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## City of Coburg Heritage Conservation and Streetscape Study

### VOLUME ONE

### TEXT

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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 Doring who made available her grand-father'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 windscreen 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**

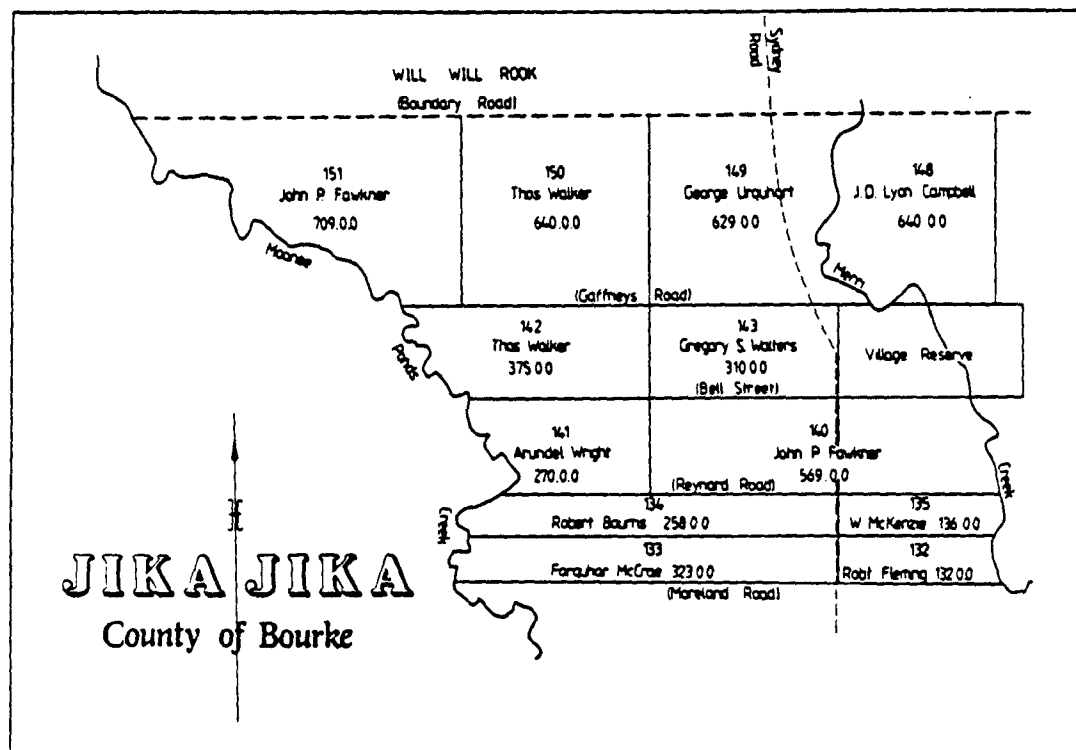
Any conservation plan is designed to conserve and enhance particular aspects of a place - those which are thought to be 'culturally significant'. The choice of these aspects is a subjective matter, and this makes it all the more important that it should be explained and debated.

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 millennia of Aboriginal occupation prior to white settlement have left little trace, though Broome refers to a midden discovered within Pentridge Prison in 1934.<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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 so 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'.<sup>4</sup>

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1 Richard Broome, *Coburg: Between Two Creeks* (Melbourne 1987), p 5.

2 Ibid, p 35.

3 S A Perry (Deputy Surveyor General) to Robert Hoddle, 31 July 1837, in *Historical Records of Victoria*, III, pp 98-100.

4 Phillip's 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.<sup>5</sup> 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 Pentridge, 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.<sup>6</sup> 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.<sup>7</sup> The result was long strip allotments running in parallel down to the water.

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pt 2, pp 256-260; see also Governor Macquarie's Instructions, 9 May 1809, *ibid*, VII, pp 133-140.

5 Robert Hoddle, 'Plan shewing the Surveyed Lands to the Northward of Melbourne and Allotments contiguous to it, &c', 1837, roll plan, Public Record Office.

6 M P Morison, 'Settlement and Development: the Historical Context' in M P Morison & John White (eds), *Western Towns and Buildings* (Nedlands, WA, 1979), p 4; and Max Poole, 'Town Planning', in *ibid*, pp 220-221.

7 Sir George Murray (Secretary of State for Colonies) to Captain George Stirling, 30 December 1828, *Historical Records of Australia*, III, 6, pp 600-602, quoted in C M H Clark, *Select Documents in Australian History 1788-1850* (2 vols, Sydney 1950), I, p 83.



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.<sup>8</sup> 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',<sup>9</sup> 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 Shadow* (Melbourne 1962), rear endpaper.

9 D M Kemp, 'Plan Shewing Part of the New-line of Road From Melbourne to Sydney' (1840), Old Roads M4, Public Record Office, reproduced in *Historical Records of Victoria*, III, pp 392-3.

the north-south line of Sydney Road as far as Pentridge, 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 Fawcner, through whose land the old road ran, and aroused his active opposition.<sup>10</sup>

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.<sup>11</sup>

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.<sup>12</sup> It was apparently reinstated, for in 1879 it was said to be dangerous and in need of replacement.<sup>13</sup> 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.<sup>14</sup> 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

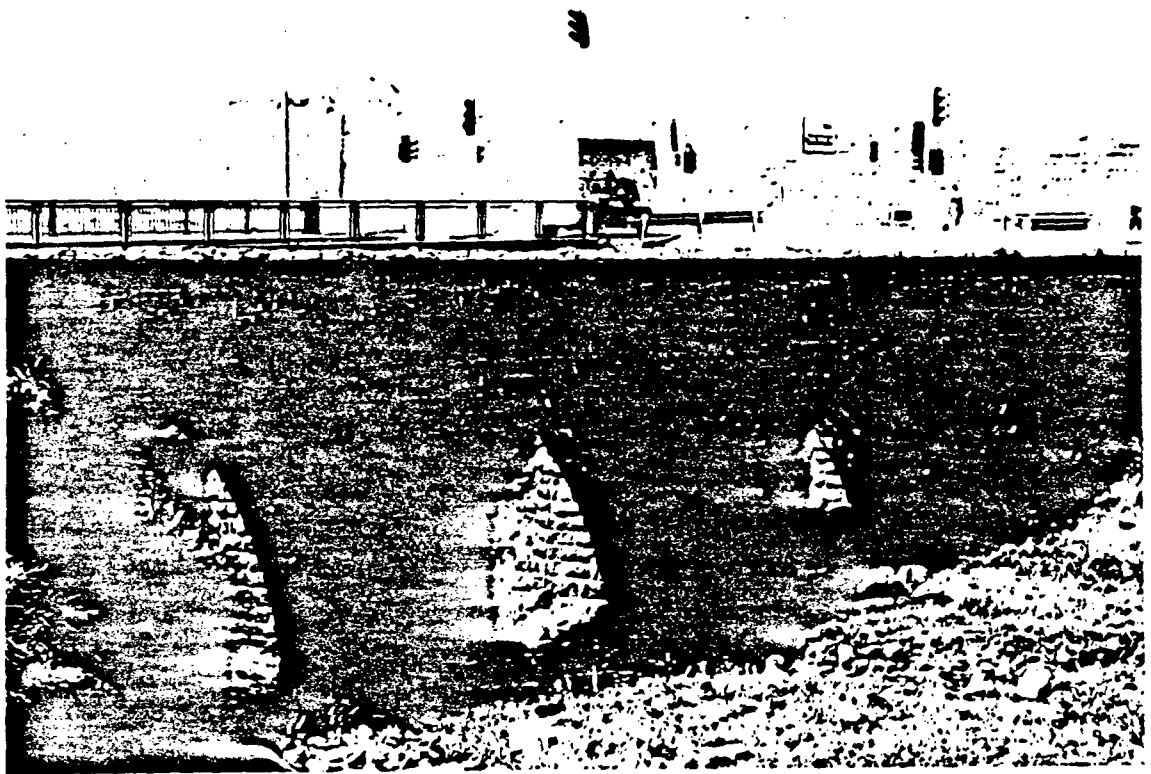
10 Broome, *op cit*, pp 42-3; Anderson, *op cit*, pp 104-45.

11 Broome, *op cit*, p 54.

12 *Argus*, 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.<sup>15</sup>

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.<sup>16</sup> 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.<sup>17</sup> In 1906 the council decided that all new building on the road should be of brick, so as to create 'a handsome business thoroughfare'.<sup>18</sup>

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.<sup>19</sup> 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.<sup>20</sup> 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

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15 Broome, op cit, pp 87-8.

16 Ibid, p 175.

17 Ibid, op cit, pp 176-7.

18 Ibid, op cit, p 179.

19 Metropolitan Town Planning Commission, *Plan of General Development, Melbourne* (Melbourne 1929), p 31.

20 Ibid, pp 74-5.

Broadmeadows Shire.<sup>21</sup>

The Metropolitan Planning Commission went even further than this, and proposed the widening of Sydney Road itself from O'Hea Street northwards,<sup>22</sup> 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.<sup>23</sup> 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.<sup>24</sup>

## 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 stigmatised 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 550 were either prisoners or warders.<sup>25</sup>

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<sup>26</sup>) on wheels and a

21 Ibid, p 73. This appears to be the plan which Broome, op cit, p 311, incorrectly attributes to the Melbourne & Metropolitan Board of Works.

22 Metropolitan Town Planning Commission, op cit, p 75.

23 Ibid, pp 75, 96, 222-3.

24 Broome, op cit, p 312.

25 Ibid, p 63.

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,<sup>27</sup> 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,<sup>28</sup> all of which could be built by prison labour and using local bluestone. He duly built the hospital, which Kerr describes<sup>29</sup> 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.<sup>30</sup>

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.<sup>31</sup> 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<sup>32</sup>

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 Broome, op cit, p 110.

28 Ibid, p 112.

29 Kerr, op cit, p 75.

30 Ibid, p 75.

31 Broome, op cit, p 115.



**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 aisles 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, Glaister & 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.<sup>33</sup>

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, <sup>34</sup>

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 squat 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 Joachimi's.

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

32 Jeremy Bentham to C Brown, 18/29 December 1786, in I R Christie (ed), *Collected Works of Jeremy Bentham: Correspondence*, III (London 1971), pp 502-3, quoted by John Poynter 'Benthamite Utopias' in Eugene Kamenka (ed), *Utopias* (Melbourne 1987), p 52.

