a very fine distinction upon which to base a campaign against subcontracting, but later in 1859 when tenders were called for the General Post Office, three separate bodies of associated masons competed, and Glaister & Co were again successful.\textsuperscript{40}

The surrounding wall, 3.6 metres high and over three kilometres long, was completed in about 1866. Meanwhile, during the 1860s, a hospital, warders' quarters, solitary cells, offices (privies &c), chapels, workshops and storerooms were built.\textsuperscript{41} In 1878 work had begun on new workshops, and a contract had been entered with the Patent Brick Co (the Hoffmann Company of Brunswick) for 300,000 bricks. A hospital was also being built.\textsuperscript{42} In 1879 Wilson Corben & Co obtained a contract for supplying Castlemaine flagging,\textsuperscript{43} and an additional tier of cells to accommodate sixty men was built,\textsuperscript{44} and in 1886 a new wall and gates.\textsuperscript{45} In 1887 tenders were called for the female prison,\textsuperscript{46} which seems to have been the design by G W Watson, a gifted architect of the Public Works Department,\textsuperscript{47} and this was built between 1889 and

\textsuperscript{36} Ibid. 2 April 1859, p 102b; 26 May 1859, p 92.
\textsuperscript{37} Ibid. 2 April 1859, p 97.
\textsuperscript{38} Ibid. 9 April 1859, p 108.
\textsuperscript{39} Ibid. 30 April 1859, p 133; 14 May 1859, p 147.
\textsuperscript{40} Ibid, 28 January 1859, p 17.
\textsuperscript{41} Broome, op cit, p 118.
\textsuperscript{42} Argus, 4 June 1878, p 5.
\textsuperscript{43} Ibid, 18 January 1879, p 10; 31 January 1879, p 5.
\textsuperscript{44} Ibid. 30 May 1879, p 5.
\textsuperscript{45} Ibid, 9 July 1886, p 5.
\textsuperscript{46} Ibid, 27 March 1887, p 5
\textsuperscript{47} Minutes of the Royal Victorian Institute of Architects, 11 April 1893, p 83. Manuscripts Collection, La Trobe Library, SLV. Thanks are expressed to Watson following a visit by RVIA members.
1893. It was essentially one long three storey block containing nearly two hundred cells, and with six exercise yards radiating from a central entrance on one face. In 1890 to 1899 the old Women's Prison was extended by 68 cells. The nomenclature of these structures is confusing, but the major elements are or were:

'A' Champ's 'Panopticon', 1857 now 'B'
'B' 1858 later 'C', demolished 1974
'C' 1858 now 'F'
The Women's Prison, 1858, 1890 now the nucleus of 'A'
The Female Prison, 1889-93 now 'D'
Entrance Building, 1859.

The following decades saw little major new construction at Pentridge, which was subject to periodical agitation for closure, particularly from the Council and residents. The story was much the same as that of the Kew Lunatic Asylum, which could not be improved while its future was uncertain. In the late 1920s the cost of demolishing and replacing the prison was estimated at between £1/2 and £1 million, while the proceeds from the sale of the land would be only £70,000. So it stayed. There was substantial refurbishment in the 1920s, including the rebuilding of most of the prison factories, but the money ran out, and 'C' division remained in a notoriously primitive state for another half century.

When the government allocated £150,000 in 1944 to upgrade Pentridge and replace 'C' Division (later increased to £250,000), there was a renewed but unsuccessful campaign for the removal of the gaol. 'C' Division was finally demolished only in 1974, and a hospital 'J' Division was built. In 1980 Jika Jika, the new maximum security punishment division, was opened. It was a futuristic, almost Buck Rogers style design by Alan Yorke and Dennis Payne of the Public Works Department, but that it won an architectural award was ironic, given that it was soon regarded as a total failure. Despite this, the value of the architectural profession was vindicated in 1982 when four prisoners escaped, using plans of the prison which one of them had obtained.

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48 Kerr, op cit, p 117.
49 Broome, op cit, pp 122-5.
50 Contrary to the caption of the illustration in Broome, op cit, p 117.
51 Contrary to Kerr, who states, op cit, p 75, that Price's hospital is now 'F' Division.
52 Broome, op cit, p 276
53 Ibid, pp 252-3
54 Ibid, op cit, p 257.
to help him in his architecture course. 56

2.5 Development

The Crown’s subdivision of Illa Illa assumed a village surrounded by farmlands, and the reserve for the village was in that part of the parish which is now Coburg. In the event, the pattern of development was very different. The name ‘Pentridge’ was given to the village reserve in August of 1840, and it was already surrounded by an estimated twenty-one gentleman farmers and six labourers and their families. 57 It was predicted that the village would soon be surveyed and sold, and a church erected. 58 This was not to be, and it was the surrounding farm lots, rather than the village reserve, which were subdivided for small dwelling allotments. This was not an unusual situation. First the surveyors had trouble keeping up with the demands upon them, and then the economic recession of the 1840s supervened and the Crown stopped putting land onto the market.

It seems that it may have been the Wesleyans’ need for a chapel that finally precipitated the survey of the village. In 1848, according to Freeland, there was only an old government pound with one small timber hut on it at the corner of Bell Street and Sydney Road. The Wesleyans applied for a site here, and on 16 May 1848 the Colonial Secretary wrote to Superintendent La Trobe confirming a Crown grant of eight roods of land ‘for the erection of a Wesleyan Chapel and for grounds, at the village of Pentridge’. 59 It was only after this, in 1849, that the first four blocks of the village were surveyed, bounded by Bell Street, Drummond Street, Lyon Street and Sydney Road, and intersected by Crow Street and Urquhart Street. 60 Hoddle’s drawing shows that he has taken advantage of the village reserve to widen both Bell Street, from the intersection eastwards, and Sydney Road, from the intersection northwards.

The four allotments at the corner of Bell Street and Sydney Road are duly shown as having been allocated to the Wesleyans, and reservations were made at the Sydney Road end between Urquhart and Lyon Street for the Church of England, school and vicarage. The Anglican church was built in 1849, of bluestone, and consecrated on 30

56 Broome, op cit, p 300.
57 Port Phillip Gazette, 8 August 1840, quoted Broome, op cit, p 37.
58 George Arden, Latest Information with regard to Australia Felix (Melbourne 1840), p 62, quoted Broome, op cit, p 40.
60 Lindsay Clarke, Assistant Surveyor, Plan of Allotments marked at Pentridge Parish of Illa Illa, &c. 1849, plan P/15.
Illustration 7: Plan showing the subdivision of the Moreland park Estate, the property of the late Dr Farquhar McCrac (1858)

Source: Vate & Houghton Map Collection.
December. A Wesleyan chapel was built in 1849-50. This building still stands, and is remarkable for its facade of Hobart sandstone, for although the imported sills and lintels were common enough, a complete facade is most unusual.

By early 1850 a further block extending north from the surveyed area was allocated to the Roman Catholics. It is probably safe to ignore the totally unsourced claim made by J M Freeland that a wooden chapel had been built by the Roman Catholics in about 1844, for his Melbourne Churches is notoriously unreliable, and Ebsworth's more authoritative work makes no mention of the building. The Catholics partly built a bluestone church in 1850, but it was badly constructed and had to be replaced by another one built in 1852-5 to the design of Samuel Jackson.

The sections which Hoddle created in the rest of the Coburg area had been sold by the Crown in August and October 1839, and within a month one of the purchasers, George Urquhart, had subdivided his portion 149 into 25 acre (10 hectare) lots for sale. This was only the first in a series of speculative subdivisions and developments which were to be a major theme of Coburg’s history for the next half century and more. These will not be considered in detail here, but there are some aspects of the development process which demand attention.

Urquhart saw his purchasers as gentlemen who would commute to central Melbourne from their suburban estates, whereas some other subdividers simply envisaged farm allotments. The exception was John Pascoe Fawkner, putative founder of Melbourne, who attempted to establish the complete village of ‘Pascoeville’, and offered his land in the form of village, cultivation and country sections, in imitation of the sort of hierarchy which was followed in the government land system. After Fawkner’s first attempt in 1839 it was re-advertised in July of 1840 in the following terms:

About nine months ago, when the city of Melbourne was but a village compared to its present extent and before the tide of immigration set in the public spirited proprietors of the highly favoured section of land No. 151 on the Moonee Ponds chain of Ponds being convinced of its adaptation in every respect for the site of a flourishing town, invited the public of Melbourne to a splendid luncheon on the

61 Broome, op cit, p 67.
62 Plan showing the Allotments selected for Church of England in the Village of Penridge, 1849; Plan of the land at Penridge appropriated as sites for Roman Catholic Church purposes (1850).
63 Freeland, op cit, p 129.
64 Walter Ebsworth, Pioneer Catholic Victoria (Melbourne 1973), p 139.
65 Broome, op cit, p 13.
66 Port Phillip Gazette, 26 August 1839, quoted Broome, op cit, p 36.
67 Port Phillip Patriot, 23 July 1840, advertisement.
spot... The village having been laid out with taste, judgement and liberality, with
reserves for a church, a market place and police office, the bidding went off with
spirit and the fortunate purchasers have laid the foundation of their future
independence.

Fawkner was claimed to be building for himself at this time 'a splendid and substantial
family mansion of native stone immediately overlooking the township', though there is
no evidence that this eventuated.68

The process of subdivision largely ceased in the stagnant economy of the 1840s, but it
resumed after the gold rushes. Most of these subdivisions simply created smaller
farms, but Edward de Carle and James Smith's subdivision of allotments 142 and 150
actually provided for a large village of 420 allotments, to be called 'Bolingbroke'.
Most of the land did not sell, and was re-consolidated into farms.69

Of the land boom developments Moreland Grove Estate is the most notable. It was the
enterprise of Montague C Dare, and was a subdivision of the sixteen hectare farm
which he had bought in 1882 from Jean Rennie, and which he now called 'Moreland
Park'. The house which Dare built for himself is still in existence at 130 Rennie Street.
Twelve hectares of this was subdivided by Dare's architect, T J Crouch into 147
residential lots of 19 x 48 metres, plus shop allotments on Sydney Road, where the
Moreland Park Buildings were constructed in 1888. The whole subdivision occupied
the length of south boundary of Rennie Street, as well as The Grove (originally called
Moreland Grove) and The Avenue, from Sydney Road to Nicholson Street.

The prospectus offered five three bedroom house designs,70 presumably by Crouch,
who called tenders in July 1884 for a large villa residence at 'Moreland Park',71 and in
August for either three or six cottages for Dare in 'Moreland Park'.72 By the
beginning of 1885, six, seven and eight roomed villas at Moreland, designed by
Crouch, were being offered for sale.73 A few months later Crouch was calling
tenders for one or three villas to be built there.74 Late in 1887 Crouch called tenders
for building six large villas and six two-storey dwellings for Dare in Moreland Park.75

68 Anderson, op cit, pp 102-3.
69 Broome, op cit, p 52.
70 Ibid, p 145.
71 Argus, 30 July 1884, p. 3.
72 Ibid, 19 August 1884, p. 3.
73 Ibid, 10 January 1885, p. 7.
74 Ibid, 10 July 1885, p 2; also 25 July 1885, p 14.
75 Australian Builder and Contractor's News, 19 November 1887, p 454.
THE GREAT JUBILEE SALE
OF THE CHARMING
LA ROSE PARK,
IN SPLENDID VILLA SITES.

GORDON GROVE

PLAN OF SECTION A.

UNEQUALLED TERMS, VIZ.: 50% DEPOSIT. BALANCE IN WEEKLY INSTALMENTS OF 5S., OR MONTHLY, 20s. INTEREST, 5 PER CENT.

RED LOTS—REMEMBER! SATURDAY, 2ND APRIL.

SOLD. LARGE MARQUEE. LIGHT REFRESHMENTS. FREE RAILWAY PASSES.

MUNRO & BAILLIEU, AUCTIONEERS, 40 & 42 COLLINS-ST. EAST.

Illustration 9: "The Great Jubilee Sale of the charming La Rose Park"

Source: Yale & Houghton Map Collection
In view of the rarity of two storey houses of this date in the area it seems certain that four of the six are 23 & 25 The Grove ("Koorah" and "Kalamna"), and 45 & 47 (Oak Hill and Waratah). If this is so, then it seems at least reasonably likely that the six villas include the houses shown on the poster as 'Danubia' and its mirror image 'The Cottage', and the others of the same type. The present 'Ormsby' at 22 The Grove resembles 'Danubia'. 'Kalki House' at 14 de Carle Street resembles 'The Cottage', though it now lacks its tower roof. A number of the houses have been severely modified, but survive, as does a block of shops on Sydney Road. A poster by William Tibbits, which illustrates many of them, is held in the Haughton Collection at the State Library.76

Crouch died soon afterwards, and other houses on the poster are specifically attributed to the architects Little and Beasley, who entered partnership at the beginning of 1891. This gives a terminus ante quem for the poster. Little & Beasley called tenders in February 1891 for a brick villa in 'Moreland Grove',77 and in October 1891 for six weatherboard villas in 'Moreland Park'.78 An article in December 1893 refers to Little & Beasley as being responsible for 'Caer Brito' at Moreland, and for a villa at Moreland Park.79 This suggests an even later date for the poster, as 'Caer Brito' is one of the houses illustrated, a large single storey villa with verandahs, and a corner conical roof. Other houses identified on the poster as the work of Little and Beasley are 'Iolanthe', 'Glenmore'.

Little and Beasley's buildings differ in style from Crouch's and have no mansard tower roofs, and the use of weatherboard may be a harbinger of the approaching financial crash. Dare's financial difficulties came to a head in 1896, when he was forced to transfer many of his properties to the Australian Widows' Fund Life Assurance Society (itself, ironically enough, an efflorescence of the land boom: its founder, J B Lawrence, had been declared insolvent in 1895, and in 1896 the fund wrote off £125,000 capital to cover its losses in the land boom80). Despite this, in 1900 Dare still owned his own house 'Moreland Park', seven other houses and a few allotments.81

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76 Why pay high rents? Inspect the pretty villas and family mansions of Moreland Park, lithographic poster, Haughton Collection, vol II, pp 71-2, Map Collection, State Library of Victoria.
77 Building, Engineering and Mining Journal, 7 February 1891, supplement, p 7.
80 Michael Cannon, Land Boom and Bust (Melbourne 1972), pp 168-171.
81 Broome, op cit, p 145.
LA ROSE Estate
WEST COBURG
The Estate De Luxe of this Progressive District

200 CHOICE SHOP & VILLA SITES - 200 AUCTION
On the Ground In a Seated Marquee

SATURDAYS, SEPT. 29th and OCT. 6th
3 p.m.
ELECTRIC TRAMWAY AUTHORISED THROUGH CENTRE OF ESTATE

Gas, Water, Electric Light surround the Estate

Terms: £10 Deposit Balance Quarterly
Balance After 4 years £65

W. H. SEWELL & Co., Auctioneers
307 Sydney Road, Coburg, and 224 BalACLava

Illustration 10: "La Rose Estate, West Coburg"
Source: Vale & Houghton Map Collection
Broome described graphically the state of Coburg in the 1890s, when former
farmlands, taken out of production and subdivided, lay idle and unbuilt upon, a
wasteland of goats and scotch thistles. There were forty-three subdivisions in the 1899
rate book which were owned by banks and building societies. Where there had been
only 75 vacant allotments in 1875, there were now something like five thousand,
including nearly 600 in La Rose Park, 100 in Moreland Park, 200 on the Moreland
estate, 135 on the Bona Vista estate, and 146 at Gordon Park.82 The Munro &
Baillieu subdivision of the La Rose Estate, a section of the 1850s Moreland Farm of Dr
Farquhar McCrae, became one of the scandals of the Boom years when it was revealed
that the estate had been sold from one part of the Munro & Baillieu group to another to
maintain a flow of funds and to force up its price.83 The land was to remain largely
undeveloped until after the Great War.

While the majority of the Shire's 1,260 houses were still, in 1901, clustered along
Sydney Road, between 1901 and 1911 the population exclusive of the gaol grew by
405, to about 9,000.84 Some of the aborted subdivisions were suddenly to be filled
out with real houses, and lines on the plans were to turn into streets on the ground.
Weed-grown paddocks were, nonetheless, to be conspicuous for years to come, and
severe erosion was to develop in the 'Coburg Bad Lands' in the vicinity of Meadows
and Eric Streets, East Coburg.85

Private development resumed in the early years of the new century, albeit somewhat
haltingly, as with the reported housing boom in Moreland in 1909, and the subdivision
of the Glencairn estate in 1912.86 Despite Constable Alfred Malone's claim in 1912
that there were no slums in Coburg,87 Frank Geach in 1917 described the working
men who had bought land north of Gaffney Street and were living on their blocks in
sheds under the most primitive conditions.88 Until 1920 development was still
confined largely to what Broome describes as the heartland of Coburg, the mile-wide
corridor along Sydney Road between Moreland Road and Gaffney Street.89

82 Ibid, p 153.
84 Ibid, p 163.
86 Ibid, p 179.
87 Ibid, p 180.
89 Ibid, p 199.
Illustration 11: 26 Gezireh Street

Illustration 12: Elevation and plan of Type 20, the classic State Bank house
Source: State Bank Archives

Illustration 13: 27 Reynolds Parade (1948)
Late in 1919 Captain D S Bain bought the 32 hectare Station Heights estate, which he renamed Merlynston and subdivided into 200 blocks. Here he created his 'Toorak of the North' with brick houses each of individual design, and particularly well fitted up. It was advertised in 1922 as a model suburb, in which only houses of approved design would be permitted. Brick houses were available at £755 and timber ones at £650, and 34 blocks had been sold to the War Service Homes Department. Merlynston could be marketed because each block was within a claimed five minutes of the Merlynston railway station, and the Tramway Heights Estate in East Coburg was similarly based upon accessibility to transport. In this case it was a wedge of land starting at Murray Street (now Road) at the north and running down between the Merri Creek and what was then Kyle Street (now Elizabeth Street) to an apex on Bell Street, just east of the Nicholson Street tram terminus. There was a proposal, according to the advertisement, for a further tramline to run east from here along Bell Street, but this never eventuated. The land was said to be the cheapest in the district. Meanwhile, on the opposite side of the city, Pascoe Vale was being promoted as 'the future Garden Suburb of the North', with a photograph showing broad acres carrying the merest scattering of houses. Frank Geha in particular built weatherboard workers' houses in the Mt Sabine Area, bounded by Northumberland, Boundary, Cumberland and Essex Streets, as well as in other parts of Pascoe Vale.