33 Broome, *op cit*, p 117.

34 Kerr, *op cit*, pp 76-7.

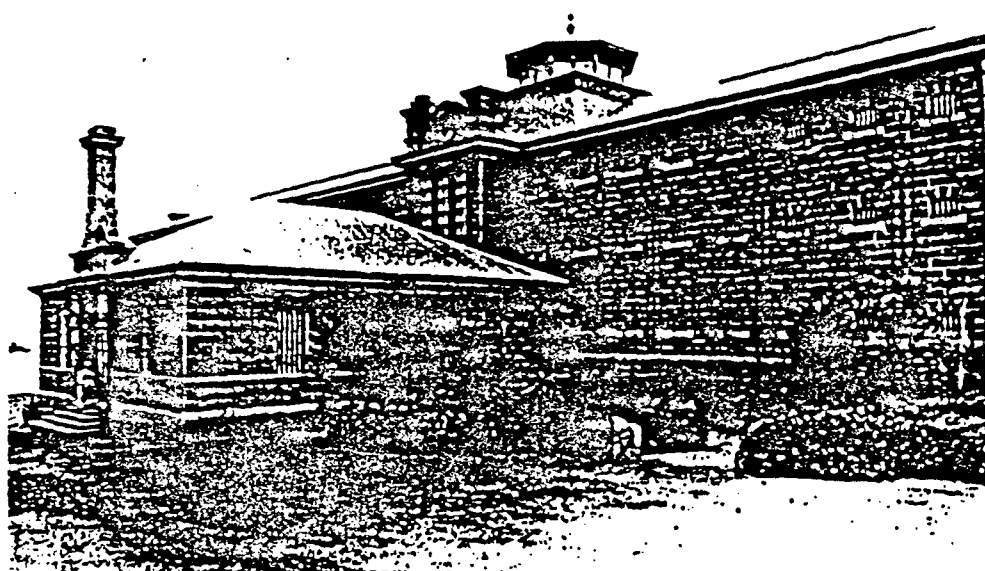
35 *Australian Builder*, 12 March 1859.





**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.<sup>37</sup>

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'.<sup>38</sup> Soon it emerged that prices obtained from other trades, including carpenters, plasterers and plumbers, were incorporated within the original tender of the masons.<sup>39</sup> 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.<sup>40</sup>

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.<sup>41</sup> 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.<sup>42</sup> In 1879 Wilson Corben & Co obtained a contract for supplying Castlemaine flagging,<sup>43</sup> and an additional tier of cells to accommodate sixty men was built,<sup>44</sup> and in 1886 a new wall and gates.<sup>45</sup> In 1887 tenders were called for the female prison,<sup>46</sup> which seems to have been the design by G W Watson, a gifted architect of the Public Works Department,<sup>47</sup> and this was built between 1889 and

36 Ibid, 2 April 1859, p 102b; 26 May 1859, p 92.

37 Ibid, 2 April 1859, p 97.

38 Ibid, 9 April 1859, p 108.

39 Ibid, 30 April 1859, p 133; 14 May 1859, p 147.

40 Ibid, 28 January 1860, p 17.

41 Broome, op cit, p 118.

42 *Argus*, 4 June 1878, p 5.

43 Ibid, 18 January 1879, p 10; 31 January 1879, p 5.

44 Ibid, 30 May 1879, p 5.

45 Ibid, 9 July 1886, p 5.

46 Ibid, 27 March 1887, p 5.

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.<sup>48</sup> In 1890 to 1899 the old Women's Prison was extended by 68 cells.<sup>49</sup>

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', <sup>50</sup> demolished 1974
'C' 1858	now 'F' <sup>51</sup>
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.<sup>52</sup>

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.<sup>53</sup> 'C' Division was finally demolished only in 1974, and a hospital 'J' Division was built.<sup>54</sup> 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<sup>55</sup> 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

48 Kerr, op cit, p 117.

49 Broome, op cit, pp 122-3.

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 282-3.

54 Ibid, op cit, p 297.

55 The Merit Award for New Buildings of the Royal Australian Institute of Architects Victorian Chapter, 1982. *Architecture Australia*, LXXI, 6 (December 1982), pp 74-5.

to help him in his architecture course.<sup>56</sup>

## 2.5 Development

The Crown's subdivision of Jika Jika 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.<sup>57</sup> It was predicted that the village would soon be surveyed and sold, and a church erected.<sup>58</sup> 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.'<sup>59</sup> 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.<sup>60</sup> 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

<sup>56</sup> Broome, *op cit*, p 300.

<sup>57</sup> *Port Phillip Gazette*, 8 August 1840, quoted Broome, *op cit*, p 37.

<sup>58</sup> George Arden, *Latest Information with regard to Australia Felix* (Melbourne 1840), p 62, quoted Broome, *op cit*, p 40.

<sup>59</sup> J M Freeland, *Melbourne Churches 1836-1851* (Melbourne 1963), p 91.

<sup>60</sup> Lindsay Clarke, Assistant Surveyor, *Plan of Allotments marked at Pentridge Parish of Jika Jika, &c*, 1849, plan P/15



December. A Wesleyan chapel was built in 1849-50. This building still stands, and is remarkable for its facade of Hobart sandstone,<sup>61</sup> 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.<sup>62</sup> 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,<sup>63</sup> for his *Melbourne Churches* is notoriously unreliable, and Ebsworth's more authoritative work makes no mention of the building.<sup>64</sup> 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.<sup>65</sup>

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.<sup>66</sup> 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:<sup>67</sup>

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 Pentridge, 1849; Plan of the land at Pentridge 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 73.

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.<sup>68</sup>

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.<sup>69</sup>

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

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 *Australasian Builder and Contractor's News*, 19 November 1887, p 454.



# THE GREAT JUBILEE SALE

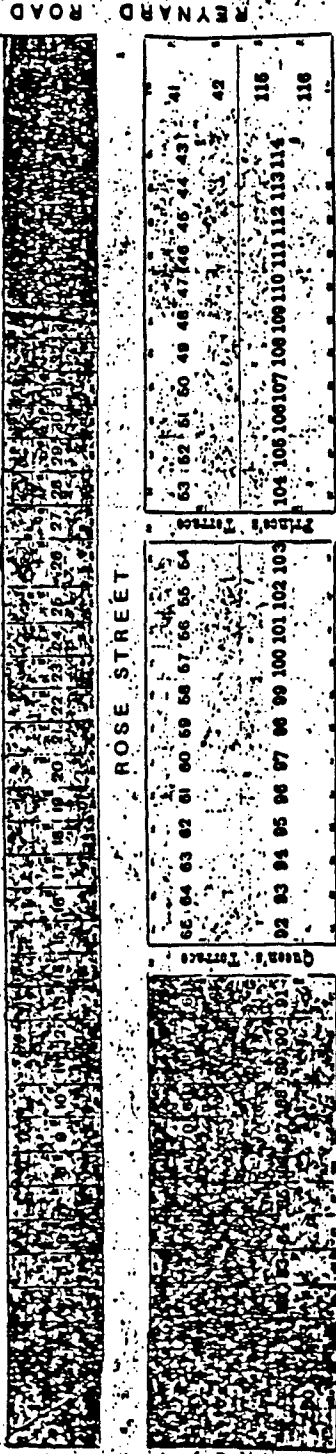
Coburg  
Steeple  
Railway Station.

OF THE CHARMING

## LA ROSE PARK, IN SPLENDID VILLA SITES.

GORDON GROVE

PLAN OF SECTION A.



ROYAL PARADE

MUNTZ & BAGE,  
Authorized Surveyors

Unequalled Terms, viz.: 50s. DEPOSIT. Balance in Weekly Instalments of 5s., or Monthly, 20s. Interest, 5 per cent.

**RED LOTS** N.B.--Remember! **SATURDAY, 20th MARCH!** **SAT 2nd**  
**SOLD.** Large Marquee. Light Refreshments. FREE RAILWAY PASSES. **APRIL.**  
**MUNRO & BAILLIEU, Auctioneers, 40 & 42 Collins-st. East.**

SOLICITORS--MESSRS. CASEY & O'HALLORAN, COLLINS STREET WEST.

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

Source: Vale & 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 ('Koorali' and 'Kalimna'), 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'. 'Kulki 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.<sup>76</sup>

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',<sup>77</sup> and in October 1891 for six weatherboard villas in 'Moreland Park'.<sup>78</sup> An article in December 1893 refers to Little & Beasley as being responsible for 'Caer Brito' at Moreland, and for a villa at Moreland Park.<sup>79</sup> 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 boom<sup>80</sup>). Despite this, in 1900 Dare still owned his own house 'Moreland Park', seven other houses and a few allotments.<sup>81</sup>

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.

78 *Australasian Builder and Contractor's News*, 17 October, 1891, p 310.

79 *Ibid*, 9 December 1893, p 285.