Public intervention came to be more characteristic of the shire, and of the newly created city. In 1908 the Closer Settlement Board bought 28 hectares of land at Cooran's Hill, though ultimately nothing came of this. The State Savings Bank was active in the development of housing, and its Cédit foncier department had made three hundred loans on houses and shops in the area by 30 June 1918, totalling just over £68,000. This had risen to 339 a year later and 348 (including Fawkner) a year after that. In 1919 the War Service Homes Commission compulsorily acquired 12 hectares of land west of Reynolds Parade, which had previously been subdivided into three hundred allotments on the abortive La Rose estate. It gradually built houses and sold them to returned servicemen, to whom it charged low interest, and the streets were named after the first AIF's campaigns, Heliopolis, Gallipoli, Peronne, Somali, Gezireh, Moascar and Lemnos. Several hundred houses had been built by 1930, but a hundred blocks

90 Ibid. p 209.
91 The Inception of a City. 1850-1922. The City of Coburg (Melbourne c 1922), p(12).
92 Ibid. p 39.
93 Ibid p 24.
94 Broome, op cit. p 179.
95 State Savings Bank annual report, 1918 (extract only sighted), p 17.
96 Annual reports 1919, p 17; 1920, p 18.
were still vacant when the next war broke out. The Commission had also built 32 houses in Glenora Avenue in 1920, 24 in Glengyle Street, 34 just west of Merlynston Station, and 70 scattered elsewhere in the suburb.97

The suburb became a hotbed of reform in the field and town planning and slum clearance. The Coburg Baptist Debating Society was to become a force of statewide significance, and its secretary, John Hugan, was secretary also of the Minimum Allotment and Anti-Slum League. On the local scene it joined with the Progress Association to influence the Council towards establishing minimum sizes for building allotments, and the Council prescribed a minimum frontage of forty feet (12.1 m) even though it had no power to enforce it.98 In 1929 the Metropolitan Town Planning Commission made the radical suggestion of an 810 hectare Merri Creek linear park from Abbotsford to Campbellfield, and including a 57 hectare lake.99

By 1934 the State Savings Bank's crédit foncier loans in Coburg amounted to 436 for housing, totalling about £262,000, and 1,710 'town loans' totalling £760,000. This was the third largest figure for housing loans, but well behind Camberwell and Preston, whereas other suburbs like Fitzroy, Moorabbin and Caulfield were close behind. It is instructive to calculate the average unit value of these loans, which show a significantly higher figure per house in Camberwell:100

<table>
<thead>
<tr>
<th>COBURG</th>
<th>CAMBERWELL</th>
<th>PRESTON</th>
</tr>
</thead>
<tbody>
<tr>
<td>total house loans</td>
<td>£261,662</td>
<td>£671,420</td>
</tr>
<tr>
<td>number</td>
<td>436</td>
<td>968</td>
</tr>
<tr>
<td>average value</td>
<td>£600.2.10</td>
<td>£693.12.4</td>
</tr>
</tbody>
</table>

In 1940 the newly-created Housing Commission of Victoria bought the 25.5 hectares of what was to become the Elizabeth Street or Spring Meadows Estate (a Spring and a Meadow Street being created in the subdivision) in East Coburg, upon which to build 370 houses. It was possibly this land or some part of it that the Commission made over to the Commonwealth War Workers Housing Trust in about 1940-41, for the housing of munitions workers, and then sought to have returned in the following year.101 The layout of the estate as drawn early in 1943 featured proudly at the head of the Commission's report for 1942-3.102

97 Broome, op cit, pp 208-9.
98 Ibid, p 180.
100 State Saving Bank annual report 1934 [extract only sighted], p 35.
102 Ibid, p 5.
By 1944 the Commission had bought the Newlands, Roslyn and Dunville estates in the Elizabeth Street area, to make a total of 71 hectares. Over the next five years a number of houses were built, mostly of brick veneer, together with a small shopping centre, recreational areas, roads, and drainage.\(^{103}\) The Newlands Estate Shopping Centre in Elizabeth Street (cnr Murray Road) was the first to be built by the Commission, and consisted of eight shops with dwellings attached, estate administrative offices, and medical and dental clinics.\(^{104}\) By mid-1950 the Commission had built 714 houses in Coburg, though only seven more were completed in the next twelve months.\(^{105}\) The War Service Homes Commission had been active in these years in financing many houses in Pascoe Vale. Meanwhile many householders, especially post-war immigrants, lived on their sites in sheds or 'igloos', sometimes for many years, while they struggled to get a house built.\(^{106}\)

In 1953 the Commission's estates in Coburg were virtually complete, and the number of units on them, were as below.

**Housing Commission Units in Coburg**\(^{107}\)

<table>
<thead>
<tr>
<th>Estate</th>
<th>1953</th>
<th>1961</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dunville</td>
<td>81</td>
<td>101</td>
<td>(20)</td>
</tr>
<tr>
<td>Newlands</td>
<td>398</td>
<td>398</td>
<td>(49)</td>
</tr>
<tr>
<td>Roslyn</td>
<td>90</td>
<td>90</td>
<td></td>
</tr>
<tr>
<td>Springmeadows</td>
<td>201</td>
<td>215</td>
<td>(14)</td>
</tr>
<tr>
<td>Eric Street</td>
<td>-</td>
<td>42</td>
<td></td>
</tr>
<tr>
<td>Nicholson St (Cbg East)</td>
<td>-</td>
<td>8</td>
<td>(8)</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>770</td>
<td>854</td>
<td>(91)</td>
</tr>
</tbody>
</table>

By 1953 at least one block of three storey walk-up flats had been built in the suburb.\(^{108}\)

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\(^{103}\) Broome, *op cit*, pp 303-4, gives the number of houses built by (?1949) as 777, but this is greater than the total number in 1950 and 1951.

\(^{104}\) *Housing Commission of Victoria, Seventh and Eighth Annual Reports* (Melbourne 1946), p 3.


\(^{106}\) Broome, *op cit*, p 304.


\(^{108}\) *Housing Commission of Victoria, Fifteenth Annual Report* (Melbourne 1953), p 19. This
and by 1954 there were 49 Commission flat units in Coburg. Commission activity seems to have virtually ceased for at least three years, though by 1957 the total number of units had crept up to 790, including four more units on the Dunville estate. In 1961 there were signs of renewed activity, as indicated in the table, where Eric Street was a new project begun in 1960-1, and the total number of flat units had risen to 91. Henceforward the Commission built no more houses in Coburg, but fifty or sixty further flat units.

2.6 The building stock

'La Rose', of which the first part was built of bluestone floaters in 1842-3, is thought to be the oldest private dwelling in Victoria standing on its original site, and the fifth oldest building in the state. Such claims demand close examination. Other buildings which may be relevant are:

1755 Cooks' Cottage, removed from England to Victoria in 1934.
1837 Lonsdale's Cottage, removed from its site and now preserved only as fragments.
1838 c Geelong Customs House, relocated to Eastern Park.
1839 Julimont (La Trobe's cottage), removed and re-erected on the Domain.
1839 St James's Old Cathedral, removed and re-erected in West Melbourne.
1840 (unsubstantiated date) 'Chartersville', Heidelberg.
1841 St Francis's Church, Elizabeth and Lonsdale Streets.
1842 Susan Packet Hotel, Portland.
1842-3 'Banyule', Heidelberg, first part allegedly c 1842, main house 1846.
1843 'La Rose', first portion.
1843 'Woodlands' homestead, Tullamarine.

1843 Devonshire Arms hotel, Fitzroy

Report also illustrates, pp 21-3, Commission houses in Gaffney Street, Elizabeth street, Ballard Street, Blanche Court, Jacks Street, and the corner of Clarence Street and Musiel Court.

111 Bowser, op cit, p 45.
112 Although the Devonshire Arms was licensed in 1843, there is no compelling evidence that the present building is earlier than 1848. Historic Buildings Committee, Fitzroy City Council.
1844 McCrate's homestead, McCrate.
1844 Caledonian Hotel, Port Fairy
1844 Merrigig Hotel, Port Fairy
1845 (or earlier) Mills Cottage, Gipps Street, Port Fairy.
1845-6 'Woodburn', Rosebrook, near Port Fairy.
1846 (spuriously claimed to date from 1836) 'Emu Bottom', Sunbury.

If we ignore Lonsdale's Cottage, which has been effectively destroyed, Cooks' Cottage which is an importation from overseas, and 'Charterisville' and 'Banyule' as being quite unsubstantiated (as well as many other specious claims elsewhere in the state), 'La Rose' is the sixth oldest building in the state, the third oldest building on its original site, and the oldest house on its original site. Broome cites the Supreme Court inventory of January 1843 referring to a stone building as 'being erected', and this seems to establish that part of the present building is of this date. It further establishes it as one of the earliest documented uses of bluestone as a building material in Victoria. Whether La Rose was the first stone building in Coburg is questionable for, as has been stated, Fawkner claimed to be building a house of 'native stone' at Pascoeville in 1840. He had advertised in August 1839 for quarrymen for his freestone quarries, which sounds as if they were already in operation.

Of the stone buildings that followed in Coburg in the earlier years, most or all were of basalt. Few of these survive today, and few appear to have been in any way remarkable. The Wesleyan Chapel of 1849-50 is unusual for the imported sandstone facade already mentioned, and behind this has walls of squared coursed bluestone rubble. The Anglican church of 1849 was probably also of bluestone rubble. As was the case elsewhere in Melbourne, cut or dressed bluestone would not have been in very general use until after 1853, so substantial examples tend to date from the following

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113 Alan Gross, *History of the Shire of Bulla* (Melbourne 1962), pp 4, 21-2. The question of the date of this building is discussed in pp 2-3 of the minutes of the Survey and Identification Committee of the National Trust of Australia (Victoria) for 24 February 1966, and again on 17 October 1968. A photograph allegedly taken in about 1830 shows a building in addition to a cottage, which is possibly the original structure of 1836, but which no longer stands. A recent owner of the building, H C Webb, had stated that he had no evidence the building was earlier than 1846.

114 Broome, op cit, p 45.

115 The only earlier one is perhaps the harbourmaster's cottage at Williamstown, built in 1840 of coursed bluestone rubble. Wilson Evans, typescript notes on the history of Williamstown (no date), p 28, see also Wilson Evans, *Port of Many Frow* (Melbourne 1969), p 30.

116 *Port Phillip Purt*. 26 August 1839.
decade, such as David Moore's 'Moorefield' of 1856 and Robert Maller's 'Glencairn' of 1860.\textsuperscript{117}

The first clear evidence of the local quarrying industry, as cited by Broome (who does not mention Fawker's quarries), is in 1859 when David Moore complained about the damage to his street caused by the carts of Henry Groom, who was quarrying Musson's land. It is not clear where this land was, and the suspicion arises that this is not a reference to a local quarry at all, but to Musson's quarry at Bacchus Marsh. This was given the first prize in the government's competition for a building stone in 1858,\textsuperscript{118} and by 1859 was being transported to Melbourne by drays returning from the goldfields. It was used in the Treasury and other important government buildings.\textsuperscript{119} The second prize went to Henry Groom's stone from Bulleen. By 1875 there were forty-one quarries in Coburg, and in 1890, though there were only 23, they were individually larger in size.\textsuperscript{120} Robert Brown, who started business in Coburg in 1863, seems to have been a pioneer of the use of basalt for paving, but he expanded into general quarrying, and by 1888 owned several quarries in Brunswick and Coburg, and employed about two hundred men.\textsuperscript{121}

There were 95 bluestone houses amongst the total of 312 in the village of Penzance in 1865. The others were 20 of brick, 153 of wood, 24 of paling, 6 of wattle and daub, 4 of corrugated iron.\textsuperscript{122} Broome finds the use of papier mâché curious, and wonders if it became soggy in the rain, but the matter is easily explained. The material was manufactured in England by C F Bielefelid under his own patent process, and was supposedly waterproof. A number of papier mâché houses by Bielefelid were brought to Melbourne and some are known to have been erected in East Melbourne and at Geelong.\textsuperscript{123} The Melbourne Building Act would have ensured that they could be built in the City of Melbourne only if 'insulated' - that is, with a considerable setback from all boundaries - and this probably explains why they are found so far afield as Coburg.

\textsuperscript{117} Broome, op cit., pp 64, 66.
\textsuperscript{118} Building Stone (Report of Board on Claims to Award for Discovery of), Votes & Proceedings of the Legislative Assembly 1858-9, II, pp 429 ff.
\textsuperscript{119} J G Knight, A Treatise on Australian Building Stones, read at a meeting of the Victorian Institute of Architects (Melbourne, July 18th, 1859) (London 1864), pp 21-34
\textsuperscript{120} Broome, op cit., p 131.
\textsuperscript{121} Sutherland, op cit., II, p 631.
\textsuperscript{122} Broome, op cit., p 64. Broome refers to Daniel Harding as one occupier of a papier mâché dwelling, but he had moved to an iron one by 1875. ibid, p 136.
\textsuperscript{123} Miles Lewis, 'These Elusive Paper Houses', Heritage Australia, IV, 4 (summer 1985), pp 36-9.
It is likely enough that a number of the wooden and corrugated iron buildings at Pentridge were also prefabricated, for large numbers of such buildings were imported, particularly in 1853. "Lyndhurst Hall" at 44 Walhalla Street is a two storey prefabricated timber building of about 1856, which was first built in Brunswick and only transferred to Coburg in the 1870s. It is now thought to be one of the houses originally imported for erection on Lieutenant Governor La Trobe's land in Jolimont, probably from Switzerland.

The most prominent local builder was to be the Scottish joiner Robert Irvine, who came to Coburg in about 1911. He built the Nicholson Street tram sheds in 1915, 178 War Service houses on the La Rose Estate, and a number of major projects henceforth. He employed 45 carpenters by the later 1920s, and owned his own joinery shop. Coburg buildings were not particularly advanced in technical terms.

Reinforced concrete seems hardly to have made an appearance until 1922, almost two decades after its appearance in central Melbourne. It was in this year that the material was used for Walker's Store in Sydney Road. With the rise of reinforced concrete between the wars as a material for house building, it seems that one example was built in Coburg by Leslie Perrott, an active advocate of the material, but its location is not stated. There were many experiments with other cement products, and E J and C L. Ruck designed a villa of roughcast and hardwood in 1923. Brick veneer reached Coburg early in the 1930s, one of the earliest examples being the house built by Joe Clift (putative inventor of the system) for Maurice Blackburn, when he moved to Coburg after winning the federal seat of Bourke in 1934.

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124 Lyndhurst Hall was claimed to have been built on the original site in 1852: Argus, 13 November 1914, quoted in Richard Hain, Quaint Bits of History, (1922). However, Edward de Carle, the first owner, arrived in Australia only in 1853: Australian Storeskeepers Journal, 31 May 1910, pp 8-11. The earliest apparent reference to the building is the 1856 electoral roll, which shows de Carle as having the freehold of Lyndhurst Hall, Lyndhurst. The site was near the corner of Albion and Nicholson Streets, Brunswick, and the house was removed at some time between 1867 and 1871, and re-erected on its present site at least by 1875. This data derives from a series of research notes by Carlotta Kellaway on the National Trust file, no 4317.

125 Tenders were called, and application made in 1856, for erecting six imported houses on the land in Jolimont, which was being administered after La Trobe's departure by Alexander Smith. The land was sold to James Palmer in 1857 before the houses were complete, and ultimately only five of the six were built. Meanwhile the Argus of 28 June 1857, p 7, carries an advertisement for a two storey house, off the ship Goffredo Marini. The importation of prefabricated houses had barely ceased by this date, and two storey ones were always relatively rare, so a connection seems likely. The name of the ship would suggest an Italian origin, but a Swiss one is even more probable, given La Trobe's connections and the fact that Switzerland had already been prefabricating buildings for the Crimean War.