80 Michael Cannon, *Land Boom and Bust* (Melbourne 1972), pp168-171.

81 Broome, *op cit*, p 146.

# 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

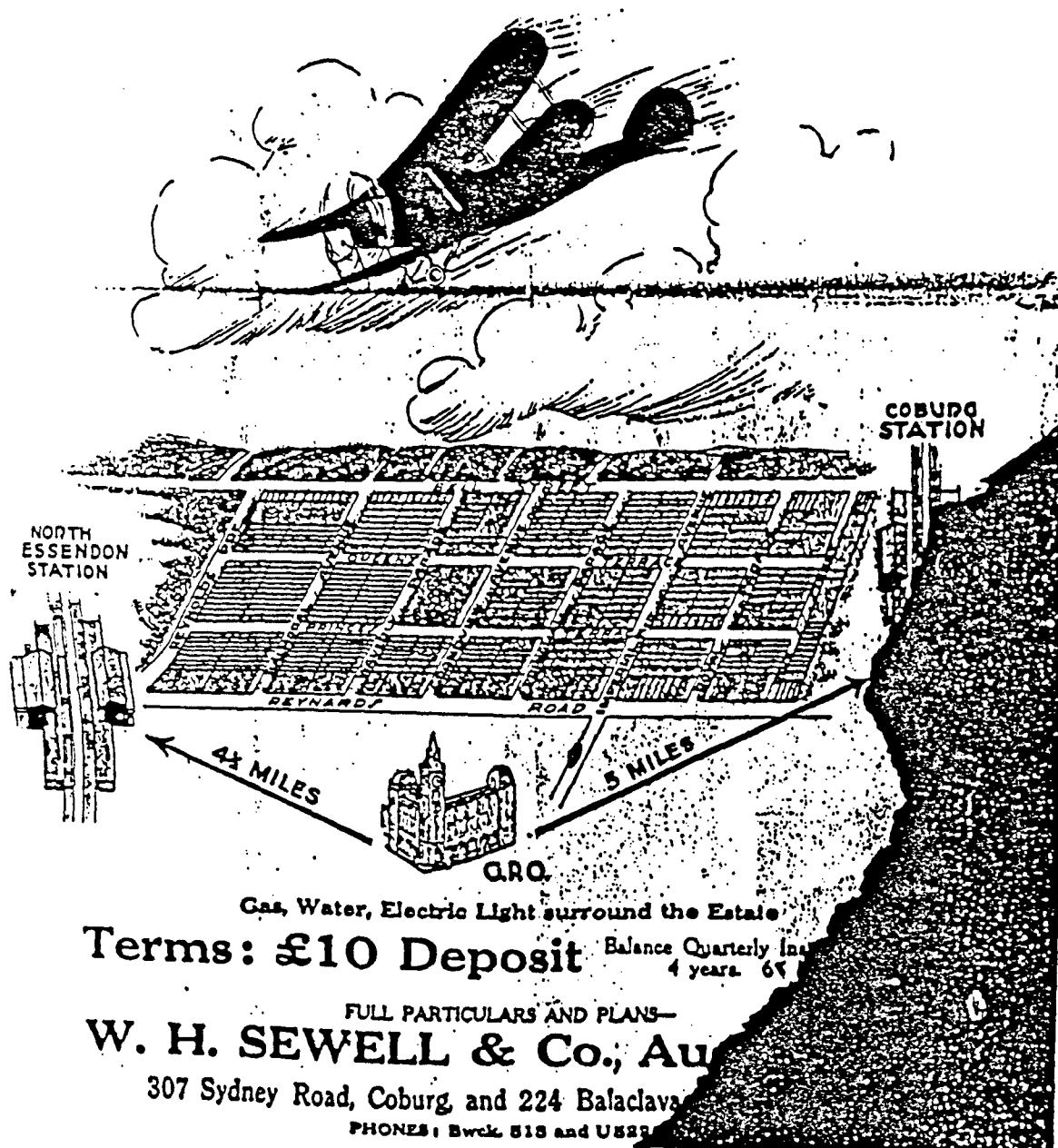


Illustration 10: "La Rose Estate, West Coburg"

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.<sup>82</sup> 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.<sup>83</sup> 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 40% to about 9,000.<sup>84</sup> 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.<sup>85</sup>

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.<sup>86</sup> Despite Constable Alfred Malone's claim in 1912 that there were no slums in Coburg,<sup>87</sup> 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.<sup>88</sup> 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.<sup>89</sup>

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82 Ibid, p 153.

83 Michael Cannon *The Land Boomers*, pp 187-192.

84 Ibid, p 163.

85 Ibid, p 165.

86 Ibid, p 179.

87 Ibid, p 180.

88 Ibid, p 200.

89 Ibid, p 199.

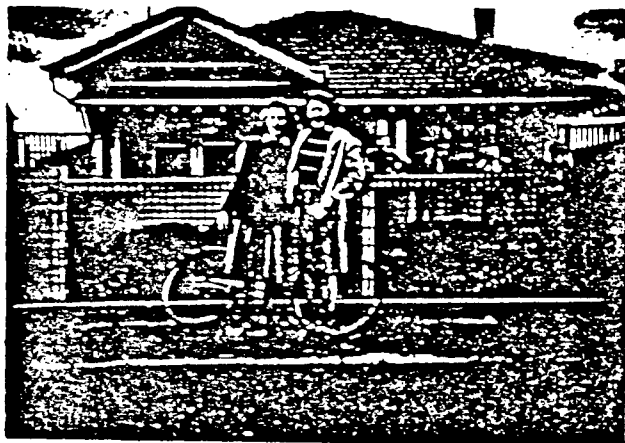


Illustration 11: 26 Gezireh Street

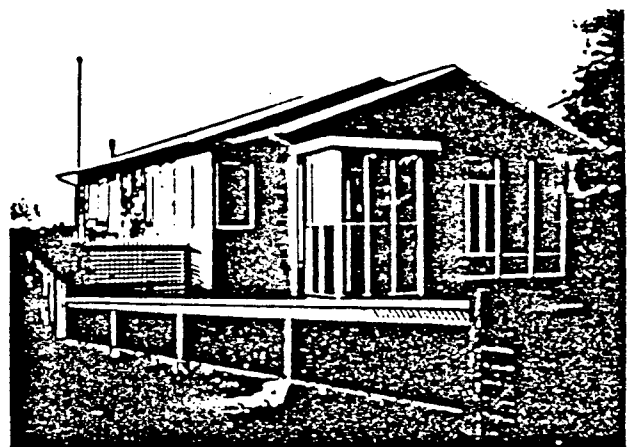
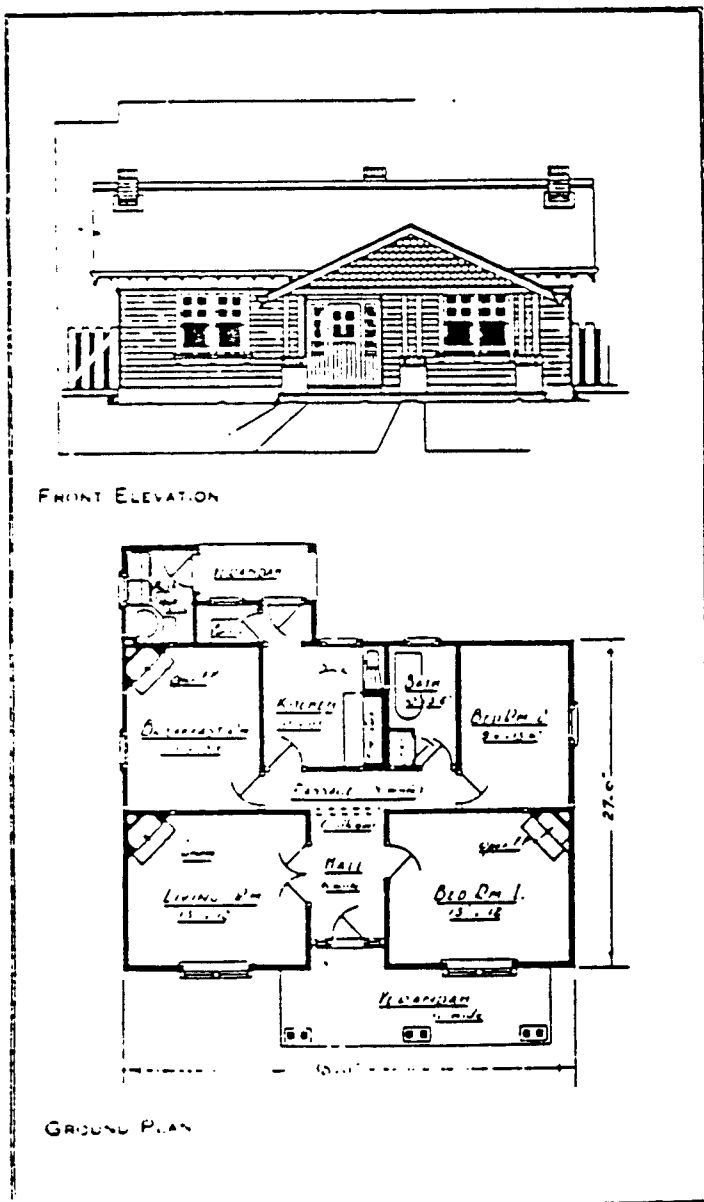


Illustration 13: 27 Reynolds Parade (1948)

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

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.<sup>90</sup> 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.<sup>91</sup> 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.<sup>92</sup> 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 broadacres carrying the merest scattering of houses.<sup>93</sup> Frank Geach 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 Coonan's Hill, though ultimately nothing came of this.<sup>94</sup> The State Savings Bank was active in the development of housing, and its *crédit foncier* department had made three hundred loans on houses and shops in the area by 30 June 1918, totalling just over £68,000.<sup>95</sup> This had risen to 339 a year later and 348 (including Fawkner) a year after that.<sup>96</sup> 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[42].

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.<sup>97</sup>

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 Huggan, 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.<sup>98</sup> 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.<sup>99</sup>

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:<sup>100</sup>

	COBURG	CAMBERWELL	PRESTON
total house loans	£261,662	£671,420	£479,465
number	436	968	791
average value	£600.2.10	£693.12.4	£606.3.0

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.<sup>101</sup> The layout of the estate as drawn early in 1943 featured proudly at the head of the Commission's report for 1942-3.<sup>102</sup>

97 Broome, op cit, pp 208-9.

98 Ibid, p 180.

99 Ibid, p 224.

100 State Saving Bank annual report 1934 [extract only sighted], p 35.

101 Housing Commission of Victoria, *Fifth Annual Report* (Melbourne 1943), p 8.

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, roadways and drainage.<sup>103</sup> 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.<sup>104</sup> By mid-1950 the Commission had built 714 houses in Coburg, though only seven more were completed in the next twelve months.<sup>105</sup> 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.<sup>106</sup>

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<sup>107</sup>

Estate	1953	1961	
		total	flats
Dunville	81	101	(20)
Newlands	398	398	(49)
Roslyn	90	90	
Springmeadows	201	215	(14)
Eric Street	-	42	
Nicholson St (Cbg East)	-	8	(8)
<b>TOTAL</b>	<b>770</b>	<b>854</b>	<b>(91)</b>

By 1953 at least one block of three storey walk-up flats had been built in the suburb,<sup>108</sup>

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.

105 Housing Commission of Victoria, *Thirteenth Annual Report* (Melbourne 1951), p 9.

106 Broome, op cit, p 304.

107 Housing Commission of Victoria, *Fifteenth Annual Report* (Melbourne 1953), map: Metropolitan Area; *Twenty-Third Annual Report* (Melbourne 1961), p 22.

108 Housing Commission of Victoria, *Fifteenth Annual Report* (Melbourne 1953), p 19. This



and by 1954 there were 49 Commission flat units in Coburg.<sup>109</sup> 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.<sup>110</sup> 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.<sup>111</sup> 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.
- c 1838       first Geelong Customs House, relocated to Eastern Park.
- 1839        'Jolimont' (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) 'Charterisville', Heidelberg.
- 1841        St Francis's Church, Elizabeth and Lonsdale Streets.
- 1842        Steam Packet Hotel, Portland.
- ?1842       'Banyule', Heidelberg, first part allegedly c1842, main house 1846.
- 1842-3       'La Rose', first portion.
- 1843        'Woodlands' homestead, Tullamarine.