126 Broome, op cit, pp 210, 208.
128 Australian Home Builder, February 1923, p 51.
The end of World War II saw an influx of prefabricated houses, of which the most ubiquitous were the Beaufort ones, made of steel, which are discussed separately. Cr Murray Gavin recalls that his old home at 20 Somali Street (in the same area as the Beauforts) was a Morrison prefabricated house of weatherboard. These were two and three bedroom houses manufactured for War Service Homes by Morrison Brothers of Flemington Road. They were brought onto the site in three sections. Gavin names three other surviving examples, in Fontaine Street, in Heliopolis Street, and in Mitchell Parade between Hackett and Wheeler Streets. There are railway prefabricated houses at 2 and 4 Bradley Street, 15, 21, 22, 23, 24, 25, 27, 30 and 32 Dale Avenue, and others in Lorenzen Avenue.\textsuperscript{129} The railway prefabs were part of an order for 1500 houses placed with W.V. Simms, Sons and Cooke Ltd of Nottingham, England in 1949 as part of "Operation Snail".\textsuperscript{130} Most of the material in these houses apparently originated in Scandinavia and special permits were required from the MMBW and Coburg City Council to enable the unconventional construction and non-standard fittings to be used.\textsuperscript{131}

2.7 The Beaufort House

After World War II the Commonwealth Government, faced with a national housing shortage and a surplus of munitions factories, sponsored the factory building of metal houses. The Beaufort Home was designed in 1946 by the technical staff of the Beaufort Division of the Department of Aircraft production, and was developed through the Victorian Housing Commission.\textsuperscript{132} The Commission had already decided in August 1945 to investigate, in conjunction with the Commonwealth Experimental Building Station, the sorts of innovative building techniques that might help to meet the housing shortage. It was then that the Beaufort proposal was examined and selected from amongst others, and the Beaufort Division was asked to proceed with the construction of a prototype. The project was financed by the Commonwealth Government through the Department of Works and Housing.\textsuperscript{133}

The architect responsible for the design was Arthur Baldwinson.\textsuperscript{134} It was at first

\textsuperscript{129} Notes supplied by Cr Gavin and Laurie Burchell to the authors.
\textsuperscript{130} L.J. Harrigan, Victorian Railways to '62 (Melbourne 1962), p 148.
\textsuperscript{131} Gordon Perlstein, undated memorandum with information from VLiner Senior Architects Office and Mr Des Baker, retired craftsman.
\textsuperscript{132} The Beaufort Home - Prefabricated in Steel', Architecture, XXXVIII, 4 (October-December 1950), pp 132-3.
\textsuperscript{133} Victoria, Seventh and Eighth Annual Reports of the Housing Commission of Victoria for the period 1st July, 1944, to 30th June, 1946 (Melbourne 1946), pp 26-7.
Illustration 14: Plan of the Beaufort Steel House
intended to use aluminium, but zincannael sheet was found to be available in sufficient quantities, and was used instead.\textsuperscript{135} The prototype Beaufort House was built in the Treasury Gardens, and in June 1946 the Commission was planning to order 11,500 houses over three years.\textsuperscript{136} A brochure issued at that time stated\textsuperscript{137}

The Beaufort Home is the culmination of intensive research in design, durability, insulation and equipment by the Beaufort Division of the Department of Aircraft Production in association with the Victorian State Housing Commission and the Commonwealth Department of Works and Housing through the Experimental Building Station. The project was financed by the Commonwealth.

The house is essentially of steel construction, comprising floor members, walls, roof structure and sheeting, and is mounted on concrete foundation stumps. Wooden flooring is used except in the bathroom, which is covered with a special waterproof slab.

Wood is also used for doors and built-in wardrobes and cupboards.

Plaster ceilings are used and wall linings are of the same material, except in the bathroom and laundry, where Masonite has been chosen.

The houses were built on a three foot (0.9 m) module. The steel was given a base coating of zinc followed with 'special corrosion resisting paint'. Outside walls had a textured light stone finish, and internal walls were finished in 'water-proof washable paint'. The brochure described the equipment and built-in furniture, which was of no technical interest, and illustrated the plan of the two bedroom prototype house, plus three other two bedroom plans and one of four bedrooms.\textsuperscript{138} The Victorian Government gave its approval for the purchase of the first five thousand two bedroom houses at a cost of £1,050 each, to be delivered over three years. It was proposed to develop a three bedroom house later, or if this proved infeasible, then to boost the number of conventionally constructed three bedroom houses so as to maintain the Commission's normal ratio of 60% of three bedroom houses.\textsuperscript{139}

It is not clear whether the three foot module was found unsatisfactory, but in 1950 it was reported that the Beaufort House was based on a two foot (0.6 m) grid.\textsuperscript{140} This

\textsuperscript{134} John Archer, Building a Nation (Melbourne 1987), p 187.
\textsuperscript{135} The Beaufort Home - Prefabricated in Steel, Architecture, XXXVIII, 4 (October-December 1950), pp 132-3.
\textsuperscript{136} Renate Howe, 'From Rehabilitation to Prevention', in Renate Howe (ed), New Houses for Old (Melbourne 1988), p 55.
\textsuperscript{137} Beaufort Division, Department of Aircraft Production, Beaufort Homes (Melbourne) June 1946.
\textsuperscript{138} Ibid.
\textsuperscript{139} Victoria. Seventh and Eighth Annual Reports of the Housing Commission of Victoria for the period 1st July, 1944, to 30th June, 1946 (Melbourne 1946), pp 26-7.
was the same module as was used in the 'Sectionit' system, a timber and fibro-cement prefab developed during the war by Vandyke Brothers of New South Wales.\footnote{The Beaufort Home - Prefabricated in Steel', \textit{Architecture}, XXXVIII, 4 (October-December 1950), pp 132-3.} The Beaufort was reported at this time to have a frame of 16-gauge steel sections clad in 18 gauge spot welded sheet steel, and these were packed with 50 mm of rock wool.\footnote{Prefabrication Down Under', \textit{Architectural Forum}, LXX (November 1943), pp 75-6; 'Australian Prefab', ibid., LXXX (March 1947), pp 122, 124; 'House out of Factory', \textit{Architecture}, XXXVIII, 4 (October-December 1950), pp 122-3.} The amount of steel required per house was six tonnes, and the metal was in such short supply that the project was terminated by the Commonwealth Government in 1947 after only 23 houses had been delivered\footnote{Renate Howe, From Rehabilitation to Prevention', in Renate Howe (ed), \textit{New Houses for Old} (Melbourne 1988), p 57.} or, according to another account, after about 200 houses had been built.\footnote{The Beaufort Home - Prefabricated in Steel', \textit{Architecture}, XXXVIII, 4 (October-December 1950), pp 132-3. According to Murray Gavin, the abandonment of the project was the first decision of Bolte government, for the reason that the steel was wanted for the Holden car. Murray Gavin, \textit{op cit}.}

However these figures are interpreted, Beaufort houses seem to be relatively rare. They are obviously of great technical and historical interest, and it is unlikely that there is anywhere a greater concentration of them than in Coburg. If this is so it seems clear that they deserve special attention in conservation terms. At least sixteen have been identified to date, including:

- 17 Fontaine Street
- 15 Gallipoli Street
- 19 Gallipoli Street
- 27 Gallipoli Street
- 31 Gallipoli Street
- 35 Gallipoli Street
- 16 Heliopolis Street
- 9 Le Cateau Street
- 13 Le Cateau Street
- 17 Reynolds Parade
- 15 Somali Street
- 21 Somali Street
- 5 Vaux Street
- 11 Vaux Street
- 15 Vaux Street
- 19 Vaux Street
Only one example of another attempt at prefabrication, the so-called Myer house, has been identified at the corner of Moreland Road and Johnson Street, Pascoe Vale South. These were prefabricated by the Commonwealth Aircraft Corporation Pty Ltd at Fishermen's Bend for the Myer Emporium Ltd. The house at this corner is an example of the 'A L' model, with 2 bedrooms, dining and living rooms and provision for the addition of an extra bedroom. There was a side entry into a hall.

2. 8 Architecture

There are few buildings in Coburg of really distinctive architectural quality or interest, but there are occasional incursions by leading Melbourne architects. It may also be possible to distinguish a handful of designers, of no great distinction, who were particularly active in the area and therefore helped to mould its distinctive quality.

The first significant architects were those responsible for the schools and churches. Robert Russell designed the Pentridge schoolhouse in 1849. St Paul's Roman Catholic Church is one of the rare works of Samuel Jackson. The foundation stone was laid in June 1850 and tenders were called the following March, then Jackson called tenders to 'complete' the church at the beginning of 1853 and it was further 'completed' by David Ross in 1855. Charles Vickers added the chancel to Trinity Church or, as he saw it, began the new church. Later, Sydney Smith was to build the Anglican parsonage in 1864 and add the spire to Trinity Church in 1866.

Thomas James Crouch was not a Coburg resident, but he seems to have had an active local practice. Crouch designed both the National School and the Wesleyan Chapel at Pentridge in 1857. His firm of Crouch and Wilson added a gallery to the chapel in 1865-6 and made further additions in 1877, but it is in the 1880s that Crouch becomes really active. This is particularly in connection with Montague Dare's

146 Ibid. 29 June 1850, p 3.
147 Ibid. 11 March 1851, p 3.
149 *Melbourne Herald*, 2 February 1855, p 2.
151 *Argus*, 15 March 1864, p 3.
152 Ibid. 6 March 1866, p 3.
153 Ibid. 22 August 1857, p 8.
154 Ibid. 22 July, 1857, p 7.
155 Ibid. 8 November 1865, p 3.
156 Ibid. 30 November 1877, p 3.
development, but it may have included other commissions as well. In 1882, the very year that he was designing Dare’s subdivision, he called tenders for a large villa, for stabling, and for three cottages,\textsuperscript{157} and then in 1884 came the first tenders specifically identified with Moreland Park, as already discussed.

Evander McIver was one of the most active practitioners in the whole of the northern and western suburbs. As a promising lad in Scotland he had been discovered by an older man whose name was also Evander McIver, and who became his patron and saw to his education.\textsuperscript{158} It appears that he must have emigrated to Melbourne in about 1864. On 13 January 1865, shortly after his arrival, he was engaged as Surveyor, Clerk and Collector to the Broadmeadows District Road Board.\textsuperscript{159} By the 1880s, when Broadmeadows was a shire, McIver was its Secretary, Surveyor, Treasurer and Collector,\textsuperscript{160} and he remained in office until his death in 1902.

In addition to his fourfold official role at Broadmeadows, Evander McIver served for varying periods as Town Surveyor and Engineer for North Melbourne, Brunswick, Essendon and Flemington.\textsuperscript{161} He also had an extensive practice as an architect and surveyor, and his architectural work included many bichromes or muted polychrome brick houses and churches. The most prominent of the latter is his Union Memorial Church at Curzon Street, North Melbourne.

We first hear of McIver in Coburg when he calls tenders for a brick cottage at Pascoe Vale in 1878.\textsuperscript{162} He then designed the new iron bridge over the Merri Creek, which was opened in 1880.\textsuperscript{163} In 1881 he undertook various minor commissions in Pascoe Vale,\textsuperscript{164} in 1882 he built a villa in Moreland Road,\textsuperscript{165} in 1883 he rebuilt the north end of the transept of Trinity Church,\textsuperscript{166} and in 1887 built a further brick villa in Moreland Road.\textsuperscript{167} He did various other commissions in Coburg between 1883 and 1889 which

\textsuperscript{157} \textit{Argus}, 26 June 1882, p 3; 3 July 1882, p 3; 26 July 1882, p 3.
\textsuperscript{158} Julie Selman, ‘Evander McIver’ (B Arch Investigation Project no 5, University of Melbourne 1973), p 1, quoting ‘Extract from the Memoirs of Evander McIver, Northern Times, Golspie, 4 August 1950, then in the possession of Mrs K J Aiken, Canterbury.
\textsuperscript{159} Ibid, quoting ‘Broadmeadows District Road Board Minute Book’, 13 January 1865, p 150, Broadmeadows Municipal Offices.
\textsuperscript{160} The Victorian Municipal Directory and Gazetteer for 1885 (Melbourne 1885), p 164.
\textsuperscript{162} Argus, 1 March 1878, p 2.
\textsuperscript{163} Ibid, 3 August 1880, p 5.
\textsuperscript{164} Ibid, 20 July 1881, p 3; 23 August 1881, p 3; 19 November 1881, p 15.
\textsuperscript{165} Ibid, 4 November 1882, p 6.
\textsuperscript{166} Ibid, 30 April 1883, p 3.
cannot be identified, then in 1899 McIver was apparently responsible for the design of the Presbyterian Church. This is puzzling, as Alexander Rankine had previously had a design accepted and published, and had called tenders for the building.

Amongst commercial buildings an unusual example was a skating rink, shops and livery stables, designed in 1887 by Sydney Wilson. J Talbot Chinchen was apparently a local resident, but we know of only one building by him in Coburg (and only two elsewhere). In 1891 he called tenders for the building of a bakery and four shops at Moreland, and four weeks later for a bakery and four shops at Coburg. Presumably the two advertisements refer to the same project, the Hygienic Bread Factory, Allen St and Sydney Road, known to have been designed by Chinchen in 1891.

The 1880s saw major architects, almost for the first time, engaged in residential work in Coburg. T J Crouch, who has been discussed, was one such. Waugh & Co were responsible for a large brick villa in Moreland Road in 1886. William Salway built a villa in Hudson Street in 1887-8 for T Vincent. John Beswick designed a wooden villa in Rose Street, on the La Rose estate, in 1888, and the distinguished architect Lloyd Tayler designed two villas in Disraeli Grove, Moreland, yet to be identified. The Queen Anne Revival seems to have had little impact in Coburg, though Reed Henderson & Smart, the chief protagonists of the style, did alterations in 1885 and 1890 to the Rev Dean O’Hea’s Deanery. The same firm, now styled Reed, Smart & Tappin, were responsible for the new St Paul’s Roman Catholic Church, built in 1894.

168 Ibid, 21 April 1887, p 15; 21 June 1884, p 15; 24 June 1885, p 2; 9 July 1886, p 2; 23 February 1887, p 3; Selmon, op cit.
169 Building, Engineering and Mining Journal, 1 July 1889, supplement, p 7.
170 Australasian Builder and Contractor’s News, 1 October 1892, p 168; 22 October 1892, p 205; Building, Engineering and Mining Journal, 9 September 1893, supplement p 6; Australasian Builder and Contractor’s News, 9 September 1893, p 1.
171 Argus, 7 March 1887, p 14.
172 Building, Engineering and Mining Journal, 21 March 1891, supplement, p 3.
174 Broome, op cit, p 151.
175 Argus, 2 October 1886, p 12.
176 Australasian Builder and Contractor’s News, 19 November 1887.
177 Ibid, 14 April 1888.
179 Argus, 19 June 1885, p 2; Building, Engineering and Mining Journal, 25 January 1890, supplement p 5.
180 Building, Engineering and Mining Journal, 24 March 1894, supplement p 3; Australasian
Illustration 15: Progress Hall and Cinema, Reynard Street
Source: Coburg Courier, 26.4.1939.
There was a brief burst of American influence. 'American Cottage' at 21 Station Street was built in 1885 for an American immigrant, A T Thompson, and looks like a late example of Carpenter Gothic in the Andrew Jackson Downing manner. It is made largely of Oregon, and its detailing is so distinctive that it is hard to discount the tradition that it is a prefabricated building which was imported. The Woodlands Hotel, which was the enlargement in 1891 of the old Nugget and Woolpack, has been claimed to be one of the earliest and best Melbourne examples of the American Romanesque style. It would have to be rated against the Victorian Artists Society in Albert Street, East Melbourne (Speight & Tompkins), 'The Priory' in Alma Road, St Kilda (Ellerker & Kilburn) and 'Cestria', Glenferrie Road, Hawthorn (Ellerker & Kilburn).

The depression of the 1890s probably bit deeper in Coburg than in most places, but there were stirrings of action in 1899 when Frederick de Garis designed a brick villa in Moreland Road and there are sporadic references to houses designed by architects in the following decades. Dr J O'Keefe's house in Moreland Road, designed by P J O'Connor, rated an article in the Age in 1933, and a house in Ward Grove by K Murray Forster was described and illustrated in the Argus in 1939.

In 1912 Billing Peck & Kempter, the firm which was soon to join Walter Burley Griffin in the radical design of the Capitol Theatre, undertook the more conservative design of the State Savings Bank branch at 486 Sydney Road. The architect of the West Coburg Progress Hall has yet to be identified, but it was a striking example of streamlined moderne design, built in Reynard Street in 1923. The Coburg City Hall of 1921-2, designed by Charles R Heath, was done in a Lutyensesque manner unusual in Victoria, and the same architect was then responsible for St Linus's Anglican Church, Merlynnston, of 1932. The 1923 West Coburg Progress Hall was remodelled in 1939 to a design by A G Hedley in which 'progress' was intimated by the streamlining and curves of the design.

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182 *Coburg Leader*, 6 January 1892, quoted Broome, op cit, p 149.
183 *Building, Engineering and Mining Journal*, 8 April 1899, supplement p 2.
184 *Age*, 28 March 1933.
185 *Argus*, 14 September 1939.
186 Sophia Errey, 'Victorian Architectural Ornament' (PhD, University of Melbourne), p 234.
187 Broome, op cit, pp 211-2.
188 *Journal of the Royal Victorian Institute of Architects*, September 1929, p xxxviii, advertisement.
189 Ibid, March 1932, p xxii.
190 *Coburg Courier*, 6 April, 1939.
In the same year as St Linus' church, the prolific Anglican architect Louis Williams designed Holy Trinity church at the corner of Gyles Street and Pleasant Street, Pascoe Vale.\footnote{190} St Fidelis' Roman Catholic Church and presbytery, at 49 Clarendon Street, Moreland, were designed by the almost equally prolific Catholic firm of Fritsch & Fritsch in 1937-8.\footnote{191} The church was in the Romanesque style used by the architects elsewhere. St Fidelis' School in Saunders Street had apparently been built by the same firm in 1926, and additions were made to it by A A Fritsch in 1941, 1945, 1948 and 1949.\footnote{192} The old St Paul's Roman Catholic Church was extended by W P Connolly in 1928, the chancel was extended and a sacristy added by him in 1938, and in 1956 Reginald Appleford added three bays to the nave, including a narthex.\footnote{193} Lionel D San Miguel designed the new hospital in Moreland Road in 1938 for the Missionary Sisters of the Sacred Heart.\footnote{194}

The industrialisation of Coburg also brought with it some of the larger and more advanced firms of architects. \textit{G B Leith designed a factory and stables at Moreland in 1911.}\footnote{195} The Spicers & Detmold factory of about 1939-40 was designed by Carleton & Carleton in conjunction with Oakley & Parkes.\footnote{196}

\subsection*{2.9 Industrialisation}

The era of industrialisation began with the Great War. There were before that time many manufacturing enterprises of various sorts, but they were mostly more or less parasitic on local trade and farming activities. One of these earlier manufacturers, W E Cash's Plumbing Supplies, was founded in 1905, and is now the oldest surviving factory in Coburg.\footnote{197} In May of 1916 the Lincoln Knitting Company bought 5 hectares of land on Gaffney Street upon which to establish a factory.\footnote{198} As the
Illustration 16: Spicers & Detmold Factory, 1 Moreland Road
Source: RVIA Journal,

Illustration 17: Lincoln Knitting Mills c1922.
Source: Inception of a City, p 16.
Council itself put it in 1922. With the start of the Lincoln mills ... an entirely new phase of industrial life was introduced to the municipality. There had been various small factories, and a fair amount of retail business of the ordinary suburban kind, but the Lincoln mills was the birth of a big industrial enterprise within the boundaries of the town. From its inception ... the industry has been a veritable growing concern. ...