?1843-4     Devonshire Arms hotel, Fitzroy<sup>112</sup>

report also illustrates, pp 21-3, Commission houses in Gaffney Street, Elizabeth street, Ballard Street, Blanche Court, Jacka Street, and the corner of Claremont Street and Muriel Court.

109 Housing Commission of Victoria, *Sixteenth Annual Report* (Melbourne 1954), p 21.

110 Housing Commission of Victoria, *Nineteenth Annual Report* (Melbourne 1957), p 20 and map: Metropolitan Area.

111 Broome, *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 McCrae's homestead, McCrae.
- 1844 Caledonian Hotel, Port Fairy
- 1844 Merrijig Hotel, Port Fairy
- 1845 (or earlier) Mills Cottage, Gipps Street, Port Fairy.
- 1845-6 'Woodbine', Rosebrook, near Port Fairy.
- 1846 (spuriously claimed to date from 1836<sup>113</sup>) '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.<sup>114</sup> It further establishes it as one of the earliest documented uses of bluestone as a building material in Victoria.<sup>115</sup> Whether La Rose was the first stone building in Coburg is questionable for, as has been stated, Fawcner 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.<sup>116</sup>

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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*Devonshire Arms Report* (mimeographed typescript, 1982), p 29.

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 on 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 1880 shows the present 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 Prows* (Melbourne 1969), p 30.

116 *Port Phillip Patriot*, 26 August 1839.

decade, such as David Moore's 'Moorefield' of 1856 and Robert Mailer's 'Glencairn' of 1860.<sup>117</sup>

The first clear evidence of the local quarrying industry, as cited by Broome (who does not mention Fawcner'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 Mussen'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,<sup>118</sup> 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.<sup>119</sup> 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.<sup>120</sup> 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.<sup>121</sup>

There were 95 bluestone houses amongst the total of 312 in the village of Pentridge in 1865. The others were 20 of brick, 153 of wood, 24 of paling, 6 of wattle and daub, 4 of slab, 3 of papier mâché and 'several' of the 7 remaining, according to Broome, were of corrugated iron.<sup>122</sup> 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 Bielefeld under his own patent process, and was supposedly waterproof. A number of papier mâché houses by Bielefeld were brought to Melbourne and some are known to have been erected in East Melbourne and at Geelong.<sup>123</sup> 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.

117 Broome, *op cit*, pp 64, 66.

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.

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

120 Broome, *op cit*, p 131.

121 Sutherland, *op cit*, II, p 631.

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.

123 Miles Lewis, 'Those 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.<sup>124</sup> 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.<sup>125</sup>

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.<sup>126</sup> 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.<sup>127</sup> There were many experiments with other cement products, and E J and C L Ruck designed a villa of roughcast and hardwood in 1923.<sup>128</sup> 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.

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 Storekeepers 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 Mameli*. The importation of prefabricated houses had nearly 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.

127 *Journal of the Royal Victorian Institute of Architects*, March 1932, pp xiv, xv.

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 Lorensen Avenue.<sup>129</sup> 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".<sup>130</sup> 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.<sup>131</sup>

## 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.<sup>132</sup> 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.<sup>133</sup>

The architect responsible for the design was Arthur Baldwinson.<sup>134</sup> It was at first

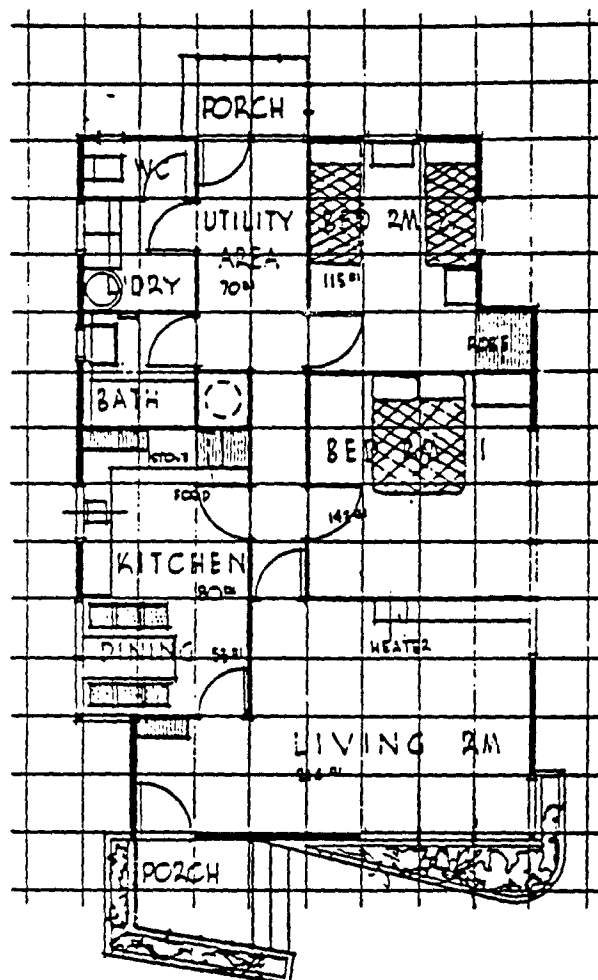
<sup>129</sup> Notes supplied by Cr Gavin and Laurie Burchell to the authors.

<sup>130</sup> L.J. Harrigan, *Victorian Railways to '62* (Melbourne 1962), p 148.

<sup>131</sup> Gordon Perlstein, undated memorandum with information from VLine Senior Architects Office and Mr Des Baker, retired draftsman.

<sup>132</sup> 'The Beaufort Home - Prefabricated in Steel', *Architecture*, XXXVIII, 4 (October-December 1950), pp 132-3.

<sup>133</sup> 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.



Plan of the Beaufort Steel House.

Illustration 14: Plan of the Beaufort Steel House

intended to use aluminium, but zincaneal sheet was found to be available in sufficient quantities, and was used instead.<sup>135</sup> 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.<sup>136</sup> A brochure issued at that time stated<sup>137</sup>

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 paints'. 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.<sup>138</sup> 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.<sup>139</sup>

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.<sup>140</sup> This

134 John Archer, *Building a Nation* (Melbourne 1987), p 187.

135 'The Beaufort Home - Prefabricated in Steel', *Architecture*, XXXVIII, 4 (October-December 1950), pp 132-3.

136 Renate Howe, 'From Rehabilitation to Prevention', in Renate Howe (ed), *New Houses for Old* (Melbourne 1988), p 56.

137 Beaufort Division, Department of Aircraft Production, *Beaufort Homes* [(Melbourne) June 1946].

138 Ibid.

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,<sup>141</sup> 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.<sup>142</sup> 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<sup>143</sup> or, according to another account, after about 200 houses had been built.<sup>144</sup>

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

140 'The Beaufort Home - Prefabricated in Steel', *Architecture*, XXXVIII, 4 (October-December 1950), pp 132-3.

141 'Prefabrication Down Under', *Architectural Forum*, LXX (November 1943), pp 75-7; 'Australian Prefab', *ibid*, LXXX (March 1947), pp 122, 124; 'House out of Factory', *Architecture*, XXXVIII, 4 (October-December 1950), pp 122-3.

142 'The Beaufort Home - Prefabricated in Steel', *Architecture*, XXXVIII, 4 (October-December 1950), pp 132-3.

143 Renate Howe, 'From Rehabilitation to Prevention', in Renate Howe (ed), *New Houses for Old* (Melbourne 1988), p 57.

144 'The Beaufort Home - Prefabricated in Steel', *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, *op cit*.



Only one example of another attempt at prefabrication, the so-called Myer house, has been identified at the corner of Moreland Road and Jhonson Street, Pascoe Vale South. These were prefabricated by the Commonwealth Aircraft Corporation Pty Ltd at Fishermens 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.<sup>145</sup> St Paul's Roman Catholic Church is one of the rare works of Samuel Jackson. The foundation stone was laid in June 1850<sup>146</sup> and tenders were called the following March,<sup>147</sup> then Jackson called tenders to 'complete' the church at the beginning of 1853,<sup>148</sup> and it was further 'completed' by David Ross in 1855.<sup>149</sup> Charles Vickers added the chancel to Trinity Church or, as he saw it, began the new church.<sup>150</sup> Later, Sydney Smith was to build the Anglican parsonage in 1864<sup>151</sup> and add the spire to Trinity Church in 1866.<sup>152</sup>

Thomas James Crouch was not a Coburg resident, but he seems to have had an active local practice. Crouch designed both the National School<sup>153</sup> and the Wesleyan Chapel<sup>154</sup> at Pentridge in 1857. His firm of Crouch and Wilson added a gallery to the chapel in 1865-6<sup>155</sup> and made further additions in 1877,<sup>156</sup> but it is in the 1880s that Crouch becomes really active. This is particularly in connection with Montague Dare's

145 *Melbourne Herald*, 6 March 1849, p 3.

146 *Ibid*, 20 June 1850, p 3.

147 *Ibid*, 11 March 1851, p 3.

148 *Argus*, 22 January 1853, p 7.

149 *Melbourne Herald*, 2 February 1855, p 2.

150 *Melbourne Church of England Messenger*, New Series, I (1 November 1854), p 350; *Argus*, 23 January 1855, p 9.

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,<sup>157</sup> and then in 1884 come 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.<sup>158</sup> 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.<sup>159</sup> By the 1880s, when Broadmeadows was a shire, McIver was its Secretary, Surveyor, Treasurer and Collector,<sup>160</sup> 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.<sup>161</sup> He also had an extensive practice as an architect and surveyor, and his architectural work included many bichrome 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.<sup>162</sup> He then designed the new iron bridge over the Merri Creek, which was opened in 1880.<sup>163</sup> In 1881 he undertook various minor commissions in Pascoe Vale,<sup>164</sup> in 1882 he built a villa in Moreland Road,<sup>165</sup> in 1883 he rebuilt the north end of the transept of Trinity Church,<sup>166</sup> and in 1887 built a further brick villa in Moreland Road.<sup>167</sup> He did various other commissions in Coburg between 1883 and 1889 which

157 *Argus*, 26 June 1882, p 3; 3 July 1882, p 3; 26 July 1882, p 3.

158 Julie Selmon, '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 Aitken, Canterbury

159 *Ibid*, quoting 'Broadmeadows District Road Board Minute Book', 13 January 1865, p 150, Broadmeadows Municipal Offices.

160 *The Victorian Municipal Directory and Gazetteer for 1885* (Melbourne 1885), p164.

161 Julie Selmon, 'Evander McIver', p 3, quoting the *Argus*, 25 June 1902, p 6.

162 *Argus*, 1 March 1878, p 2.

163 *Ibid*, 3 August 1880, p 5.

164 *Ibid*, 20 July 1881, p 3; 23 August 1881, p 3; 19 November 1881, p 15.

165 *Ibid*, 4 November 1882, p 6.

166 *Ibid*, 30 April 1883, p 3.

cannot be identified,<sup>168</sup> then in 1899 McIver was apparently responsible for the design of the Presbyterian Church.<sup>169</sup> This is puzzling, as Alexander Rankine had previously had a design accepted and published, and had called tenders for the building.<sup>170</sup>

Amongst commercial buildings an unusual example was a skating rink, shops and livery stables, designed in 1887 by Sydney Wilson.<sup>171</sup> J Talbot Chinchin 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,<sup>172</sup> and four weeks later for a bakery and four shops at Coburg.<sup>173</sup> Presumably the two advertisements refer to the same project, the Hygienic Bread Factory, Allen St and Sydney Road, known to have been designed by Chinchin in 1891.<sup>174</sup>

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,<sup>175</sup> William Salway built a villa in Hudson Street in 1887-8 for J T Vincent,<sup>176</sup> John Beswicke designed a wooden villa in Rose Street, on the La Rose estate, in 1888,<sup>177</sup> and the distinguished architect Lloyd Tayler designed two villas in Disraeli Grove, Moreland,<sup>178</sup> 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.<sup>179</sup> The same firm, now styled Reed, Smart & Tappin, were responsible for the new St Paul's Roman Catholic Church, built in 1894.<sup>180</sup>

167 Ibid, 21 May 1887, p 14.

168 Ibid, 21 April 1883, 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 1899, 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 i.

171 *Argus*, 7 March 1887, p 14.

172 *Building, Engineering and Mining Journal*, 21 March 1891, supplement, p 3.

173 *Australasian Builder and Contractor's News*, 18 April 1891, p 291.

174 Broome, op cit, p 151.

175 *Argus*, 2 October 1886, p 12.

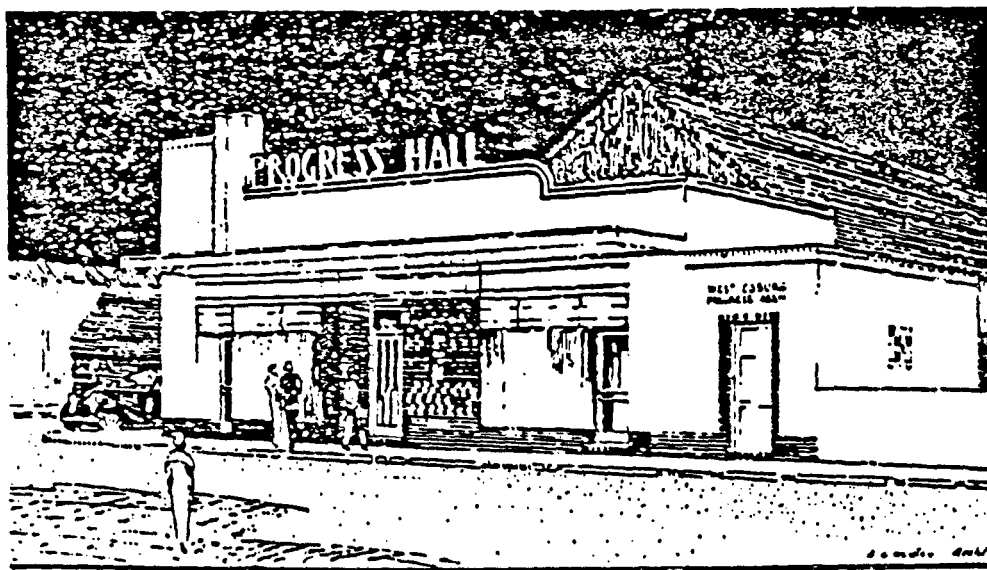
176 *Australasian Builder and Contractor's News*, 19 November 1887.

177 Ibid, 14 April 1888.

178 *Building, Engineering and Mining Journal*, 25 August 1888, supplement, p 7.

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.<sup>181</sup> 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<sup>182</sup> 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,<sup>183</sup> and a house in Ward Grove by K Murray Forster was described and illustrated in the *Argus* in 1939.<sup>184</sup>

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.<sup>185</sup> 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.<sup>186</sup> The Coburg City Hall of 1921-3, designed by Charles R Heath,<sup>187</sup> was domed in a Lutyensesque manner unusual in Victoria, and the same architect was then responsible for St Linus's Anglican Church, Merlynston, of 1932.<sup>188</sup> 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.<sup>189</sup>

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*Builder and Contractor's News*, 24 March 1894, p i; 1 December 1894, p 231.

181 *Coburg Leader*, 6 January 1892, quoted Broome, op cit, p 149.

182 *Building, Engineering and Mining Journal*, 8 April 1899, supplement p 2.

183 *Age*, 28 March 1933.

184 *Argus*, 14 September 1939.

185 Sophia Errey, 'Victorian Architectural Ornament' (PhD, University of Melbourne), p 234.

186 Broome, op cit, pp 211-2.

187 *Journal of the Royal Victorian Institute of Architects*, September 1929, p xxxviii, advertisement.

188 *Ibid*, March 1932, p xxi.

189 *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.<sup>190</sup> 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.<sup>191</sup> 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.<sup>192</sup> 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.<sup>193</sup> Lionel D San Miguel designed the new hospital in Moreland Road in 1938 for the Missionary Sisters of the Sacred Heart.<sup>194</sup>

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

## 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 1906, and is now the oldest surviving factory in Coburg.<sup>197</sup> In May of 1916 the Lincoln Knitting Company bought 5 hectares of land on Gaffney Street upon which to establish a factory.<sup>198</sup> As the

<sup>190</sup> Drawings in the Louis Williams collection, State Library of Victoria.

<sup>191</sup> *Herald*, 28 September 1938, and drawings held by the Roman Catholic Diocesan Historical Commission. See also Broome, *op cit*, p 254.

<sup>192</sup> Drawings held by the Roman Catholic Diocesan Historical Commission.

<sup>193</sup> *Ibid*.

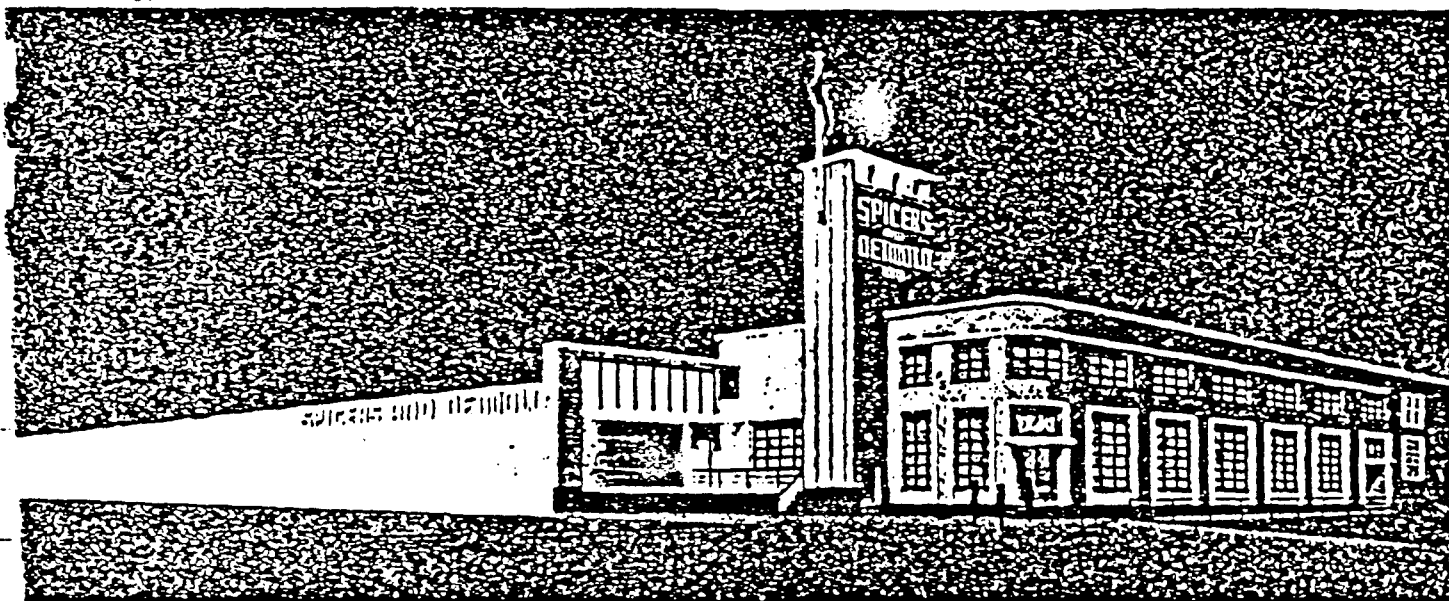
<sup>194</sup> *Herald*, 22 September 1938.

<sup>195</sup> *Building*, 12 December 1911, p 107.