The mills now occupy an area of twelve acres, and still there is expansion. As a natural consequence of their existence there is sprung up quite an industrial suburb within a suburb, for a very large number of the employees.

The mills were commended for their care for the employees. There were, for example, separate steam-heated dining rooms for the 450 'girls' and the 160 men, in which the tables were decorated with palms and other plants.

The Council actively promoted the suburb to industry, stressing the cheap land, the lower rates under the UCV system which were adopted in 1920, and the cheap electricity from the municipal supply. In 1920 the Moreland Knitting Mills were built in Moreland Road, and soon afterwards Belworth Hosiery was set up in the old Lake Hall. In 1922 the Council defined three industrial areas, one between Gaffney and Sussex Streets, Shorts Road and the railway line, another just east of Batman Station, and a third (which did not develop) bounded by Gaffney, Sussex and O'Hear Streets and Cumberland Road. New industries in Gaffney Street included Rawling & Co and the Invicta Manufacturing Co, both from 1922. Passfield's, the Dawn Manufacturing Co, the Bullengarook slate finishing works, the Coburg Plasterboard Company, Green's Timber Mill and others.

In adjoining Brunswick, Staley's were established in Edward Street in 1925, and expanded in 1929. In this year the government imposed a protective tariff, and knitting mills and clothing factories continued to develop in Coburg. Beaucaire began in Sydney Road, North Coburg, in 1927; in 1930 Beau Monde Hosiery began in Moreland Road East, and by 1932 had expanded from 15 to 350 operatives, who were provided with landscaped gardens, a lunch room and a nursing sister. Harry Anderson, a former worker in the textile industry, set up with his own machines for knitting socks in 1930, and established the business which grew to produce Nightingale hosiery and employed over a hundred people by 1940.

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199 The Inception of a City, p 17; also Illustrations, p 16.
201 Broome, op cit, p 203.
202 Ibid, p 205.
The existing textile mills, foundries, diecasters and engineering firms, the Steel Company of Australia, W E Cash’s Plumbing Supplies, David Galt & Co’s wadding factory, and Spicer’s paper products were augmented by many new factories in the post-war period. Plants were set up for Tibaldi Smallgoods in 1952, Golden Top Bakeries in 1957, J Gadsden’s can-making division in Charles Street in 1957, Berger Paints in Charles Street in 1959, Armitage Shanks Pottery in 1959, John Mallwraith’s Plumbing in 1961, the Davies & Baird steel foundry in 1962, Malley’s whitegoods warehouse and Hull’s engineering in 1965.

In 1961 Kodak Australasia moved from Abbotsford to establish its national headquarters in Elizabeth Street, with over two thousand employed, and in 1970 the Australian Government Clothing Factory was set up in Gaffney Street, employing up to eight hundred.\(^\text{205}\) In 1980 the Lincoln Mills, oldest of the big industrial complexes, closed down, though small textile firms continued to occupy the premises.\(^\text{206}\) Kodak threatened to move out of the suburb when it lost some of its land to a Country Roads Board freeway reservation. The Council was pressurised by this threat into offering to rezone and swap land.\(^\text{207}\) Given the success of this manoeuvre from the company’s point of view, it is no surprise that the same scenario is today being played at a national level, with the Federal Government pledges many millions of dollars to dissuade Kodak from leaving the country.

\(^{204}\) Ibid. p 244.
\(^{205}\) Ibid. p 308.
\(^{206}\) Ibid. p 337.
\(^{207}\) Ibid. pp 308-9.
3.0 RECOMMENDATIONS

3.1 Summary of Recommendations

It is recommended that the Coburg City Council amend the Coburg Planning Scheme by the formal identification of Conservation Areas (both built form and landscape) and Urban Design Areas, by the identification of specific buildings, plants and sites and by the adoption of various guidelines as formal policies.

These statutory actions should be augmented by a more general strategy which includes the nomination of buildings, according to their grading, for addition to the Historic Buildings Register and the Register of the National Estate, the nomination of certain Areas, according to their grading, for addition to the Register of the National Estate, and the nomination of trees to the Significant Trees Register. The Coburg City Council should establish a Heritage Advisory Service to assist both applicants and Council officers in the planning process. This service should be supported by a Conservation Fund or through offering rate incentives, as provided for in the Local Government Act. It would be similar to and should be seen as an adjunct to the existing Townscape Advisory Service which has proved to be very successful.

If the Coburg City Council expects private property owners to work within the statutory framework of the planning process, it must also abide by its own guidelines for municipal works. This will become all the more critical if proposed legislative amendments eventually allow the City to issue planning permits to itself.

As a result of this study much archival material still held by the Coburg City Council has been recognised as especially significant. The collection of building permit applications appears to be rivalled only by those of the municipalities of Melbourne and St Kilda. It is strongly recommended that this material be catalogued and conserved professionally.

Despite the thoroughness of this study, it is most likely that other areas and buildings will deserve protection in the future. Errors of fact and
judgement may need to be corrected. It is recommended that the Study and the planning controls it implements should be reviewed for their success after five years and be completely revised after ten years.

3.2 Buildings

A Grade Buildings

A Grade buildings are either already included on, or are recommended for nomination for, the Historic Buildings Register and this provides the major mechanism for the control of buildings of such a degree of significance. Any building which is listed on the register comes under the statutory control of the Historic Buildings Council and cannot be altered or demolished without a permit. Applications for permits to alter or demolish buildings which are listed A but have not yet been considered for registration by the Historic Buildings Council should be referred to the Heritage Branch of the Department of Planning and Urban Growth for comment before a permit is granted.

State Government owned buildings of this degree of significance are listed upon the Government Buildings Register, also administered by the Historic Buildings Council. The process for their protection is similar to that for privately owned buildings. There can, however, be no more additions to the Government Buildings Register - government buildings are now considered for the Register of Historic Buildings.

A Grade buildings are also already included on, or are recommended for nomination for the Register of the National Estate. This Register is administered by the Australian Heritage Commission and, while it provides statutory protection only to buildings owned by the Commonwealth of Australia, is nonetheless a valuable measure of significance.

A Grade buildings are recommended for protection under the Coburg Planning Scheme. Planning control over the A Grade buildings identified in this study always rests with the Responsible Authority, the City of Coburg, under the enabling provisions of the Planning and
Environment Act, 1987. These buildings should not undergo alterations or be demolished without close reference to the relevant Guidelines.

A Grade buildings may fall either within or outside a Conservation Area or an Urban Design Area. Limited controls should also be introduced for sites contiguous with A Grade Buildings outside Conservation and Urban Design Areas.

B Grade Buildings

B Grade buildings are either already included on, or are recommended by this Study for nomination for the Register of the National Estate. Inclusion upon this Register provides statutory protection only to buildings owned by the Commonwealth of Australia. It is recommended that control over the majority of the B buildings identified in this study should therefore rest with the Responsible Authority, the City of Coburg, under the enabling provisions of the Planning and Environment Act. These buildings should not undergo alterations or be demolished without close reference to the relevant Guidelines.

B Grade buildings may fall either within or outside a Conservation Area or an Urban Design Area. Limited controls should also be introduced for sites contiguous with B Grade Buildings outside Conservation and Urban Design Areas.

C Grade Buildings

C Grade buildings are recommended for protection by the Responsible Authority, and should not undergo alterations to the exterior fabric or be demolished without close reference to the relevant Guidelines.

Many C Grade buildings fall within a Conservation Area or an Urban Design Area. Comparable buildings outside the Conservation Areas have been identified individually and should enjoy protection under the Coburg Planning Scheme. Limited controls should also be introduced for sites contiguous with C Grade Buildings outside Conservation and Urban Design Areas.
**D Grade Buildings**

All listed D Grade buildings fall within the recommended Conservation or Urban Design Areas and are subject to the relevant area controls including demolition. D Grade buildings are not protected on an individual basis outside these Areas. Alterations and additions to D Grade buildings, or to buildings adjacent to D Grade buildings, or infill developments on sites within Conservation and Urban Design Areas must therefore take into account the relevant Guidelines.

### 3.3 Conservation Areas (Built form)

Fourteen Areas of significance have been identified for their historical and/or their architectural value. These factors sometimes overlap. They have a cultural significance for Coburg at least and, in some cases, for metropolitan Melbourne. These Areas either include clusters of significant buildings or else are representative of an historical or environmental theme in the development of Coburg. It is recommended that these Areas be formally identified in the Coburg Planning Scheme. Each has been given a grading from Level 1 to Level 3. It is recommended that only Areas with a streetscape grading of Level 1 be recommended for addition to the Register of the National Estate. The Areas are listed below alphabetically.

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area A</td>
<td>Balmoral Ave</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area B</td>
<td>Church &amp; Municipal Reserves</td>
<td>Level 1</td>
</tr>
<tr>
<td>Area C</td>
<td>Clarendon Street</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area D</td>
<td>Dale Ave</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area E</td>
<td>Gallipoli Parade</td>
<td>Level 1</td>
</tr>
<tr>
<td>Area F</td>
<td>Glencairn Ave</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area G</td>
<td>Gordon Street</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area H</td>
<td>Melville Road</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area I</td>
<td>Moreland Station</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area J</td>
<td>Newlands Estate</td>
<td>Level 1</td>
</tr>
<tr>
<td>Area K</td>
<td>Pentridge</td>
<td>Level 1</td>
</tr>
<tr>
<td>Area L</td>
<td>Sheffield Street</td>
<td>Level 3</td>
</tr>
</tbody>
</table>
During the Study several other areas were identified as potential Conservation Areas. Based on a comparative analysis of similar areas both within and outside Coburg it was decided not to recommend these areas for planning controls immediately. It is likely that with the application of the Study’s Guidelines the use of the Heritage Adviser and the Conservation Fund, that these areas could be recommended in the future. Their proper conservation should be supported now but, on balance, their present significance does not warrant the implementation of planning controls. The areas are listed below alphabetically:

Bain Ave/Plaisted Street  Merlyndston  
Lorensen Ave/Merly Street  Merlyndston  
Lochinvar Street  Pascoe Vale Sth  
Chambers Street  Extension of Sheffield Street  
McCrory Street  Extension of Sheffield Street  
Park Street  Extension of Sheffield Street  
R odda Street  Extension of The Grove  
Rennie Street  

The diversity of building stock in Coburg is wide. The size of the proposed Conservation Areas (Built form) also varies greatly. To provide adequate protection for the buildings without the imposition of onerous controls, it is recommended that the various Areas be treated in either of two ways.

In those Areas which are characterised by their heterogeneity it is recommended that protection be provided for individually identified buildings, graded as A, B, C or D, and with some control over new buildings on these and all other sites. These Areas are:

Area B  Church & Municipal Reserves  Level 1  
Area I  Moreland Station  Level 3  
Area K  Pentridge  Level 1  
Area L  Sheffield Street Level 3  
Area M  The Grove/Sydney Road  Level 2  
Area N  Turner Street  Level 2  

45
In Areas which are characterised by their homogeneity, it is recommended that protection be provided more generally by considering all buildings as though they were C or D buildings (except the few which have been identified as A or B) and with some control over new buildings. Incidentally, these are the largest Areas. They are:

<table>
<thead>
<tr>
<th>Area</th>
<th>Location</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area A</td>
<td>Balmoral Ave</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area C</td>
<td>Clarendon Street</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area D</td>
<td>Dale Ave</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area E</td>
<td>Gallipoli Parade</td>
<td>Level 1</td>
</tr>
<tr>
<td>Area F</td>
<td>Glencairn Ave</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area G</td>
<td>Gordon Street</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area H</td>
<td>Melville Road</td>
<td>Level 3</td>
</tr>
<tr>
<td>Area J</td>
<td>Newlands Estate</td>
<td>Level 1</td>
</tr>
</tbody>
</table>

The most serious consequences of these recommendations are that a planning permit would be required to demolish most buildings within Conservation Areas (Built form) and a planning permit would be required to alter most buildings if the proposed alterations did not conform with the guidelines in this report and in the proposed Amendment.

3.4 Urban Design Areas

Two other Areas of significance have been identified not so much for their historical and architectural value but for their landmark and social value. The intersection of Sydney Road and Bell Street is the focus of Coburg. It suffers from a heavy volume of traffic and a generally poor quality of building design. The streetscape has been compromised by signs, advertising hoardings, services and street furniture. The change in Sydney Road from narrow street to wide boulevard is critical and should be enhanced. Bell Street at the intersection with Melville Road and Turner Street is a secondary focus for Coburg.

These Areas are in close proximity to Conservation Areas and include significant buildings. They are recommended for similar statutory control to the Conservation Areas (Built form) under the Planning and
Environment Act. Each has been given a grading from Level 1 to Level 3. The Areas are listed below alphabetically.

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area O</td>
<td>Sydney Road</td>
<td>Level 2</td>
</tr>
<tr>
<td>Area P</td>
<td>Bell Street</td>
<td>Level 3</td>
</tr>
</tbody>
</table>

3.5 Conservation Areas (Natural form)

Five Areas of significance have been identified either for their historical or landscape value. These factors sometimes overlap. They have a cultural significance for Coburg at least. These are Areas of manmade landscape and either include individual significant buildings or else are representative of an historical or environmental theme in the development of Coburg. It is recommended that these Areas be formally identified in the Coburg Planning Scheme. Each has been given a grading from Level 1 to Level 2. The Areas are listed below alphabetically.

| Landscape Q | Merri Creek Reserves        | Level 1 |
| Landscape R | Edgars Creek                | Level 2 |
| Landscape S | Gavin Park and Westbreen Creek | Level 2 |
| Landscape T | Coburg Cemetery             | Level 1 |
| Landscape U | City Park and Oval          | Level 1 |

The principal difference between UC1 (Built form) and UC2 (Natural form) Areas is that the latter does not have demolition control over buildings.

3.6 Conservation Controls

3.6.1 Review of Existing Controls

The primary planning control extant in Coburg is the Coburg Planning Scheme, administered by the Coburg City Council as the Responsible Authority. The scheme controls the use and development of all land within the municipality. The Planning and Environment Act, Section 4(1)(d), lists amongst the objectives of planning in Victoria, "to conserve
and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value. This is to be achieved via the powers vested in the Responsible Authority (Sections 4(2)(g) and 12(1)(a)). No conservation planning controls are presently in force in Coburg. This study is intended to lead to an amendment of the Coburg Planning Scheme which will meet this responsibility.

At a level below the Planning Scheme the city has a number of policies which are used to manage the Scheme. The policies provide guidelines to applicants to facilitate appropriate use and development. To be formally recognised, policies must be well founded, broadly accepted and applied consistently. The advantage of using policies is that they can be introduced and modified more easily than amendments to the Planning Scheme. The Planning and Environment Act, 1987, S 60(b)(iii), notes that a Responsible Authority may consider such policies before granting a permit. The existing policies in Coburg are:

Multi Unit Development Guidelines
Parking, Access and Loading Guidelines
Sydney Road Strategy

Applicants who conform to these policies can expect a favourable consideration of their proposals. Furthermore, where applications do conform, the issue of a permit which is not contentious may be made under delegation and in many cases may not be required at all. This greatly speeds the application process for the applicant and the Responsible Authority alike. If an application goes to Appeal, the Guidelines must have been formally adopted as policy to be given weight by the Administrative Appeals Tribunal. The Guidelines set out in this report are intended to be adopted as such a policy.

3.6.2 Summary of Recommended Controls

It is suggested that controls be augmented through the implementation of a conservation strategy which utilises the provisions of the Planning & Environment Act, Historic Buildings Act and the Australian Heritage Commission Act. Recommended controls relate to areas and to
individual structures and buildings. Area control would derive from the designation of Urban Conservation (UC1 & 2) Areas and Urban Design (UD1 & UD2) Areas under the existing provisions of the planning scheme. Individual buildings and structures would be controlled through inclusion upon the Historic Buildings Register or the Register of the National Estate, inclusion within the Urban Conservation areas or listing within the planning scheme. Listing within the planning scheme would be either as individual buildings or under the provisions for control of land adjacent to an individually identified structure.

The Amendment to the City of Coburg Planning Scheme is designed to maximise the effect of the controls but to minimise the process. In most cases it will not be necessary to apply for a planning permit if the proposed development conforms with the general guidelines of the Amendment and the more detailed guidelines provided in this study.

The adoption and implementation of these controls may affect a number of the planning policies currently adopted by Council - these will need to be reviewed in the light of any changes to the scheme.

3.7 Building Conservation Guidelines

It is vital to the heritage of Coburg that a sensible and consistent approach be taken by the municipality and ratepayers alike to the conservation of significant buildings and precincts. This includes conservation and reinstatement procedures as well as the correct approach to additions. A guide to correct procedures is provided below in Section 6 of this report, and it is recommended that these guidelines be formally adopted by Council as policy and administered as such under the provisions of the Planning and Environment Act, 1987.

3.8 Building Infill

The introduction of new buildings to significant streetscapes and landscapes is a matter of critical importance in terms of aesthetic and heritage amenity. Insensitive development can act to the detriment of individual buildings, streetscape and landscape and is extremely difficult to ameliorate once construction has been completed. It is therefore vital
to the amenity of Conservation and Urban Design Areas that matters of form, materials, detailing, fenestration and the like in the new building be addressed before a permit is issued for the commencement of works.

Detailed guidelines for the design approach to be adopted for infill in significant areas are provided in Section 7 of this report, and it is recommended that these guidelines be formally adopted by Council as policy and administered as such under the provisions of the Planning and Environment Act.