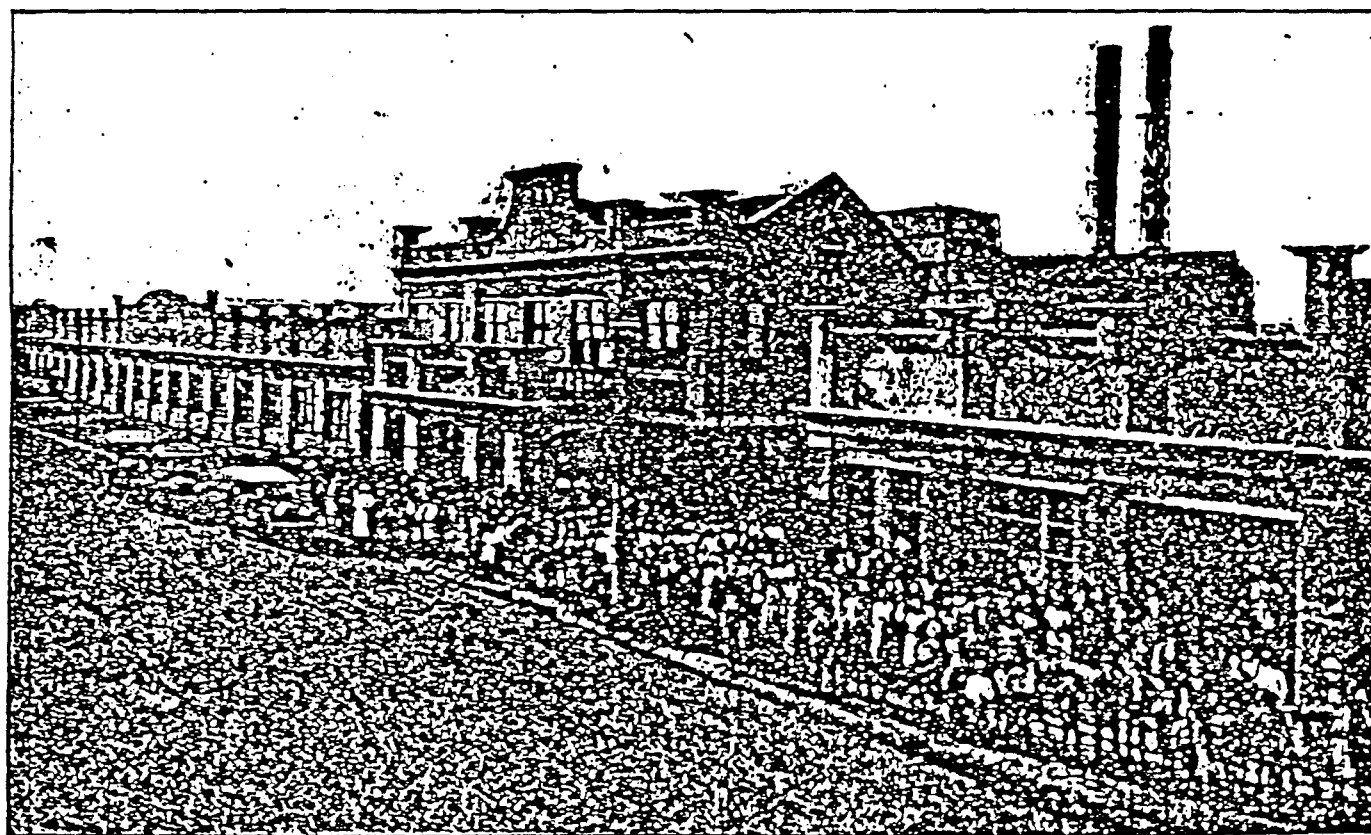
<sup>196</sup> *Herald*, 15 November 1939; *Age*, 9 January 1940; *Journal of the Royal Victorian Institute of Architects*, December 1939-January 1940, p 243.

<sup>197</sup> Broome, *op cit*, p 308. An illustration of Cash's 'United States of Australia Manufacturing Works;' appears in *The Inception of a City*, inside cover.

<sup>198</sup> Broome, *op cit*, p 203.



**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<sup>199</sup>

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.<sup>200</sup> In 1920 the Moreland Knitting Mills were built in Moreland Road, and soon afterwards Belworth Hosiery was set up in the old Lake Hall.<sup>201</sup> 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'Hea Streets and Cumberland Road.<sup>202</sup> New industries in Gaffney Street included Rawling & Co and the Invicta Manufacturing Co, both from 1922, Passfields, the Dawn Manufacturing Co, the Bullengarook slate finishing works, the Coburg Plasterboard Company, Green's Timber Mill and others.<sup>203</sup>

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.<sup>204</sup>

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199 *The Inception of a City*, p 17; also illustrations, p 16.

200 *Ibid*, pp 7, 13.

201 Broome, *op cit*, p 203.

202 *Ibid*, p 205.

203 *Ibid*, pp 218-9.



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 Potteries in 1959, John McIlwraith'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.<sup>205</sup> In 1980 the Lincoln Mills, oldest of the big industrial complexes, closed down, though small textile firms continued to occupy the premises.<sup>206</sup> 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.<sup>207</sup> 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 pledging many millions of dollars to dissuade Kodak from leaving the country.

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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.

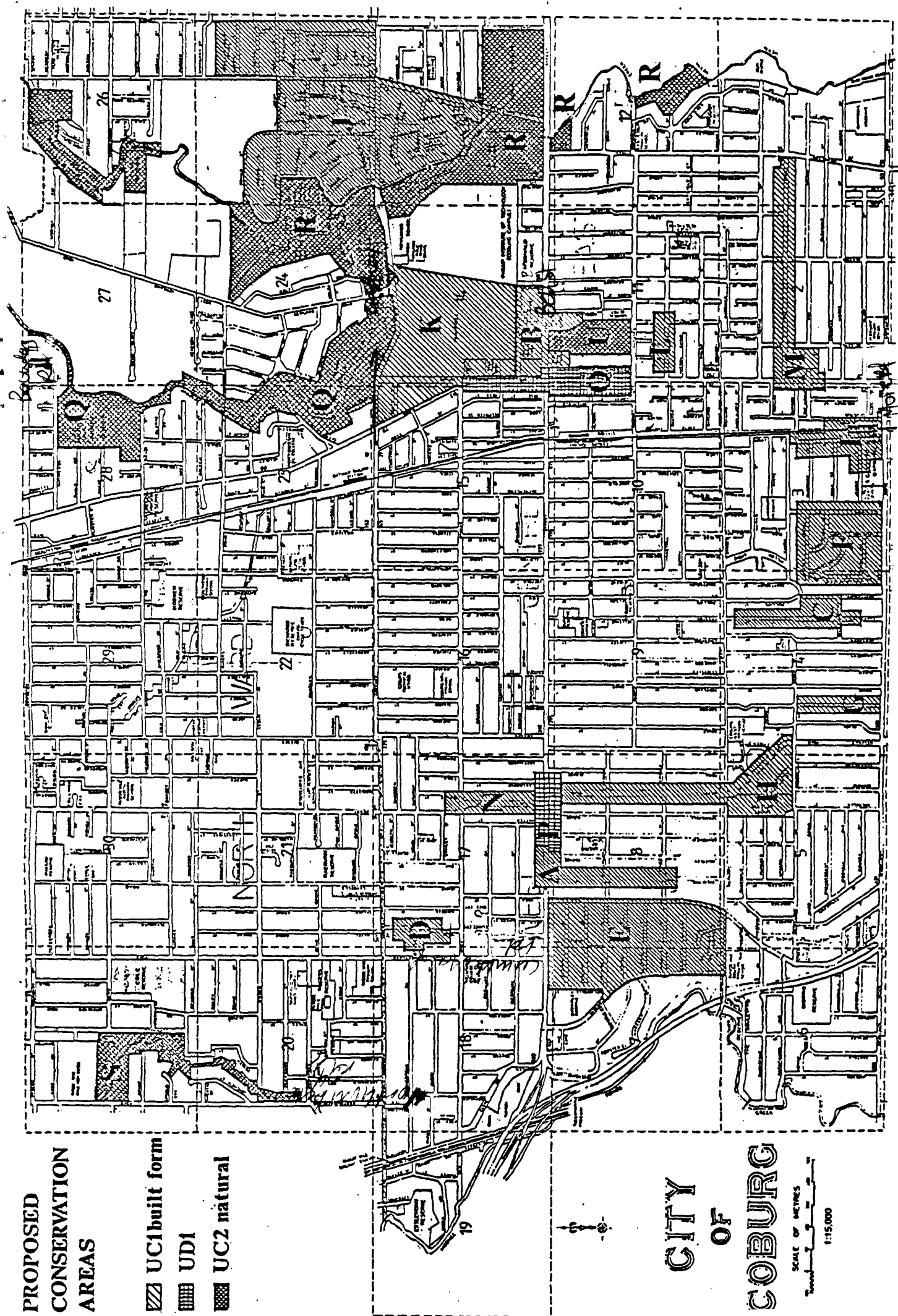
### 3.3 Conservation Areas (Built form)

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.

Area A	Balmoral Ave <i>Sh Bel'</i>	Level 2
Area B	Church & Municipal Reserves	Level 1
Area C	Clarendon Street <i>S</i>	Level 3
Area D	Dale Ave	Level 2
Area E	Gallipoli Parade	Level 1
Area F	Glencairn Ave <i>S</i>	Level 2
Area G	Gordon Street	Level 3
Area H	Melville Road <i>S</i>	Level 3
Area I	Moreland Station <i>S</i>	Level 3
Area J	Newlands Estate	Level 1
Area K	Pentridge	Level 1
Area L	Sheffield Street	Level 3

# PROPOSED CONSERVATION AREAS

-  UC1 built form
-  UD1
-  UC2 natural



CITY  
OF  
COBURG

SCALE OF METRES  
1:15,000

Area M	The Grove/Sydney Road	Level 2
Area N	Turner Street	Level 2

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	Merlynston
Lorensen Ave/Merlyn Street	Merlynston
Lochinvar Street	Pascoe Vale Sth
Chambers Street	Extension of Sheffield Street
McCrorry Street	Extension of Sheffield Street
Park Street	Extension of Sheffield Street
Rodda Street	Extension of Sheffield Street
Rennie Street	Extension of The Grove

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

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:

Area A	Balmoral Ave	Level 2
Area C	Clarendon Street	Level 3
Area D	Dale Ave	Level 2
Area E	Gallipoli Parade	Level 1
Area F	Glencairn Ave	Level 2
Area G	Gordon Street	Level 3
Area H	Melville Road	Level 3
Area J	Newlands Estate	Level 1

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.

Area O	Sydney Road	Level 2
Area P	Bell Street	Level 3

### **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)(ii), 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**

ver 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**

39 Belgrave Street, Coburg	The Grange RNE 213011000202
82 Bell Street, Coburg	Historical Society Rooms, former warder's cottage, HBR No 689
Bell Street, Coburg	Coburg Infant School and Shelter Shed. HBR-GB
Champ Street, Coburg	Entrance Block, Pentridge HBR-GB RNE 213011000501
6 Craigrossie Ave, Pascoe Vale	Glencairn, HBR No 375 RNE 213011000402
21 Glyndon Ave, Merlynston	Organ in St Linus Anglican Church
22 Le Cateau Street, Pascoe Vale	Wentworth House, HBR No 138 RNE 213011000102
Murray Road, Coburg	Bluestone bridge over Merri Creek RNE 213011001001
Newlands Road, Coburg	Bluestone bridge over Merri Creek HBR-GB, RNE 213011001012
21 Station Street, Moreland	American Cottage, HBR No 139 RNE 213011000302
520 Sydney Road, Coburg	Former Holy Trinity School

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	Koorali
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 House
82-92 Gaffney Street, Coburg	Lincoln Mills
5 Hudson Street, Coburg	Residence
7 Hudson Street, Coburg	Belle
9 Hudson Street, Coburg	Residence
11 Hudson Street, Coburg	Kinuara
13 Hudson Street, Coburg	Tarrangower
15 Hudson Street, Coburg	Residence
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 Signal Box

241 Moreland Road, Coburg	Residence
243 Moreland Road, Coburg	Residence
245 Moreland Road, Coburg	Residence
247 Moreland Road, Coburg	Residence
249 Moreland Road, Coburg	Residence
251 Moreland Road, Coburg	Residence
253 Moreland Road, Coburg	Residence
659 Moreland Rd, Pascoe Vale Sth	Myer house
37-43 Munro Street, Coburg	Union Knitting Mills
Nicholson Street, East Coburg	East Coburg Primary School
234A-236A Reynard Street	Coburg West Progress Cinema
31 Shaftsbury Street, Coburg	Latham Lodge
84-92 Sydney Road, Coburg	Palm Ave Hotel (former Woolpack & Nugget)
400-404 Sydney Road, Coburg	Bates Building
520 Sydney Road, Coburg	Holy Trinity Parish Hall (now Puglia Club)
Sydney Road, Coburg	W E Cash factory
562 Sydney Road, Coburg	Parish Hall, St Pauls
562 Sydney Road, Coburg	St Pauls Catholic Church
610 Sydney Road, Coburg	Villa Italia
22 The Grove, Coburg	Holyrood
3-5 Toxteth Park Street, North Coburg	Toxteth Park
1 Vincent Street, Coburg	Residence
49 Walsh Street, Coburg	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	Residence
70 Balmoral Ave.,Pascoe Vale Sth	Residence
91 Balmoral Ave, Pascoe Vale Sth	Residence
95 Balmoral Ave, Pascoe Vale Sth	Grace Church & Hall
43 Barrow Street, Coburg	Residence
62 Barrow Street, Coburg	Whare-Ha
88 Barrow Street, Coburg	Residence
98 Bell Street, Coburg	Coburg Primary School
124 Bell Street, Coburg	Masonic Lodge
160 Bell Street, Coburg	Police Station
225-233 Bell Street, Coburg	Shops
228 Bell Street, Coburg	Coburg Salvation Army Citadel 1953
228 Bell Street, Coburg	Salvation Army Hall 1887
295A Bell Street, Coburg	Spanish Baptist Church
319 Bell Street, Pascoe Vale Sth	Shop
329 Bell Street, Pascoe Vale Sth	Shop
331 Bell Street, Pascoe Vale Sth	Shop
335-337 Bell Street, Pascoe Vale Sth	State Bank, cnrMelville Rd
364-366 Bell Street, Pascoe Vale Sth	Bank
372-380 Bell Street, Pascoe Vale Sth	Post Office
390-400 Bell Street, Pascoe Vale Sth	Row of Shops
412-414 Bell Street, Pascoe Vale Sth	Shop
562 Bell Street, Pascoe Vale Sth	Police Station c1940
Bell Street, Coburg	Coburg Secondary College, 1916
Bell Streett, Coburg	Court House 1929
Bell Street, Coburg	Monument, WW1, TownHall Reserve
Bell Street, Coburg	Monument to Dr Harry Malcolm-Rogers Bridges Reserve.
1 Budds Street, Coburg	Stucco & chicken wire residence



Cameron Street, Coburg	Moreland Railway Station 1888
19 Clarendon Street, Coburg	house
23 Clarendon Street, Coburg	house
32 Clarendon Street, Coburg	house
36 Clarendon Street, Coburg	house
41-47 Clarendon St, Coburg	St Fidelis Catholic Church 1937
49 Clarendon Street, Coburg	Presbytery
71 Cornwell Ave, Pascoe Vale	Pascoe Vale Girls' High School (main building)
10 Cumberland Road, Pascoe Vale	St Andrew's Uniting Church 1951
61 Cumberland Road, Pascoe Vale	Polychrome brick residence c1880
Cumberland Road, Pascoe Vale	Monument, WW1
4 Dale Ave, Pascoe Vale	Detached House
5 Dale Ave, Pascoe Vale	Detached House
10 Dale Ave, Pascoe Vale	Detached House
12 Dale Ave, Pascoe Vale	Detached House
22 Dale Ave, Pascoe Vale	Detached House
1 Deans Street, Coburg	Victorian residence
3 Deans Street, Coburg	Residence 'Victoriana'
5 Deans Street, Coburg	Edwardian weatherboard residence
1 Derby Street, Coburg	Residence
42 Donne Street, Coburg	Red brick residence c1920
40 Elizabeth St, Coburg Nth	Gospel Hall Christian Brethren Assembly 1937
Elm Grove, Coburg	Truby King Centre
17 Fontaine St, Pascoe Vale Sth	Residence
314 Gaffney Street, Coburg	St Oliver Plunkett Church
360 Gaffney Street, Pascoe Vale	Pascoe Vale Primary School 1929
15 Gallipoli Pde, Pascoe Vale Sth	Residence
19 Gallipoli Pde, Pascoe Vale Sth	Residence
24 Gallipoli Pde, Pascoe Vale Sth	AC sheeting residence
31 Gallipoli Pde, Pascoe Vale Sth	Residence

35 Gallipoli Pde, Pascoe Vale Sth	Beaufort House, steel framed and clad residence
Gandolfo Gardens	Monument, Canoe Tree
21 Glyndon Ave, Coburg	St Linus' Anglican Church 1932
3 Gordon Street, Coburg	Residence
8 Gordon Street, Coburg	Residence
11 Gordon Street, Coburg	Residence
20 Gordon Street, Coburg	Residence
30 Gordon Street, Coburg	Residence
41 Gordon Street, Coburg	Residence
86 Gordon Street, Coburg	Residence
Harding Street, Coburg	Grandstand, Coburg Oval, Bridges Reserve
19-21 Harding St, Coburg	Coburg Electricity Supply Building
22 Harding Street, Coburg	Residence
16 Heliopolis St, Pascoe Vale Sth	Residence
38 Hudson Street, Coburg	'Avoca' weatherboard Federation residence
18 Kendall Street, Coburg	Weatherboard residence
22 Kendall Street, Coburg	Polychrome brick residence
137 Kent Road, Pascoe Vale	Kent Road Uniting Church 1959
1-25 Landells Rd, Pascoe Vale	Blessed Oliver Plunkett RC Primary School
2-4 Langtree Ave, Pascoe Vale Sth	Magnesium brick duplex c1950s
9 Le Cateau St, Pascoe Vale Sth	Beaufort House, steel framed and clad residence
13 Le Cateau Street, Pascoe Vale	Residence
20 Louisville Ave, Pascoe Vale Sth	Residence c1960
1A, 1B Main Street, Coburg	Coburg Court House 1929
4 Mathieson Street, Merlynston	Merlynston Salvation Army 1925
61-73A Melville Road, Pascoe Vale Sth	Shops c 1915
84 Melville Rd, Pascoe Vale Sth	House 1940
85 Melville Road, Pascoe Vale Sth	House c1925

96 Melville Road, Pascoe Vale Sth	House c1925
111 Melville Road, Pascoe Vale Sth	House c1945
153 Melville Road, Pascoe Vale Sth	House c1945
171 Melville Road, Pascoe Vale Sth	House 1937
183 Melville Road, Pascoe Vale Sth	House c1930
190 Melville Road, Pascoe Vale Sth	House 1940
203 Melville Road, Pascoe Vale Sth	House 1944
214 Melville Road, Pascoe Vale Sth	House 1944
216 Melville Road, Pascoe Vale Sth	House 1940
219 Melville Road, Pascoe Vale Sth	Shop
235-241 Melville Road, Pascoe Vale Sth	Row of shops
3 Moascar Street, Pascoe Vale Sth	Residence
9 Moascar Street, Pascoe Vale Sth	Residence
13 Moascar Street, Pascoe Vale Sth	Residence
15 Moascar Street, Pascoe Vale Sth	Beaufort House, steel framed and clad residence
Moreland Road, Coburg	Moreland Station Footbridge
255 Moreland Road, Coburg	Italianate villa
279 Moreland Road, Coburg	Chippendale Lodge
383 Moreland Road, Coburg	Weatherboard residence
33 Munro Street, Coburg	House c1910
105 Munro Street, Coburg	Corner shop
153A Munro Street, Coburg	Munro Street Uniting Church 1887
Munro Street, Coburg	Signal box
31 Nicholson Street, Coburg	Islamic Faith Mosque 1976
91 Nicholson Street, Coburg	Bungalow
118-122 Nicholson Street, Coburg	St Peters Anglican Church 1961
118-120 Nicholson Street, Coburg	Timber hall at rear of church
246 O'Hea Street, Coburg	Residence
247 O'Hea Street, Coburg	Residence
22 Orvieto Street, Coburg North	Merlynston Uniting Church, 1932
36 Patterson Street, Coburg	St Bernard's RC Primary School 1941
28-30 Pleasant Street, Pascoe Vale	Residence with timber stables

27-29 Pleasant Street, Pascoe Vale	Holy Trinity Anglican Church 1932
31 Pleasant Street, Pascoe Vale	Brick residence c1888
35 Pleasant Street, Pascoe Vale	Brick residence c1888
54 Rainer Street, Pascoe Vale Sth	Brick residence c1950s
55-57 Rainer Street, Pascoe Vale Sth	Brick residence c1950s
3 Rennie Street, Coburg	'Summercove' weatherboard residence
7 Rennie Street, Coburg	'Unisville' c1905
9 Rennie Street, Coburg	Half maisonette
11 Rennie Street, Coburg	Half maisonette
19 Rennie Street, Coburg	'Avilla' brick residence c1930
27 Rennie Street, Coburg	Weatherboard Federation style residence
29 Rennie Street, Coburg	Weatherboard Federation style residence
50 Rennie Street, Coburg	Clinker brick residence
50a Rennie Street, Coburg	Half of red brick duplex c1930
54 Rennie Street, Coburg	Residence c1940
55 Rennei Street, Coburg	Residence c1905
92 Rennie Street, Coburg	Half of red brick duplex c1930
92a Rennie Street, Coburg	Half of red brick duplex c1930
93 Rennie Street, Coburg	Weatherboard residence
116 Rennie Street, Coburg	Half of red brick duplex c1930
118 Rennie Street, Coburg	Half of red brick duplex c1930
130 Rennie Street, Coburg	Former residence of Montague Dare
Reynard Street, Coburg	St Albans Anglican Church 1957 cnr. Gordon Street
20 Reynard Street, Coburg	Terrace in a row of three
22 Reynard Street, Coburg	Terrace in a row of three
24 Reynard Street, Coburg	Terrace in a row of eight
26 Reynard Street, Coburg	Terrace in a row of eight
28 Reynard Street, Coburg	Terrace in a row of eight
30 Reynard Street, Coburg	Terrace in a row of eight
32 Reynard Street, Coburg	Terrace in a row of eight
34 Reynard Street, Coburg	Terrace in a row of eight
36 Reynard Street, Coburg	Terrace in a row of eight