3.9 Public Works in Conservation and Urban Design Areas

Detailed guidelines for the design approach to be adopted for works by Council in significant areas are provided in Section 8 of this report, and it is recommended that these guidelines be formally adopted by Council as policy and administered as such under the provisions of the Planning and Environment Act.
4.0 SURVEY AND ASSESSMENT OF BUILDINGS

Over 350 buildings have been described in Sections 1.1 and 3.2 of this report have each been accorded a classification of A, B, C or D. These classifications conform to generally accepted definitions in terms of architectural and historical significance and thus provide a guide to the degree of heritage significance of each of the listed buildings. The definitions are as follows:

4.1 A Grade Buildings

A Grade Buildings are of national or state importance, irreplaceable parts of Australia’s built heritage. They are either already included on, or recommended for inclusion on, the Historic Buildings Register and the Register of the National Estate.

List of A Grade Buildings

<table>
<thead>
<tr>
<th>Building Address</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>39 Belgrave Street, Coburg</td>
<td>The Grange RNE 213011000202</td>
</tr>
<tr>
<td>82 Bell Street, Coburg</td>
<td>Historical Society Rooms, former warder’s cottage, HBR No 689</td>
</tr>
<tr>
<td>Bell Street, Coburg</td>
<td>Coburg Infant School and Shelter Shed, HBR-GB</td>
</tr>
<tr>
<td>Champ Street, Coburg</td>
<td>Entrance Block, Pentridge HBR-GB RNE 213011000501</td>
</tr>
<tr>
<td>6 Craigrossie Ave, Pascoe Vale</td>
<td>Glencairn, HBR No 375 RNE 213011000402</td>
</tr>
<tr>
<td>21 Glyndon Ave, Merlynston</td>
<td>Organ in St Linus Anglican Church</td>
</tr>
<tr>
<td>22 Le Cateau Street, Pascoe Vale</td>
<td>Wentworth House, HBR No 138 RNE 213011000102</td>
</tr>
<tr>
<td>Murray Road, Coburg</td>
<td>Bluestone bridge over Merri Creek RNE 213011000101</td>
</tr>
<tr>
<td>Newlands Road, Coburg</td>
<td>Bluestone bridge over Merri Creek HBR-GB, RNE 213011000102</td>
</tr>
<tr>
<td>21 Station Street, Moreland</td>
<td>American Cottage, HBR No 139 RNE 213011000302</td>
</tr>
<tr>
<td>520 Sydney Road, Coburg</td>
<td>Former Holy Trinity School</td>
</tr>
</tbody>
</table>
512 Sydney Road, Coburg  First Wesleyan Methodist Chapel
RNE 213011000601
512 Sydney Road, Coburg  Uniting Church (second Wesleyan
Methodist Chapel)
520 Sydney Road, Coburg  Holy Trinity Anglican Church
23 The Grove, Coburg  Kooralie
25 The Grove, Coburg  Kalimna
45 The Grove, Coburg  Oak Hill
47 The Grove, Coburg  Waratah
46 Walhalla Street, Coburg  Lyndhurst Hall

4.2  B Grade Buildings

B Grade Buildings are of regional or metropolitan significance, and
stand as important milestones in the development of the metropolis.
They are either already included on, or recommended for inclusion on,
the Register of the National Estate.

List of B Grade Buildings

88-92 Bell Street, Coburg  Coburg City Hall
Elizabeth Street, Preston  Newlands State
Primary School
15-17 Eric Street, Coburg  HCV Bachelor Flats
11 Gaffney Street, Coburg  Antrim/Alfred Fenton
82-92 Gaffney Street, Coburg  House
5 Hudson Street, Coburg  Lincoln Mills
7 Hudson Street, Coburg  Residence
9 Hudson Street, Coburg  Belle
11 Hudson Street, Coburg  Residence
13 Hudson Street, Coburg  Kinuara
15 Hudson Street, Coburg  Tarrangower
35 Hudson Street, Coburg  Residence
16 Louisville Ave, Pascoe Vale Sth  Residence
1-9 Moreland Road, Coburg  Spicers Paper Mills
Moreland Road, Coburg  Moreland Station
Moreland Road, Coburg  Signal Box
241 Moreland Road, Coburg
243 Moreland Road, Coburg
245 Moreland Road, Coburg
247 Moreland Road, Coburg
249 Moreland Road, Coburg
251 Moreland Road, Coburg
253 Moreland Road, Coburg
659 Moreland Rd, Pascoe Vale Sth
37-43 Munro Street, Coburg
Nicholson Street, East Coburg

234A-235A Reynard Street

31 Shaftsbury Street, Coburg
84-92 Sydney Road, Coburg

400-404 Sydney Road, Coburg
520 Sydney Road, Coburg

Sydney Road, Coburg
562 Sydney Road, Coburg
562 Sydney Road, Coburg

610 Sydney Road, Coburg
22 The Grove, Coburg
3-5 Toxteth Park Street, North Coburg
1 Vincent Street, Coburg
49 Walsh Street, Coburg

Residence
Residence
Residence
Residence
Residence
Residence
Myer house
Union Knitting Mills
East Coburg Primary School
Coburg West Progress Cinema
Latham Lodge
Palm Ave Hotel
(former Woolpack & Nugget)
Bates Building
Holy Trinity Parish Hall (now Puglia Club)
W E Cash factory
Parish Hall, St Pauls
St Pauls Catholic Church
Villa Italia
Holyrood
Toxteth Park
Residence
Residence

4.3 C Grade Buildings

C Grade buildings make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular styles of construction, as well as some individually significant buildings that have been altered or defaced.
List of C Grade Buildings

52 Balmoral Ave, Pascoe Vale Sth
70 Balmoral Ave, Pascoe Vale Sth
91 Balmoral Ave, Pascoe Vale Sth
95 Balmoral Ave, Pascoe Vale Sth
43 Barrow Street, Coburg
62 Barrow Street, Coburg
88 Barrow Street, Coburg
98 Bell Street, Coburg
124 Bell Street, Coburg
160 Bell Street, Coburg
225-233 Bell Street, Coburg
228 Bell Street, Coburg

228 Bell Street, Coburg
295A Bell Street, Coburg
319 Bell Street, Pascoe Vale Sth
329 Bell Street, Pascoe Vale Sth
331 Bell Street, Pascoe Vale Sth
335-337 Bell Street, Pascoe Vale Sth
364-366 Bell Street, Pascoe Vale Sth
372-380 Bell Street, Pascoe Vale Sth
390-400 Bell Street, Pascoe Vale Sth
412-414 Bell Street, Pascoe Vale Sth
562 Bell Street, Pascoe Vale Sth
Bell Street, Coburg

Bell Street, Coburg
Bell Street, Coburg
Bell Street, Coburg

1 Budds Street, Coburg

Residence
Residence
Residence
Grace Church & Hall
Residence
Whare-Ha
Residence
Coburg Primary School
Masonic Lodge
Police Station
Shops
Coburg Salvation Army
Citadel 1953
Salvation Army Hall 1887
Spanish Baptist Church
Shop
Shop
Shop
State Bank, cnr Melville Rd
Bank
Post Office
Row of Shops
Shop
Police Station c1940
Coburg Secondary College, 1916
Court House 1929
Monument, WW1,
Town Hall Reserve
Monument to Dr Harry
Malcolm-Rogers Bridges
Reserve.
Stucco & chicken wire
residence
Cameron Street, Coburg

19 Clarendon Street, Coburg
23 Clarendon Street, Coburg
32 Clarendon Street, Coburg
36 Clarendon Street, Coburg
41-47 Clarendon St, Coburg

49 Clarendon Street, Coburg
71 Cornwell Ave, Pascoe Vale

10 Cumberland Road, Pascoe Vale

61 Cumberland Road, Pascoe Vale

Cumberland Road, Pascoe Vale
4 Dale Ave, Pascoe Vale
5 Dale Ave, Pascoe Vale
10 Dale Ave, Pascoe Vale
12 Dale Ave, Pascoe Vale
22 Dale Ave, Pascoe Vale
1 Deans Street, Coburg
3 Deans Street, Coburg
5 Deans Street, Coburg

1 Derby Street, Coburg
42 Donne Street, Coburg
40 Elizabeth St, Coburg Nth

Elm Grove, Coburg
17 Fontaine St, Pascoe Vale 5th
314 Gaffney Street, Coburg
360 Gaffney Street, Pascoe Vale

15 Gallipoli Pde, Pascoe Vale 5th
19 Gallipoli Pde, Pascoe Vale 5th
24 Gallipoli Pde, Pascoe Vale 5th
31 Gallipoli Pde, Pascoe Vale 5th

Moreland Railway Station
1888

house
house
house
house
St Fidelis Catholic Church
1937

Presbytery
Pascoe Vale Girls' High School (main building)
St Andrew's Uniting Church
1951

Polychrome brick residence
c1880

Monument, WWI
Detached House
Detached House
Detached House
Detached House
Vacant Victorian residence
Residence 'Victoriana'
Edwardian weatherboard residence
Residence
Red brick residence c1920
Gospel Hall Christian Brethren Assembly 1937
Truby King Centre
Residence
St Oliver Plunkett Church
Pascoe Vale Primary School
1929
Residence
Residence
AC sheeting residence
Residence
35 Gallipoli Pde, Pascoe Vale 5th
Gandolfo Gardens
21 Glyndon Ave, Coburg

3 Gordon Street, Coburg
8 Gordon Street, Coburg
11 Gordon Street, Coburg
20 Gordon Street, Coburg
30 Gordon Street, Coburg
41 Gordon Street, Coburg
86 Gordon Street, Coburg
Harding Street, Coburg

19-21 Harding St, Coburg

22 Harding Street, Coburg
16 Heliopolis St, Pascoe Vale 5th
38 Hudson Street, Coburg

16 Kendall Street, Coburg
22 Kendall Street, Coburg
137 Kent Road, Pascoe Vale

1-25 Landells Rd, Pascoe Vale

2-4 Langtree Ave, Pascoe Vale 5th

9 Le Cateau St, Pascoe Vale 5th

13 Le Cateau Street, Pascoe Vale
20 Louisville Ave, Pascoe Vale 5th
1A, 1B Main Street, Coburg
4 Mathieson Street, Merlynton

61-73A Melville Road, Pascoe Vale 5th
84 Melville Rd, Pascoe Vale 5th
85 Melville Road, Pascoe Vale 5th

Beaufort House, steel framed and clad residence
Monument, Canoe Tree
St Linus' Anglican Church 1932
Residence
Residence
Residence
Residence
Residence
Residence
Grandstand, Coburg Oval, Bridges Reserve
Coburg Electricity Supply Building
Residence
Residence
‘Avoca’ weatherboard
Federation residence
Weatherboard residence
Polychrome brick residence
Kent Road Uniting Church 1959
Blessed Oliver Plunkett RC Primary School
Magnesium brick duplex c1950s
Beaufort House, steel framed and clad residence
Residence
Residence c1960
Coburg Court House 1929
Merlynton Salvation Army 1925
Shops c 1915
House 1940
House c1925
96 Melville Road, Pascoe Vale Sth
111 Melville Road, Pascoe Vale Sth
153 Melville Road, Pascoe Vale Sth
171 Melville Road, Pascoe Vale Sth
183 Melville Road, Pascoe Vale Sth
190 Melville Road, Pascoe Vale Sth
203 Melville Road, Pascoe Vale Sth
214 Melville Road, Pascoe Vale Sth
216 Melville Road, Pascoe Vale Sth
219 Melville Road, Pascoe Vale Sth
235-241 Melville Road, Pascoe Vale Sth
3 Moascar Street, Pascoe Vale Sth
9 Moascar Street, Pascoe Vale Sth
13 Moascar Street, Pascoe Vale Sth
15 Moascar Street, Pascoe Vale Sth

Moreland Road, Coburg
255 Moreland Road, Coburg
279 Moreland Road, Coburg
383 Moreland Road, Coburg
33 Munro Street, Coburg
105 Munro Street, Coburg
153A Munro Street, Coburg

Munro Street, Coburg
31 Nicholson Street, Coburg
91 Nicholson Street, Coburg
118-122 Nicholson Street, Coburg

118-120 Nicholson Street, Coburg
246 O'Hea Street, Coburg
247 O'Hea Street, Coburg
22 Orvieto Street, Coburg North

36 Patterson Street, Coburg
28-30 Pleasant Street, Pascoe Vale

House c1925
House c1945
House c1945
House 1937
House c1930
House 1940
House 1940
House 1944
House 1944
House 1940
Row of shops
Residence
Residence
Residence
Beaufort House, steel framed and clad residence
Moreland Station Footbridge
Italianate villa
Chippendale Lodge
Weatherboard residence
House c1910
Corner shop
Munro Street Uniting Church 1887
Signal box
Islamic Faith Mosque 1976
Bungalow
St Peters Anglican Church 1961
Timber hall at rear of church
Residence
Residence
Merlynston Uniting Church, 1932
St Bernard's RC Primary School 1941
Residence with timber stables
27-29 Pleasant Street, Pascoe Vale
31 Pleasant Street, Pascoe Vale
35 Pleasant Street, Pascoe Vale
54 Rainer Street, Pascoe Vale 5th
55-57 Rainer Street, Pascoe Vale 5th
3 Rennie Street, Coburg

7 Rennie Street, Coburg
9 Rennie Street, Coburg
11 Rennie Street, Coburg
19 Rennie Street, Coburg
27 Rennie Street, Coburg

29 Rennie Street, Coburg
50 Rennie Street, Coburg
50a Rennie Street, Coburg
54 Rennie Street, Coburg
55 Rennie Street, Coburg
92 Rennie Street, Coburg
92a Rennie Street, Coburg
93 Rennie Street, Coburg
116 Rennie Street, Coburg
118 Rennie Street, Coburg
130 Rennie Street, Coburg

Reynard Street, Coburg

20 Reynard Street, Coburg
22 Reynard Street, Coburg
24 Reynard Street, Coburg
26 Reynard Street, Coburg
28 Reynard Street, Coburg
30 Reynard Street, Coburg
32 Reynard Street, Coburg
34 Reynard Street, Coburg
36 Reynard Street, Coburg

Holy Trinity Anglican Church 1932
Brick residence c1888
Brick residence c1888
Brick residence c1950s
Brick residence c1950s
'Summercove' weatherboard residence
'Unisville' c1905
Half maisonette
Half maisonette
'Avilla' brick residence c1930
Weatherboard Federation style residence
Weatherboard Federation style residence
Clinker brick residence
Half of red brick duplex c1930
Residence c1940
Residence c1905
Half of red brick duplex c1930
Half of red brick duplex c1930
Weatherboard residence
Half of red brick duplex c1930
Half of red brick duplex c1930
Former residence of Montague Dare
St Albans Anglican Church 1957 cnr. Gordon Street
Terrace in a row of three
Terrace in a row of three
Terrace in a row of eight
Terrace in a row of eight
Terrace in a row of eight
Terrace in a row of eight
Terrace in a row of eight
Terrace in a row of eight
38 Reynard Street, Coburg
167 Reynard Street, Coburg
185-187 Reynard Street, Coburg

270 Reynard Street, Coburg
7 Reynolds Parade Pascoe Vale St
13 Reynolds Parade Pascoe Vale St
17 Reynolds Parade Pascoe Vale St
27 Reynolds Parade Pascoe Vale St

14 Richards Street, Coburg
2 Shaftsbury Street, Coburg
23 Shaftsbury Street, Coburg
35 Shaftsbury Street, Coburg

1 Sheffield Street, Coburg
2 Sheffield Street, Coburg

4 Sheffield Street, Coburg

15 Sheffield Street, Coburg
18 Sheffield Street, Coburg
19 Sheffield Street, Coburg
22 Sheffield Street, Coburg
23 Sheffield Street, Coburg

24 Sheffield Street, Coburg

29 Sheffield Street, Coburg
30 Sheffield Street, Coburg
32 Sheffield Street, Coburg
36 Sheffield Street, Coburg
39 Sheffield Street, Coburg
41 Sheffield Street, Coburg
45 Sheffield Street, Coburg
47 Sheffield Street, Coburg
49 Sheffield Street, Coburg

51 Sheffield Street, Coburg
53 Sheffield Street, Coburg
55 Sheffield Street, Coburg

Terrace in a row of eight
Garage c1940s
Coburg West Primary School
Shop c1910
Residence
Residence
Residence

‘Braehead’ bluestone cottage
‘Linuby’ timber residence
Bungalow
Bungalow

Melita Social Club 1891
Terrace in polychrome brick pair
Terrace in polychrome brick pair
Terrace in a row of nineteen
Californian bungalow

Terrace in a row of nineteen
Federation villa
‘Clifton’ terrace in row of nineteen
Double fronted brick residence

Terrace in a row of nineteen
Weatherboard residence
Weatherboard residence
Corner residence

Terrace in a row of nineteen
Terrace in a row of nineteen
Terrace in a row of nineteen
Weatherboard residence

Residence
Residence
Residence
15 Somali Street, Pascoe Vale Sth
Residence
Beaufort House, steel framed and clad residence
Weatherboard Railway Worker's Cottage Residence
Residence c1880s
W E Cash factory
Baptist Church 1918, cnr Hatton Grove
Hygenic Building 1991
Moreland Market Building 1932
Shop c1938
Australia House & Moreland Park Building 1888
Post Office Hotel
Shops 1936
Shop
Shop
Dunne's Building c1888
Shop
Brick shop c1930s
Coburg Post Office
Pharmacy
Shop
Warren's Corner 1927
former Wesleyan Methodist parsonage 1892
First Anglican vicarage
Holy Trinity second vicarage
UPS Dispensary
St Paul's manse
Rendered brick residence c1880s
'Ormsby'
Brick residence
Residence

2 Station Street, Coburg
18 Station Street, Coburg
27 Station Street, Coburg
200-216 Sydney Road, Coburg
298 Sydney Road, Coburg
27-33 Sydney Road, Coburg
68-74 Sydney Road, Coburg
129 Sydney Road, Coburg
143-164 Sydney Road, Coburg
231 Sydney Road, Coburg
385-391 Sydney Road, Coburg
425 Sydney Road, Coburg
433 Sydney Road, Coburg
436-442 Sydney Road, Coburg
470 Sydney Road, Coburg
472-476 Sydney Road, Coburg
481-485 Sydney Road, Coburg
489 Sydney Road, Coburg
492 Sydney Road, Coburg
493-495 Sydney Road, Coburg
512 Sydney Road, Coburg
520 Sydney Road, Coburg
520 Sydney Road, Coburg
559 Sydney Road, Coburg
562 Sydney Road, Coburg
3 The Grove, Coburg
11 The Grove, Coburg
19 The Grove, Coburg
28 The Grove, Coburg
36 The Grove, Coburg  Brick residence
39 The Grove, Coburg  Brick residence c1955
41 The Grove, Coburg  Brick residence c1960
42 The Grove, Coburg  Bungalow c1925
43 The Grove, Coburg  Church
62 The Grove, Coburg  Brick bungalow
65 The Grove, Coburg  Residence
66 The Grove, Coburg  ‘Strathmore’ c1914
71 The Grove, Coburg  Residence
73 The Grove, Coburg  Weatherboard residence
74 The Grove, Coburg  'Thuringia' c1920
80 The Grove, Coburg  Residence
86 The Grove, Coburg  Weatherboard residence
88 The Grove, Coburg  Residence c1920s
1-3 Turner Street, Pascoe Vale Sth  Residence
2 Turner Street, Pascoe Vale Sth  Residence
4 Turner Street, Pascoe Vale Sth  Residence
5 Turner Street, Pascoe Vale Sth  Residence
6 Turner Street, Pascoe Vale Sth  Residence
7 Turner Street, Pascoe Vale Sth  Residence
8 Turner Street, Pascoe Vale Sth  Residence
9 Turner Street, Pascoe Vale Sth  Residence
10 Turner Street, Pascoe Vale Sth  Residence
11 Turner Street, Pascoe Vale Sth  Residence
12 Turner Street Pascoe Vale Sth  Residence
13 Turner Street, Pascoe Vale Sth  Residence
14 Turner Street, Pascoe Vale Sth  Residence
15 Turner Street, Pascoe Vale Sth  Residence
16 Turner Street, Pascoe Vale Sth  Residence
17 Turner Street, Pascoe Vale Sth  Residence
18 Turner Street, Pascoe Vale Sth  Residence
19 Turner Street, Pascoe Vale Sth  Residence
20 Turner Street, Pascoe Vale Sth  Residence
21 Turner Street, Pascoe Vale Sth  Residence
22 Turner Street, Pascoe Vale Sth  Residence
23 Turner Street, Pascoe Vale Sth  Residence
25-27 Turner Street, Pascoe Vale Sth  Residence
26 Turner Street, Pascoe Vale Sth  Residence
28 Turner Street, Pascoe Vale Sth  Residence
30 Turner Street, Pascoe Vale Sth  Residence
31 Turner Street, Pascoe Vale Sth  Residence
32 Turner Street, Pascoe Vale Sth  Residence
32A Turner Street, Pascoe Vale Sth  Residence
33 Turner Street, Pascoe Vale Sth  Residence
34 Turner Street, Pascoe Vale Sth  Residence
35 Turner Street, Pascoe Vale Sth  Residence
36 Turner Street, Pascoe Vale Sth  Residence
37 Turner Street, Pascoe Vale Sth  Residence
38-42 Turner Street, Pascoe Vale Sth  Kindergarten
39 Turner Street, Pascoe Vale Sth  Residence
41 Turner Street, Pascoe Vale Sth  Residence
44-46 Turner Street, Pascoe Vale Sth  Residence
Turner Street, Pascoe Vale Sth  Baby Health Centre, cnr O’Hea Street

5 Vaux Street, Pascoe Vale Sth  Residence
11 Vaux Street, Pascoe Vale Sth  Residence
15 Vaux Street, Pascoe Vale Sth  Residence
19 Vaux Street, Pascoe Vale Sth  Residence
21 Victoria Street, Coburg  Victoria Street Uniting Church 1960

Victoria Street, Coburg  Coburg Railway Station 1888
57 Walsh Street, Coburg  Residence c1890
6 Wattle Street, Coburg  House with Bomb Shelter

ALL RESIDENTIAL LOTS IN AREA J - NEWLANDS ESTATE

4.4 D Grade Buildings

D Grade buildings are either reasonably intact representatives of particular periods or styles, or they have been substantially altered but stand in a row or street which retains much of its original character. Many comparable buildings would be found elsewhere in the City of Coburg outside Conservation and Urban Design Areas.
List of D Grade Buildings

146 Bell Street, Coburg
279 Moreland Road, Coburg
61 Rennie Street, Coburg
88 Shaftsbury Street, Coburg
6 Sheffield Street, Coburg
8 Sheffield Street, Coburg
10 Sheffield Street, Coburg
115 Sheffield Street, Coburg
13 Sheffield Street, Coburg
17 Sheffield Street, Coburg
21 Sheffield Street, Coburg
25 Sheffield Street, Coburg

27 Sheffield Street, Coburg
31 Sheffield Street, Coburg
33 Sheffield Street, Coburg
35 Sheffield Street, Coburg
37 Sheffield Street, Coburg
45 Sheffield Street, Coburg

25 Station Street, Coburg
502 Sydney Road, Coburg

100 Sydney Road, Coburg

490 Sydney Road, Coburg
14 The Grove, Coburg
18 The Grove, Coburg
24 The Grove, Coburg
34 The Grove, Coburg

38-40 The Grove, Coburg
24 Turner Street, Pascoe Vale 5th

Church of Christ
Chippendale Lodge c1915
Weatherboard residence
Residence
Residence
Residence

Terrace in a row of nineteen
Terrace in a row of nineteen
Terrace in a row of nineteen
Federation villa
'Picton' terrace in a row of nineteen
Terrace in a row of nineteen
Terrace in a row of nineteen
Terrace in a row of nineteen
'Teith Cottage' terrace in a row of nineteen
Residence c1880s
Summer World Hotel, cnr Bell Street (present building 1933)

Moreland Salvation Army 1918

Shop
Kulki House
Rose Ville c1880s
Residence
Residence (notable Art Deco fence)

Moreland Bowling Club
Residence
5.0  SURVEY AND ASSESSMENT OF CONSERVATION AND URBAN DESIGN AREAS

5.1  Introduction

The whole of Coburg has been surveyed. Many areas were considered as potential Conservation Areas. Some of these have been dismissed on a comparative basis but may deserve closer attention in years to come (see Section 3.3). It is recommended that the Study be reviewed after ten years (see Section 3.2). Fourteen Conservation Areas (Built form) and two Urban Design Areas were identified. Their individual assessments follow.

Area conservation is concerned with protecting collections of buildings. Complete collections of buildings in an area or along a street frontage may have an importance over and above the significance of the buildings individually. Therefore each Conservation Area has been graded for its streetscape significance on a scale from 1 to 3.\(^1\)

**Level 1** areas are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are highly significant buildings in their own right.

**Level 2** areas are of significance either because they still retain the predominant character and scale of a similar period or style, or because they contain individually significant buildings.

**Level 3** areas may contain significant buildings, but they will be from diverse periods or styles, and of low individual significance or integrity.

\(^1\) Based on system outlined in *Urban Conservation in the City of Melbourne*, pp26-28.
5.2 Conservation Areas (Built Form)

Area A Balmoral Ave Level 2

History

The La Rose Estate, bounded by Bell, Reynard, Reynolds and Rose Streets, was one of Coburg's few large farms of the 1860s. It formed part of Arundel Wright's property, purchased at the second Coburg land sales in 1839.² It was sold to various people until Farquhar McCrae bought the land in the 1840s. McCrae was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. He built La Rose (c1841-42), the farmhouse now known as Wentworth House.³

On McCrae's death in 1852 the land was sold to the Robertson family who had leased the farm from 1844.⁴ They extended the house in the 1860s. In 1886 the widow Robertson sold the La Rose Estate to the notorious speculators Munro and Baillieu. The subdivision became one of the scandals of the boom years as the estate was sold from one part of the Munro and Baillieu group to another whenever money was needed.⁵ In the 1890s there was still a large proportion of unsold allotments which became part of a 1923 subdivision. This comprised 565 house and shop allotments, of which three-quarters were sold.⁶ Delays in commencing the West Coburg tramline left allotments still unsold even after further auctions in 1926, particularly around what is now Gallipoli Parade, however it would appear that Balmoral Ave was developed following the successful sales of 1923.

² Broome, p 34.
³ Ibid, p 44.
⁴ Ibid, p 44.
⁶ Broome, p 208.
Description

Balmoral Ave is a significantly homogeneous street comprising single storey, double fronted brick and timber bungalows. Most houses are largely intact and only one new house, a two storey villa at 54 Balmoral Ave, disrupts the rhythm of the street as first built. The private gardens, almost all appropriate for their houses and well maintained, are a major contributing factor in the street's significance. Most fences are original or appropriate, with the most common types being brick, wire and timber, or wrought iron. The street has concrete footpaths, kerbs and gutters and street plantings of *Tristaria, Prunus x Bliniana* and *Melaleuca*. Most houses have vehicle crossings of concrete with garages set far back from the street.

Statement of Significance

Balmoral Ave is of local significance as an unusually intact and homogeneous street subdivided in the early 1920s which has its origins in the earliest history of Coburg and the infamous subdivisions of the late nineteenth century. It is probably the second best collection of diverse twentieth century domestic buildings in Coburg after Turner Street. Their dates of construction range from the 1930s to the 1950s and, with their gardens, they retain a high degree of integrity.

Area B  Church & Municipal Reserve  Level 2

History

The area now occupied by the Catholic, Uniting and Anglican churches was set aside in 1848-9 for this purpose and was intended to form the hub of the village reserve for surrounding farmlands. The original survey of 1840 established this reserve as the focus for the Parish of Jika Jika, a large area to the north and east of Melbourne which was assumed to have an agricultural destiny. The further survey and subdivision of this reserve appears to have been precipitated by the Wesleyan's need for a chapel to
house the growing community in the area. The Wesleyans were granted land in May 1846 and the rest of the land was surveyed in 1849. The Anglican church was built in 1849, of bluestone, and consecrated in December. This has since been dramatically extended. A Wesleyan chapel was built in 1849-50, and this remains behind the present bluestone church. A bluestone church was built on the Catholic allotment in 1852-5 to a design by Samuel Jackson.

The position of these allotments on the corner of Sydney Road and Bell Streets maintained the prestige of the precinct as the focus of the area, even after a large proportion of the reserve had been relinquished to form a penitentiary. The Pentridge District Roads Board established their first offices nearby in Bell Street in 1866 and in 1922 the newly proclaimed City of Coburg built the present Town Hall in the same vicinity. The establishment of public gardens, schools and the Truby King Baby Health Centre all enhanced the importance of this centre, and the opening of the new Municipal Offices in 1984 has maintained it.

Description

The Church and Municipal Reserve contains a heterogeneous collection of buildings including churches, schools, public offices, the City Hall and a number of associated private dwellings. It is shaped by the respective alignments of Sydney Road and Bell Street and the proximity of Pentridge Prison. There is almost no street planting and the area suffers greatly from the oppressive volume of traffic which passes by it. Various paving materials are used but the traditional surface is asphalt. In Elm Street, outside the old municipal offices there is evidence of flagstones, possibly of concrete, under the asphalt. Similarly, kerbs and channels vary with the traditional material being bluestone pitchers.

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7 See Section 2.5 of this report.
8 Ibid.
9 See Section 2.4 of this report.
10 Broom, p. 93.
Statement of Significance

The Church and Municipal Reserve is of state significance as part of the beginnings of Coburg (then called Pentridge) and as one of the earliest village reserves. It is one of the few such reserves to have survived in metropolitan Melbourne in anything like its intended state. It is comparable to the St Kilda Town reserve and the Brighton Reserve, the former established by Government survey, the latter by private subdivision. Of these reserves it remains the most intact, and it gains significance from the adjacent prison and parklands. All of the individual buildings are of significance. It remains the focus of the City.

Area C  Clarendon Street  Level 3

History

The land now identified as Clarendon Street was originally part of Farquhar McCrae’s 323 acre purchase, Moreland farm, at Coburg’s second land sales in October of 1839. McCrae was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. It was subsequently part of the Moreland Estate subdivision auctioned, after McCrae’s death, on January 6, 1858. The northern section of the Clarendon Street precinct falls into the Maybank Estate subdivision, auctioned 11 February 1888. This must have been largely unsuccessful, as, with the exception of a few properties such as 6 and 18 Clarendon Street, the land does not appear to have been developed until the 1920s.

The area centres around the Catholic church and presbytery of St Fidelis, which, when built in 1937-38, were the first church buildings on the site. They thus post-date much of the development of the area. Only superficial changes have occurred to the buildings in the street.

11  Ibid, p 43.
12  Auction notice, Maybank Estate, auctioned 11.2.1888. Vale & Houghton Collection, State Library.
Description

The Clarendon Street Conservation Area comprises sections of Clarendon Street, Shaftsbury Street and Selbourne Street. Centred about the St Fidelis complex, it contains a scattering of nineteenth century houses between the Interwar bungalows which give the area its predominant character. The street planting is mature and, while not necessarily traditional, are probably appropriate for their short lifetime. They include Tristania, wattles and young natives. The lanes to the rear of the houses are of interest as part of the oldest fabric of the subdivisions. They are still paved with bluestone pitchers. The pattern of subdivision is tight and very few houses have vehicle crossings. The footpaths are concrete although this would not have been the original paving surface, asphalt being more traditional. The kerbs and channels are concrete and these were probably bluestone pitchers originally.

Statement of Significance

The Clarendon Street Conservation Area is significant for the homogeneity of its Interwar bungalow housing. This character is complemented rather than diminished by the presence of a small number of Victorian buildings, as these are of minor local significance and observe the same setbacks as the bungalows. The St Fidelis complex is of individual significance and contributes to the social character of the area as well as providing a focus for the streetscape. Placed on top of a hill, the church is the most prominent landmark in western Coburg. The street planting is mature and appropriate and the bluestone lanes to the rear of the houses are of local significance as part of the oldest fabric of the subdivisions.
Area D  Dale Ave  Level 2

History

Dale Ave was originally part of Thomas Walker's property purchased at Coburg's first land sales in August of 1839. The property changed hands many times with some subdivision into small farms and some attempts at residential subdivision. Most of the area surrounding Dale Ave remained as small farm acreages with pockets of subdivided residential land. In 1952 Dale Ave was known only for its poorly tended streets. Broome describes an incident where taxis refused to brave the muddy Dale Ave even to take a boy with a broken leg to hospital.

The most interesting Dale Ave buildings are the so-called Railway prefabricated houses discussed in Section 2.6, which were built subsequent to the Second World War. These include at least nos. 15, 21, 22, 23, 24, 25, 27, 30 and 32 They complement the other types of mass and prefabricated housing found elsewhere in Coburg. They must be compared with those in Lorenson Ave, Merlynston which are associated with the local railway station. The Victorian Railways imported at least 1,500 of these for their own use and apparently many more for other government departments. It is not known if those in Dale Ave were for railway workers or for the Housing Commission of Victoria, but it seems likely that they were.

Description

Dale Street is composed mostly of single storey prefabricated timber houses and timber and brick bungalows. Most of these houses are intact or have undergone only minor additions. The street planting, of Melaleuca and Prunus x Blumea, is mature and appropriate. All streets in the area have

13  Broome, p 34.
14  Ibid.
16  L J Harrison, The Victorian Railways to '62, p 145, does not indicate that any of the houses imported by the Railways were used by the Commission, though they were certainly distributed across Victoria with the S E C, the State Rivers and Water Supply Commission, the Melbourne Harbor Trust and the Commonwealth Government.

70
nature strips of grass. The footpaths, kerbs and channels are all in concrete. Most houses have vehicle crossings in concrete.

Statement of Significance

The houses in Dale Ave are of local significance as the best collection of prefabricated timber buildings in Coburg. The Area represents the less advantaged sector of the community in Coburg in the Postwar period.

Area E Gallipoli Parade Level 1

History

The La Rose Estate, bounded by Bell, Reynard, Reynolds and Rose Streets, was one of the few large farms of the 1860s. It formed part of Arundel Wright’s property, purchased at the second Coburg land sales in 1839. It was sold to various people until Farquhar McCrae bought the land in the 1840s. McCrae was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. He built the La Rose farmhouse c1841-42. This is now known as Wentworth house.17

On McCrae’s death in 1852 the land was sold to the Robertson family who had leased the farm from 1844.18 They extended the house in the 1860s. In 1886 the widow Robertson sold the La Rose Estate to the notorious subdividers Munro and Baillieu. The subdivision became one of the scandals of the boom years as the estate was sold from one part of the Munro and Baillieu group to another whenever money was needed.19 In the 1890s there was still a large proportion of unsold allotments which became part of a 1923 subdivision. This comprised 565 house and shop allotments. Delays in commencing the West Coburg tramline left allotments still unsold even after further auctions in 1926.20

17 Broome, p 44.
18 ibid, p 44.
20 Broome, p208.
In 1919 the War Service Homes Commission compulsorily acquired 12 hectares of land west of Reynolds Parade. This land had previously formed 300 allotments in the La Rose Estate. The Commission gradually built houses on the estate and sold them to returned men, charging the cheaper than normal rate of 5 per cent. In the '20s the streets were renamed to recall the glory of the first AIF's campaigns, including Gallipoli, Somali, Peronne, Gezireh, Moascar, Heliopolis and Lemnos. Robert Irvine, best known for his construction of the Nicholson Street tram sheds, built 178 of the homes constructed in the area in the 1920s. He was a joiner from Scotland who employed mainly local men. In 1933 he became Mayor of Coburg. By 1930 there were several hundred Commission homes on the former La Rose Estate but 100 blocks remained at least until the 1940s.

Construction throughout Coburg slowed down during the depression of the 1920s and '30s and little development took place in this area until 1940 when land sales began in earnest again. This precinct appears in a 1940 auction notice and is described as being "situated in the Most Progressive Area in the City of Coburg". A 1941 auction notice points out the salient fact that 1500 buildings had been erected in the locality in the previous five years with 250 superior homes being built in the past twelve months.

After World War 2 the government began initiatives to develop prefabricated houses. This precinct benefitted from the development of the prefabricated 'Beaufort home'. Combining the skills of the Victorian Housing Commission, the architect Arthur Baldwinson and the technical staff of the Beaufort Division of the Department of Aircraft Production, these houses went into production in 1946. Most of the Beaufort homes built in Victoria over that time can be found in this precinct. The prototype was a two bedroom house, based on a two foot grid, with a steel frame and clad with zincanneal sheet pressed to imitate weatherboard. The amount of steel required proved to be too demanding on post war supplies and the project was terminated prematurely in 1947, though examples appear to have been assembled in this area of Coburg as late as 1953.

21 ibid.
22 ibid.
23 See Section 2.7.
Description

The Gallipoli Parade Conservation Area primarily comprises a mixture of War Service and State Bank houses from the Interwar period. This original, single storey stock is complemented by various post-war bungalows, including Beaufort steel houses. Two storey intrusions and inappropriate alterations are isolated and generally unobtrusive. The street planting, of Melaleuca and Prunus x Blinnea, is mature and appropriate. All streets have nature strips of grass with concrete kerbs and channels. Most houses have vehicle crossings of concrete with garages well set back from the street. The footpaths are of concrete.

Statement of Significance

Gallipoli Parade and the surrounding streets are of state significance for the number of Beaufort homes, post-World War II prefabricated houses, still surviving. Most of the Beaufort homes, constructed almost entirely from metallic materials, remain in good condition and are generally unaltered. The area also contains many State Bank homes and War Service Homes from the Interwar period. It is a special example of a 1920s subdivision with its origins in the earliest history of Coburg. The street names glorifying the 1st AIF campaigns in the Great War reflect the mood of pride and patriotism in Australia in the Interwar period.

Area F  Glencalm Ave  Level 2

History

This Area originally comprised part of Farquhar McCrae's 323 acres purchased at Coburg's second land sale in October 1839. This was subdivided as the Moreland Estate on January 6, 1858. On February 10, 1859 and February 14, 1860 two adjacent blocks were bought by Robert Mailer. The total property consisted of 35 acres less than half a mile from the

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24  Ibid.
25  Broome p 127.
eastern end (Sydney Road) and forming a square between the north and 5th boundaries of the Moreland Estate (Reynard Street and Moreland Road). Mailer, a Scottish merchant, built himself a ten roomed bluestone cottage in 1859-60 and named it Glencairn. It remained in the Mailer family until 1953, with alterations in 1882 and 1911.26

Mailer subdivided part of the estate into fifty blocks in 1912, with lots along Maranoa Crescent, Craigrossie Ave and Strathearn Ave.27 Mailer, still in the house he had built in 1859, offered twenty pound prizes for the best kept gardens in the future homes, an attitude which must have contributed to shaping the present mature plantings. The remaining areas, along Wattle Grove, Glencairn Ave, the 5th side of Maranoa Crescent, Foch Ave, Halg Ave and Moreland Road were subdivided in 1920. The majority of allotments appear to have been developed in the Interwar period with single storey bungalows, though a few earlier and later buildings are interspersed. In the last few decades a number of new houses and two storey extensions have intruded upon the predominantly bungalow character of the area, particularly around Maranoa Crescent.

Description

The Glencairn Conservation Area comprises mainly single storey bungalows of timber and brick grouped around the original homestead, Glencairn. It enjoys an undulating topography which allows for a variety of house forms. Two storey houses are interspersed amid the bungalows—several of these date from the 1912 subdivision, whereas the rest are from the postwar period. The street plantings are mature and appropriate and include significant eucalypts. All streets have grass nature strips. The Area retains its bluestone gutters, mostly free of intrusive crossings, as well as its access from the lanes to the rear of properties. Many of the lanes are paved with bluestone pitchers. Where crossings do occur garages traditionally are well set back from the street.

26 Ibid, pp 64-66.
Statement of Significance

The Glencairn Conservation Area is of local significance as an early twentieth century subdivision centred about Glencairn, the original homestead. While Glencairn is of individual significance, the area as a whole is notable for the homogeneity of its houses and the maturity of its garden and street plantings. The Glencairn Area represents the more affluent suburban development in Coburg between the wars.²⁸

Area G  Gordon Street  Level 3

History

Gordon Park subdivision was first auctioned in 1884 by Fraser & Co. Such was the optimism of these boom time auctioneers that the advertising for Gordon Park promised that "buyers can double their money by selling within six months".²⁹ This was not to be the case. By 1899 the subdivision contained 146 unsold building allotments from an original subdivision of 155 lots. Little further development took place in the area until the post war building boom of the 1920s, when the majority of the houses in the area were built.

Description

Today Gordon Street is an interesting precinct of houses built mostly in the 1920s. The houses include a few red brick and white rendered Californian Bungalows combined with many weatherboard versions of the same. The street has a feel of suburban solidity and 1920s working class prosperity. Setbacks are standard with 40-50 foot (12-15 m) frontages. Some properties retain their original cyclone wire fences, most others being in low brick. There are some intact 1920s gardens, the most notable of these being at No. 37. Few houses have vehicle crossings. The kerbs and channels are bluestone pitchers. The footpaths are concrete but were probably asphalt.

²⁸ Threats to its character prompted the first calls for conservation planning controls in Coburg.
²⁹ Auction Notice, Vale & Houghton Collection, State Library, 13 December 1884.
originally. The street planting of Prunus ssp with some young natives is only adequate and could be improved by the introduction of trees more typical for the Interwar period. The new housing in the street, including Nos. 4 and 19, is not too intrusive or disruptive of the 1920s character of the Area.

Statement of Significance

The Gordon Street Area is of local significance for its relatively homogeneous and intact 1920s houses, their gardens and the streetscape. Gordon Street represents the less affluent suburban development in Coburg between the wars.

Area H  Melville Road  Level 3

History

The northern end of Melville Road, between Bell Street and Reynard Street, was originally called Imperial Ave and was subdivided by Munro & Baillieu as part of their notorious La Rose Park Estate c1888.30 While this confirmed the present street layout, it was unsuccessful in terms of the sale of individual allotments and the majority of the street blocks were not developed until the 1920s and '30s. This gave Coburg Council the opportunity to widen the road to 80 feet (24.2 m) in the 1920s.31 The vast majority of the houses in the area date from this time, with a large proportion being built in the years immediately after World War II.

Description

Melville Road comprises mainly Interwar and Postwar houses of one and, rarely, two storeys. Their homogeneity, with many being the same as their neighbours except for minor variations, is the principle characteristic of the Area. Most of the gardens are original and well maintained. The footpaths

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30  Auction notice. Vale & Houghton Collection, State Library.
31  See Section 2.3 of this report.
and the kerbs and channels are of concrete. The street planting can only be
described as adequate and deserves a more formal treatment for such an
important road. The Area suffers to some extent from the traffic including
the trams in Melville Road.

Statement of Significance

Melville Road is of local significance for its relatively homogeneous and
intact 1930s and '40s houses, built after the construction of the tramline in
the 20s. Despite superficial differences, most of the houses are based on a
limited number of designs. While few of the buildings are individually
remarkable, their homogeneity reflects well the rapid suburban
development of this part of Coburg after the Depression.

Area 1 Moreland Station Level 3

History

This land formed part of Farquhar McCrae's Moreland Estate, (named after
his father's plantation in Jamaica). It was purchased at Coburg's second
land sales in October 1869. In 1858 the estate of the late Farquhar McCrae
was subdivided into 77 allotments of various sizes, including 39 farms of
five to fifty acres.32 Alexander Cameron was the purchaser of the portion of
the land that is now immediately adjacent to the railway. The subdivision
which occurred on Cameron's death indicates a schematic plan of a 10 room
stone house with stables and coachhouse. This is the site of the now
demolished Moreland Hall, the residence of well known Coburg Councillor
Pigdon during the 1880s.

With the construction of the railway between 1882-1884 land speculation
flourished along the proposed train route.33 On the 6th December 1884,
Gemmell, Tuckett & Co. advertised the auction of "51 Valuable allotments
in the Moreland Estate Brunswick" (sic). At this time Station, Jessie, Hall

32 Broome, p 88.
33 Ibid, p 142.
and Florence Streets were named, the latter three ending at the edge of the land belonging to Moreland Hall.34

The subdivision was into small allotments typical of the time. Moreland Road gained a row of terraces, one of the few in Coburg, and Station Street and the neighboring streets were quickly populated by small detached houses with rear access from lanes.

Description

The Moreland Station Area represents a nineteenth century subdivision in Coburg focused on the railway station. It contains terraces and small detached villas from the period, most reasonably intact and some of the few blocks of flats in Coburg which, in this case, are quite intrusive. Few of the houses have front gardens. The row of Cupressus sempervivens in Jessie Street is particularly important. No houses have vehicle crossings which would be alien to the streetscape. The streets have asphalt paths and bluestone gutters but no street planting other than that found on the Gandolfo Gardens adjacent to the Station. It contains the significant American Cottage, a registered Historic Building.

Statement of Significance

The Moreland Station Area is of regional significance because its development around the station provides a largely intact example of one of Melbourne's northern-most 1880s speculative subdivisions. The elaborate terrace in Moreland Road is comparable to examples found in inner suburbs, and is well supported by the more humble terraces and detached houses in the adjacent streets. The most significant building is the American Cottage. The area around Moreland Station is the best example of the development associated with the new Coburg (now Upfield) Railway line built in the 1880s. It represents about the furthest limit to the expansion of metropolitan Melbourne at that time in that narrow frontages and terrace housing are rarely found north of Coburg.

34 Auction Notice, 6 December 1884, Vale & Houghton Collection, State Library.
The Newlands area was originally farmland, used primarily for grazing of dairy cattle. By 1857 it accommodated 140 residents. At this time it was not considered part of the Pentridge (as Coburg was then known) district, as the Merri Creek formed a natural border between the two. However, in 1861 the residents petitioned for inclusion and were admitted. In the 1870s and '80s the area became popular for market gardens, which could take advantage of the river frontages along the Merri. Most of these were less than 20 acres, though some were larger. Not all the land was under cultivation - the pioneer Pentridge gardener John Cole cultivated only 10 of his 70 acres at East Coburg in 1875, and earned other income from 6 houses and 2 quarries.

The boom in the '80s saw Newlands little affected - the lack of public transport access meant it was not considered a prime development area at the time. It retained its rural associations into the first decades of the twentieth century and had quarries still in operation into the 1920s. Slaughterhouses continued to be tolerated at this time because of the area's fundamentally rural character and because the depression years of the 1890s had made council cautious of closing any successful business. This led, however, to pollution of the creek, and during the 1920s there were an increasing number of objections to poultry farms, piggeries, wandering cattle and Daniel Mehegan's abattoir in what is now Jacksons Parade. Fear of diphtheria, and a number of confirmed cases, were the major triggers to the outcry.

Nevertheless, this rural character was reflected in the names given the first subdivisions planned for the area in the early 1920s. A contemporary municipal booklet described the area as the "sanitorium of the North", and this was clearly the image that was desired by the subdividers of the

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35 Broome, p 63.
36 ibid, pp 127-128.
37 ibid, p 165.
farmlands. The sale of land at this time was sluggish, however, and then badly hit by the Great Depression. It was not until the Housing Commission acquired the Spring Meadows Estate and surrounding undeveloped lands in the early 1940s that subdivision and suburban housing became a reality. The Commissioners clearly had the intention of producing a quality estate with adequate provision for open space, and they rounded off the corners of the streets marked in the earlier Spring Meadows planned subdivision and left the land along the river undeveloped.38

The estate, which strictly speaking includes Newlands, Roslyn, Dunville and Spring Meadows Estates, was started in 1943 with the land having been bought a few years earlier. It was largely completed by 1953. Various theoretical influences can be seen in both its overall and detailed planning, the variety of the housing stock and in the landscaping. One of the strongest elements in the overall scheme was the sense of community focus created by the shopping centre and the primary school. These were to be the meeting places for the young families newly arrived on the estate. The shopping centre was strategically located at the centre of the overall development for this reason.

Description

The Newlands Area, or at least that part west of Elizabeth Street, is characterised by meandering streets many of which run beside or into reserves of open space. Those east of Elizabeth Street are more conventional for their time. The buildings comprise a wide variety of types including three storey walk-up flats, duplexes and detached houses. This variety is unified by a strictly limited range of materials which include red brick, clinker brick, and cream brick, terracotta tile, corrugated asbestos cement sheeting and timber framed windows. Almost no weatherboard is used. The range of details for porches, fences and garages is strictly limited. Even the planting in the private gardens of the Estate is remarkably similar. This uniformity is enhanced by the lack of alteration and addition to the

38 Inception of a City, p 37; Architecture, April/June 1945, p 162.
building stock, no doubt for the historical reason that the rate of home ownership was so low.

The footpaths, kerbs and channels are all of concrete. Many houses have vehicle crossings but the opportunity for parking car away from the street frontage is limited. The Street planting is open, mature and limited in its range of species.

Statement of Significance

The Newlands Estate is of state significance as one of the first large scale estates developed by the Housing Commission of Victoria and as a precursor to the inner suburban high rise estates of the 1960s. It is one of the most extensive estates based on the low to medium density housing promoted by the British and American Garden Suburb and New Town theorists. It is one of the best examples of such estates for its high degree of integrity, for the completeness of the estate as a project and for the range of building types within the area.

Area K Pentridge Level 2

History & Description

See Section 2.4 of this Study, "The Pentridge Stockade", for a full history of the Pentridge site. The area between Champ Street and Sydney Road has been included in this area because of its close association with the Prison. All of the houses are single storey. The footpaths are asphalt with, for the most part, bluestone kerbs and channels. The street planting is limited. Few of the houses have vehicle crossings and many could not accommodate carparking in the front gardens because of their limited size.

Statement of Significance

Pentridge Prison is of state significance for the quality of its architecture including both the Main Gate and perimeter wall with its watchtowers and
also the collection of buildings within the walls. The complex is of historical significance as Victoria's largest and most important penitentiary since it was established in 1850. Many of the houses adjacent to the Main Gate of the prison have been associated with it as the homes of warders.

Area L Sheffield Street Level 3

History

The area surrounding Sheffield Street was part of John Pascoe Fawkner's 569 acre property purchased at the second Coburg land sales in October 1839. The land was subdivided during the 1880s land boom. On September 19, 1885 the land was sold as part of the Cavemount Estate and construction began on residences in Sheffield Street. Late in the 1880s a row of 19 single storey detached brick and render terraces was constructed, the largest such row in metropolitan Melbourne. In 1890 the council tried to repair problems caused by jerry building during the building boom and in December of that year Dr Carl Dyring, the Shire's Health Officer, condemned 22 houses for poor drainage. These included the terrace row in Sheffield Street. In 1891 a polychrome brick church was constructed for the Baptists. The Baptists moved to a new church nearby in 1918 and the Labor Party took over the premises.

In the post-World War II period Sheffield Street has become home to part of Coburg's migrant community, and this has had an impact upon the housing stock. Many of the houses have been altered, some almost beyond recognition, and the former church has become the Melita Social Club. While this is unfortunate in terms of the original nineteenth century character of the area, it is noteworthy that some of these alterations have become significant in their own right as an expression of the cultural diversity and change in postwar Coburg.

39 Broome, p 34.
40 Auction Notice, 19 September 1885, Vale & Houghton Collection, State Library.
41 Broome, p 153
42 Ibid. p 148.
Description

Sheffield Street comprises a row of nineteen detached single storey terrace houses, a former church and a variety of nineteenth and early twentieth century detached houses. While some of these are largely intact, many are run down or superficially altered. Other alterations to the houses have been the addition of often inappropriate new fences and garden planting.

Statement of Significance

Sheffield Street boasts an example of 1880s boom time workers cottages. Most of the terraces in a row of 19 detached single storey terraces remain in reasonable condition, though some have undergone major changes or inappropriate structural additions. Furthermore, some of these alterations have become significant in their own right as an expression of the cultural diversity and change in postwar Coburg.

Area M The Grove/Sydney Road Level 2

History

Originally part of Crown portion 135 purchased by W. McKenzie at Coburg's second land sales. In the 1840s the land was subdivided into 14 allotments serviced by a lane down the middle (now Rennie Street). Edward Mitchell purchased half the lots for a price of 450 pounds but was unable to meet the repayments and in 1858, 68 acres passed into the hands of Hugh Rennie. In 1882 Montague Dare and Edward De Carle bought Jean Rennie's 40 acre farm and renamed it The Moreland Park Estate.

The estate, Coburg's most prestigious in the 1880s, was subdivided into 147 residential lots of 19 by 48 metres plus shop allotments on Sydney Road. To

43 Ibid. pp 34-6.
44 Ibid, p 37.
ensure high quality development a covenant was placed on the land prohibiting the building of hotels and shops or any house valued less than 400 pounds. An 1882 prospectus for the estate offered five house designs by Dare's architect T.C. Crouch. The public notices in the Argus between 1884 and 1887 record the progress of building on the estate. Such notices include an early 1885 advertisement by Crouch offered six, seven and eight roomed villas in Moreland Park for sale, by the agents Griffiths & Wilder.

In late 1887 Crouch called for tenders for six large villas and six two storey dwellings for Dare in Moreland Park. These two storey dwellings appear to be the large mansionettes at 23-25 and 45-47 The Grove. By 1890 the estate had 24 houses, 21 of which were owned by Dare. Among the occupants of the estate were bankers, merchants and professional people. The estate boasted a recreation pavilion with tennis courts, now the Bowling Club, tended by the estate's caretaker James Dark. Dark also attended the tree lined streets, which had been planted out with elms. In 1900 there were only 27 houses on the estate but by 1920 The Grove had been fully developed.

Description

Statement of Significance

The Grove Area is of regional significance as a notable 1880's land boom subdivision and development of quality homes, many of which stand virtually unaltered. It is also important for the contribution of the leading architects, Crouch and Wilson. The polychrome brick houses are an excellent example of Crouch's residential work. The Grove is still one of Coburg's more prestigious streets, with its mid-twentieth century housing of equal calibre. The mature planting of exotic species and some natives, both public and private, make a major contribution to this quality.

46 Ibid, p145-146.
Area N  Turner Street  Level 2

History

Subdivided in 1887-88 using typical land boom advertising "Many buyers in Bell Street Reserve have sold at LARGE profits, and large profits will result to all holders, as no suburb out of Melbourne presents the same field for bona fide speculation and investment as Coburg, and this Estate is the BEST LAND IN THE DISTRICT." By September 1888 only eleven lots remained unsold. O'Hea Street is named after Father Charles O'Hea, a Catholic priest, Dean then Monsignor at Coburg. He was a local identity for the years spanning 1853-1882.

However, while land speculation was rife in the nineteenth century, Turner Street itself did not evolve until the late 1920s. The 1922 Council booklet Inception of a City shows Turner Street with only a few subdivided domestic blocks, and these were not even developed at that stage. Most of the houses date from after the Depression and some are Postwar.

Description

Statement of Significance

Turner Street and the immediately adjacent area is of regional significance in containing the best collection of diverse twentieth century houses in Coburg - it is probably the best regional example. The Baby Health Centre, the shops in close proximity and the primary schools nearby must be seen as adjuncts to the domestic character of Turner Street. Turner Street, privately developed, should be contrasted with the Housing Commission of Victoria's Newlands Estate.

47 Auction Notice, Vale & Houghton Collection, State Library.
48 Auction Notice, Vale & Houghton Collection, State Library.
49 Broome, p 138.
5.2 Urban Design Areas

Area O Sydney Road Level 1

History

The junction of Sydney Road with Bell Street is one of the oldest in the Metropolitan area, dating from the early 1840s. It marks the centre of the original subdivision of the village of Pentridge in the Parish of Jika Jika. It draws further significance from its proximity to the original Pentridge village reserve. The widening of Sydney Road north of Bell Street indicates the change of status of the road once it had passed Bell Street and its change of direction at O’Hea Street indicates the high ground as it avoided the valley of the Merri Creek. The roads represented the boundaries of the original Crown Grants.

As the hub of Coburg, it has undergone intensive development. This was created not just by the passing traffic on the most important northern route out of Melbourne but also by the provision of public transport as trams in Sydney Road, as buses in Bell Street and nearby with the railway line. It was mixed in character until at least the end of the Second World War, but is now almost exclusively commercial.

The aim of identifying this as an Urban Design Area is to retain those buildings which are of significance and to promote good new design in both the public and private sectors. The area has already started to regenerate through the successful Townscape Advisory Service and the Shopfront Improvement Program. Grants and free professional advice are available to encourage high quality design and to enhance the streetscape.

Description

The intersection of Sydney Road and Bell Street is the hub of Coburg. It suffers from a heavy volume of traffic and a generally poor quality of

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80 See Sections 2.2 & 2.3 for a more detailed history of the intersection.
building design. Traders compete with each other for the attention of the passerby, and while this is not new, most of the signs and advertisements are designed for motorists either travelling at speed or looking for a parking space rather than the more leisurely pedestrian. Sydney Road is now a typical late twentieth century commercial centre.

In all directions the subdivision of the land has been to smaller and smaller blocks with certain important exceptions. The Church and Municipal Reserve remains relatively open. The hotel on the Sth east corner and the bakery on the Sthwest corner are both large, long established and landmarks of real importance for Coburg. Other allotments have been consolidated to create larger sites. Typical of current shopping, the Coles supermarket is now the largest site in the area.

The variety of building types and ages reflects the development of Coburg from its earliest times. Several key buildings in this area have been lost or seriously compromised as the price of progress. Nonetheless, representative buildings survive from all periods and there is still a range of building types.

Statement of Significance

The intersection of Sydney Road with Bell Street is of regional significance as the oldest and one of the most important junctions in the northern suburbs. It is the hub of Coburg and the most important commercial centre. The variety of building types and ages in the Area reflects the full sequence of Coburg's development.

Area P  Bell Street  Level 3

History

The intersection of Bell Street with Melville Road and Turner Street is the second most important commercial centre in Coburg and is the hub of Pascoe Vale. Bell Street was named after the pioneer, Francis Bell, who
lived nearby in Bell Manor, and this section was not opened up until 1860. The irregularity of the intersection reflects the early pattern of subdivision.

Bell Street was not developed until after the First World War and only fully developed after the Second. The major impetus was the construction of a tram line in Melville Road. The location of several key buildings such as the Post Office and banks as well as the presence of various local shops has consolidated its importance.

The aim of identifying this as an Urban Design Area is to retain those buildings which are of significance and to promote good new design in both the public and private sectors. The Sydney Road Urban Design Area has already started to regenerate through the successful Townscape Advisory Service and the Shopfront Improvement Program. Grants and free professional advice are available to encourage high quality design and to enhance the streetscape. It is recommended that this Service and Program be extended to the Bell Street Urban Design Area.

Description

The scale of development of the Pascoe Vale commercial centre is less than in Sydney Road but still shows a wide variety of building types and periods. Fewer buildings could be described as having individual significance. The scale is an equal mixture of one and two storey buildings. The pattern of subdivision is small except for a few key buildings. The State Bank is an important landmark of two storeys and the supermarket is the largest building in the Area, but still only one storey in height.

This intersection also suffers from a high volume of traffic and, like Sydney Road, there is a jumble of signs and advertisements designed to catch the eye of the passing motorist. Bell Street is now a typical late twentieth century commercial centre.

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51 Broome, op cit, p 92.
Statement of Significance

The intersection of Bell Street with Melville Road and Turner Street is of local significance as the hub of Pascoe Vale. It represents the essentially twentieth century development of the area. Several key buildings, such as the Post Office and banks, as well as the presence of various local shops have consolidated its importance.

5.4 Conservation Areas (Natural form)

For the purpose of this report all major reserves and parklands in the City of Coburg were surveyed and photographed. Few of these reserves retain any historic landscape character or historic or indigenous planting with the exception of the Lake Reserve, Shore Reserve and Robinson Reserve.

The majority of these reserves and parklands are predominantly grassed open spaces providing passive and active recreational facilities for neighbouring households. Some contain play equipment while others, particularly those that were former water courses, consist of grass and a mixed planting of native trees. While not contributing significantly to the designed landscape, their value lies in their contribution to the open space that is an important asset of the City of Coburg.

Because the emphasis of the study is on elements that contribute to the heritage of the City of Coburg, only those reserves and parklands that retain any historic character or components are of concern. These are described in detail below. The other reserves should still be properly maintained according to the policies outlined in Section 8.0 and may, in time, deserve conservation planning controls.

With little historical documentation to draw upon for a thorough analysis of the development of the Coburg landscape, many of the following comments have been based primarily upon physical evidence. This situation could be reviewed if better archival material were to be assembled at a future date.
Area Q Merri Creek Reserves Level 1

(i) De Chene Reserve (Linear corridor running along Merri Creek north of Bell Street)

Origin

Named after one of the first Labor councillors.

Description

In 1927 the Prison Department relinquished land reserved along Merri Creek including ten acres which, with other land, became a large reserve, later called De Chene Reserve. In c1910 this land was used as the Council pound, but it now comprises an oval for sports and open land for general recreation.

Statement of Significance

De Chene Reserve is of local significance as parkland associated with the Housing Commission of Victoria Newlands Estate and as a component of the linear parkland along the Merri Creek.

(ii) Lake Reserve (Reserve along Merri Creek; bounded by Sydney Road, Carr Street, De Chene Parade, Newlands Road and Murray Road)

Origin

Named after the lake formed in 1915.

Description

In 1976 Council received a special report reviewing completed works and suggested future proposals at the Lake Reserve. A number of these proposed future improvements and developments have been
implemented. The full history of the development of the Lake Reserve is not known but Broome offers some details.52

In 1837 Hoddle and his survey party measured their way along the Merri Creek through Coburg noting the vegetation near the present Lake Reserve. Hoddle noted how the Merri Creek widened occasionally into rich alluvial flats.

The earliest reference to the site is that of 1913 when the Penal Department relinquished several acres of its willow plantation (now the Lake Reserve) used for gathering osiers for basket weaving. The Coburg Council was responsible for the formation of the Lake by building a weir in 1915.53 On 30 August 1919 about 162 cypress (Cupressus sp.) and elm trees were planted as a memorial to those who lost their lives in the 1914-18 war. While none of the cypresses have survived, the elms are still in place, forming two intersecting Aves.

The Coburg Lake was a popular recreation spot attracting hundreds of people on Sundays for picnics and promenading. In the 1920s the Lake was opened to fishermen and was also used by the Coburg City Band for Sunday recitals. In 1928 two wading pools were built beside the Lake which used Yan Yeen water instead of creek water.54 There were also diving boards and a high tower, three dressing sheds, a kiosk, two rockeries and a lily pond. The northern bank of the Reserve was laid out with ornamental paths and gardens.

Sustenance workers laboured in local parks including the Lake Reserve and in 1932 work had been carried out to beautify "the northern bank of the Coburg Lake, bridging the western end of the Lake and improving other reserves within the city". A photograph which probably dates from this period shows a well manicured formal garden with stone walls, steps, paths and garden beds.55

52 Ibid, passim.
53 Ibid, p 182.
54 Ibid, p 224.
55 Ibid, p 238
Despite the chlorination and filtration plant installed at the wading pools in 1934, the lake water remained suspect. In 1939 Council drained the Lake and, in doing so, uncovered fourteen rusting iron canoes. These were subsequently banned from the Lake and many of the recreational activities associated with the Lake declined. After the war the recreational aspects of the Reserve were threatened by neglect and pollution. In the 1940s, the Lake became choked with rubbish and weeds. The Lake regularly silted up and by the late 1950s nearby residents complained frequently about mosquitoes and the stench.56

In 1958, for health reasons, swimming in the Lake was banned. In the 1960s and 70s the pollution problem had increased and a dispute ensued between the MMBW and Council over who was responsible for cleaning the Lake. In the mid 1970s, Council initiated a Coburg Lake Conservation Committee. In 1975 the first of a series of federal government grants was made for the improvement and beautification of the Lake. It became a popular venue again for community recreation and leisure, including festivals and fun runs.57

Today the Lake Reserve retains a mixture of active and passive recreational activities. The somewhat overgrown ornamental paths and gardens on the northern bank of the Reserve are probably as they were constructed in the 1930s. The Reserve also contains play equipment, an adventure playground, litter bins and seating, a barbecue and a sound shell/open air theatre facility (opened in 1987). Planting consists of exotics and natives including Aves of elm trees (Ulmus x hollandica), as well as Populus species, Fraxinus species, Pinus species, Cedrus deodara, Platanus orientalis, Brachychiton populneus, palms including Washingtonia filifera and Livistona australis. A very large and mature Pepper tree, Schinus molle var. areira, is located above the playground near Lake Grove. This tree is the only tree in the municipality listed on the Register of Significant Trees held by the National Trust of Australia (Victoria). On the northern bank of the Merri Creek there is a lookout named Greys Lookout. It bears a

56 Ibid. p 325.
57 Ibid. p 327.
plaque to commemorate John Grey who was Curator of the Lake Reserve from 1919 until 1941.

The predominantly native planting of the last 10-20 years has not been consistent with the historic landscape character of the Reserve. The introduction of many disparate elements, some appropriate and necessary, others detracting from the significance of the site, has compromised the essential character of the site. Careful management and planning is required to balance the many demands placed on this socially and historically important site. At present there are too many items randomly placed on the site, particularly commemorative elements and furniture. A clear policy needs to be determined for effective management.

Statement of Significance

The Lake Reserve is of regional significance for its historical associations with the penal stockade and the remnants of its memorial Aves commemorating the dead of the First World War. It is one of the few formal public parks in the northern suburbs of Melbourne, and the most significant and best known public park in Coburg. It is the only park in Coburg to have extensive plantings of both native and exotic species. Despite its early pollution problems it has become an important recreation centre for the northern suburban community. It is located within a UC2 zone.

Area R Edgars Creek Level 2

Edgars Creek Reserve (reserve alongside Edgars Creek north of Murray Road, Coburg North)
Origin

Edgars Creek was apparently named after the first master of a school for the Woiworung in Coburg, who lived on its banks.58

Description

The banks of Edgars Creek, formerly the preserve of the Woiworung, were utilised for market gardens and dairying in the late nineteenth and early twentieth century. The McKay family, once important dairy farmers, ran 60 dairies on land along Edgars Creek leased from the Council until 1976.59 The former Kirkwood Golf links, now a golf driving range, are on the western bank of the Creek.60 Golf Road forms the 5th western boundary and an SEC transmission line runs the length of the Creek to the municipal boundary. The southern end is threatened by a proposed freeway. The landscaping is grass and natives, recently planted. The eastern bank includes playing fields and a basketball stadium.

Statement of Significance

The Edgars Creek Reserve is of local significance for its historical associations with the Woiworung and farming, the original lifeblood of Coburg North. It is also Coburg's most important recreation reserve east of the Merr Hil Reservoir, servicing Coburg North and the Housing Commission of Victoria's Newlands Estate.

Area S    Gavin Park and Westbreen Creek    Level 2

Gavin Park, Westbreen Creek & K.W.Joyce Reserve(Linear corridor of land along former Westbreen Creek)

58 Ibid, pp 30, 53. His second daughter, Lucy Anna Edgar, tells about the school and the creek flooding in her book Among the Black Boys (1865).
59 Ibid, p 316.
60 Ibid, p 226.
Origin

K.W. Joyce Reserve was named after Mayor Keith Joyce, 1971-2; Gavin Park was named after Mayor Murray Gavin, 1975-6.

Description

The Westbreen Creek, once host to fern gullies and lyre-birds, became a military dumping ground in World War Two and afterwards a Council tip. After houses were built in the vicinity of the creek residents complained of mosquitoes, rats and stench. In 1979 the MMBW agreed to put underground the creek in a barrel drain and the environs have since been landscaped as part of the Bicentenary program to develop a linear park along the creek.61 The park contains barbecues and playground equipment but it is primarily a green corridor with native trees.

Statement of Significance

Although its original character has been completely altered, the area is of local significance as an important parkland corridor in the north-west of the City of Coburg. It is a valuable site for recreational activities, and will remain a local reminder of the extensive, nationwide public works program associated with the Bicentennial.

Area I Coburg Cemetery Level 1

Coburg Public Cemetery (Bounded by Bell, Elizabeth, Booth and James Street)

Origin

Surveyed site of 14.5 acres gazetted in 1860.

61 Ibid, pp 325-327.
An historical overview and a description of the elements that contribute to the cultural significance of the Coburg Public Cemetery have been provided in the 1988 report, Coburg Public Cemetery, by Chris Johnston and Loder & Bayley. A brief chronology is given:

1859 A public meeting elected Trustees for the General Cemetery, Pentridge.
1860 Surveyed site, comprising 14.5 acres set back from Bell Street, was gazetted. Plan shows cemetery divided into six compartments.
1876 Extensions to cemetery sought.
1877 Additional area reserved for cemetery purposes.
1884 Trustees had sought and obtained additional land.
c 1914 Rotunda constructed.
1917 ff Program of landscaping in the cemetery was recorded in annual works programs submitted to the Health Department.
1918 New cyclone fence replaces original picket fence along Bell Street. Picket fences remained on the other boundaries until 1963 and now only remain on the eastern side.
1920 Main drive of cemetery asphalted.
1924 New entrance gates and posts installed.
1925 Removal of Eucalyptus species from the eastern boundary; replacement with extant Cupressus hedge.
1950-60 Criticism of cemetery management practices, particularly uncontrolled growth of weeds.
1964 Demolition of the Lodge (Caretaker’s house) and a shelter shed to allow for the creation of a lawn section.

Currently there are few mature trees present on the site; the majority which are present form a hedgerow along the eastern and southern boundaries. Predominant species include:

Cupressus sempervirens (Italian cypress)
C. macrocarpa ‘aurea’ (Golden cypress)
Phoenix canariensis (Canary Island Date Palm)
Melaleuca armillaris (Bracelet Honey-Myrtle)
A major problem has been the germination of seedlings such as _Phoenix canariensis_ within the grave sites causing considerable damage. Other annual and perennial flowers (e.g. _Scabiosa_) have colonised sections of the cemetery. Since 1987 the Trustees of the Coburg Public Cemetery have proposed to convert the cemetery into a Pioneer Memorial Park. Review and discussions with the community continue today.

**Statement of Significance**

Coburg Public Cemetery is important as a major reserve with "local heritage and social values, but only minor regional significance".\(^6\)

**Area U  City Park and Oval  Level 2**

Bridges Reserve and City Oval (Bell Street)

**Origin**

Named after G A Bridges.

**Description**

This semi-rectangular reserve opposite the City Hall contains a memorial dating from 1922 and erected by the citizens of Coburg. Around the base is a garden bed edged with bluestone and planted with roses. A mature _Robinia pseudacacia_ is causing some damage to crazy stone paving laid in a circular bed around the base of the tree. The tree is in poor condition. The reserve also contains an Ave of _Phoenix canariensis_ (along Bell Street) and an Ave of _Platanus orientalis_ (along a curved path leading from Bell Street to City Oval). Some recent plantings of native trees are inappropriate in the memorial surrounds. Paths are of grey coloured concrete. A rotunda was built in the Reserve in c1920 but is no longer extant.\(^6\) The Coburg

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63. Broome, p 198.
Oval and grandstand are of local and historic interest as the home of the Coburg (Lions) Football Club.

**Statement of Significance**

The G.A. Bridges Reserve and City Oval are important as a major park within the City Hall precinct and for their proximity to the Coburg Primary School, Coburg Infant School and Coburg High School. The Aves of *Platanus orientalis* and *Phoenix canariensis* trees are significant for their substantial size and visual impact on the streetscape. The oval and grandstand are of local significance as the home of the Lions, Coburg's long successful football team.