38 Reynard Street, Coburg	Terrace in a row of eight
167 Reynard Street, Coburg	Garage c1940s
185-187 Reynard Street, Coburg	Coburg West Primary School
270 Reynard Street, Coburg	Shop c1910
7 Reynolds ParadePascoe Vale Sth	Residence
13 Reynolds ParadePascoe Vale Sth	Residence
17 Reynolds ParadePascoe Vale Sth	Residence
27 Reynolds ParadePascoe Vale Sth	Residence
14 Richards Street, Coburg	'Braehead' Bluestone cottage
2 Shaftsbury Street, Coburg	'Linuby' timber residence
25 Shaftsbury Street, Coburg	Bungalow
35 Shaftsbury Street, Coburg	Bungalow
1 Sheffield Street, Coburg	Melita Social Club 1891
2 Sheffield Street, Coburg	Terrace in polychrome brick pair
4 Sheffield Street, Coburg	Terrace in polychrome brick pair
15 Sheffield Street, Coburg	Terrace in a row of nineteen
18 Sheffield Street, Coburg	Californian bungalow
19 Sheffield Street, Coburg	Terrace in a row of nineteen
22 Sheffield Street, Coburg	Federation villa
23 Sheffield Street, Coburg	'Clifton' terrace in row of nineteen
24 Sheffield Street, Coburg	Double fronted brick residence
29 Sheffield Street, Coburg	Terrace in a row of nineteen
30 Sheffield Street, Coburg	Weatherboard residence
32 Sheffield Street, Coburg	Weatherboard residence
36 Sheffield Street, Coburg	Corner residence
39 Sheffield Street, Coburg	Terrace in a row of nineteen
41 Sheffield Street, Coburg	Terrace in a row of nineteen
45 Sheffield Street, Coburg	Terrace in a row of nineteen
47 Sheffield Street, Coburg	Terrace in a row of nineteen
49 Sheffield Street, Coburg	Weatherboard residence
51 Sheffield Street, Coburg	Residence
53 Sheffield Street, Coburg	Residence
55 Sheffield Street, Coburg	Residence

15 Somali Street, Pascoe Vale Sth	Residence
21 Somali Street, Pascoe Vale Sth	Beaufort House, steel framed and clad residence
2 Station Street, Coburg	Weatherboard Railway Worker's Cottage
18 Station Street, Coburg	Residence
27 Station Street, Coburg	Residence c1880s
200-216 Sydney Road, Coburg	W E Cash factory
298 Sydney Road, Coburg	Baptist Church 1918, cnr Hatton Grove
27-33 Sydney Road, Coburg	Hygenic Building 1891
68-74 Sydney Road, Coburg	Moreland Market Building 1932
129 Sydney Road, Coburg	Shop c1938
148-164 Sydney Road, Coburg	Australia House & Moreland Park Building 1888
231 Sydney Road, Coburg	Post Office Hotel
385-391 Sydney Road, Coburg	Shops 1936
425 Sydney Road, Coburg	Shop
433 Sydney Road, Coburg	Shop
436-442 Sydney Road, Coburg	Dunne's Building c1888
470 Sydney Road, Coburg	Shop
472-476 Sydney Road, Coburg	Brick shop c1930s
481-485 Sydney Road, Coburg	Coburg Post Office
489 Sydney Road, Coburg	Pharmacy
492 Sydney Road, Coburg	Shop
493-495 Sydney Road, Coburg	Warren's Corner 1927
512 Sydney Road, Coburg	former Wesleyan Methodist parsonage 1892
520 Sydney Road, Coburg	First Anglican vicarage
520 Sydney Road, Coburg	Holy Trinity second vicarage
559 Sydney Road, Coburg	UFS Dispensary
562 Sydney Road, Coburg	St Paul's manse
3 The Grove, Coburg	Rendered brick residence c1880s
11 The Grove, Coburg	'Ormsby'
19 The Grove, Coburg	Brick residence
28 The Grove, Coburg	Residence

36 The Grove, Coburg	Brick residence
39 The Grove, Coburg	Brick residence c1955
41 The Grove, Coburg	Brick residence c 1960
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	Church of Christ
279 Moreland Road, Coburg	Chippendale Lodge c1915
61 Rennie Street, Coburg	Weatherboard residence
86 Shaftsbury Street, Coburg	Residence
6 Sheffield Street, Coburg	Residence
8 Sheffield Street, Coburg	Residence
10 Sheffield Street, Coburg	Residence
11 Sheffield Street, Coburg	Terrace in a row of nineteen
13 Sheffield Street, Coburg	Terrace in a row of nineteen
17 Sheffield Street, Coburg	Terrace in a row of nineteen
21 Sheffield Street, Coburg	Federation villa
25 Sheffield Street, Coburg	'Picton' terrace in a row of nineteen
27 Sheffield Street, Coburg	Terrace in a row of nineteen
31 Sheffield Street, Coburg	Terrace in a row of nineteen
33 Sheffield Street, Coburg	Terrace in a row of nineteen
35 Sheffield Street, Coburg	Terrace in a row of nineteen
37 Sheffield Street, Coburg	Terrace in a row of nineteen
43 Sheffield Street, Coburg	'Leith Cottage' terrace in a row of nineteen
25 Station Street, Coburg	Residence c1880s
502 Sydney Road, Coburg	Summer World Hotel, cnr Bell Street (present building 1933)
100 Sydney Road, Coburg	Moreland Salvation Army 1918
490 Sydney Road, Coburg	Shop
14 The Grove, Coburg	Kulki House
18 The Grove, Coburg	Rose Ville c1880s
24 The Grove, Coburg	Residence
34 The Grove, Coburg	Residence (notable Art Deco fence)
38-40 The Grove, Coburg	Moreland Bowling Club
24 Turner Street, Pascoe Vale Sth	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.<sup>1</sup>

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.

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<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup>

On McCrae's death in 1852 the land was sold to the Robertson family who had leased the farm from 1844.<sup>4</sup> 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.<sup>5</sup> 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.<sup>6</sup> 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.

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2 Broome, p 34.

3 Ibid, p 44.

4 Ibid, p 44.

5 Michael Cannon, *The Land Boomers*, pp 187-192.

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 *Tristania*, *Prunus x Bliniana* and *Melaleuca*. Most houses have vehicle crossings of concrete with garages set far back from the street.

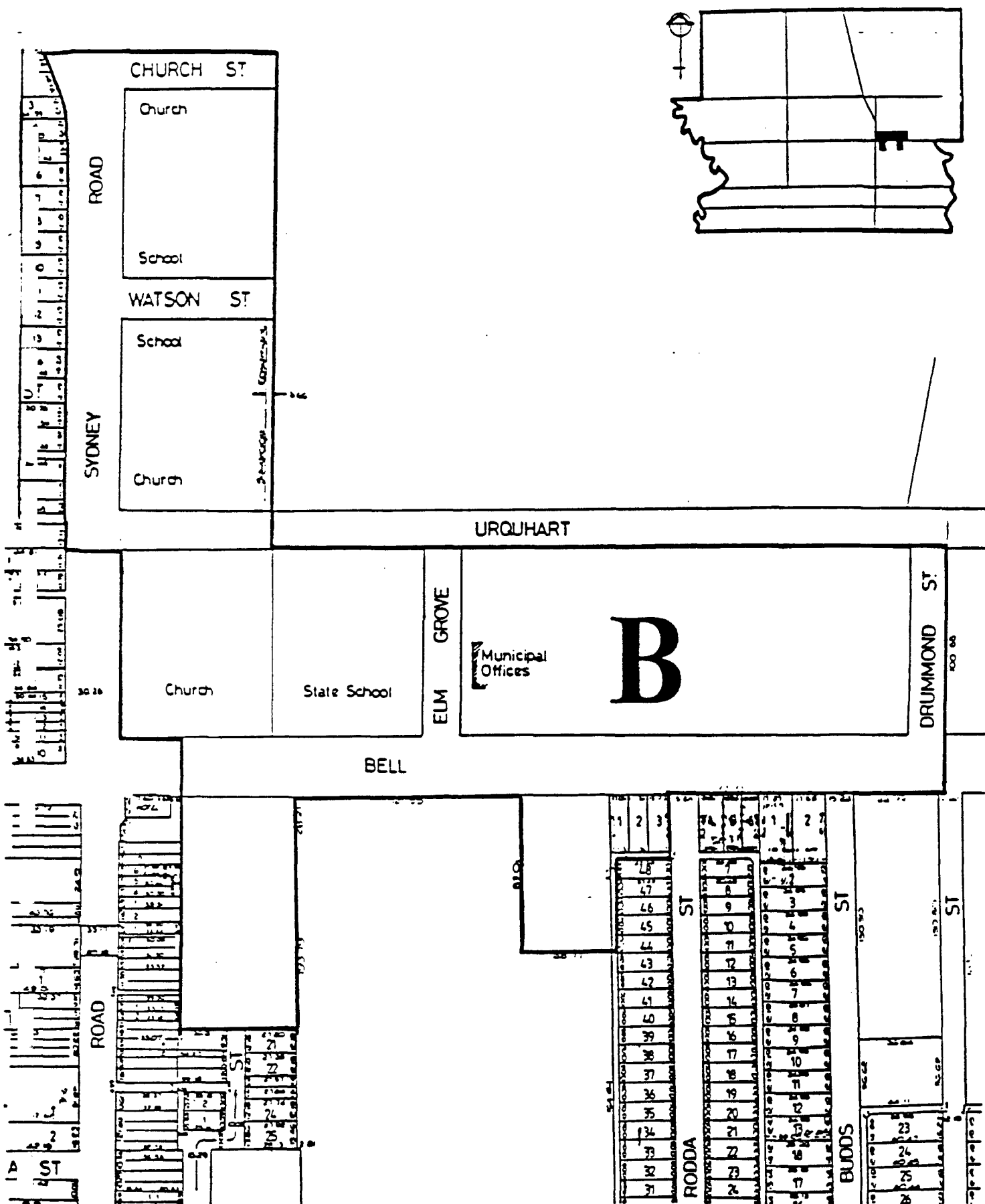
## Statement of Significance

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 1848 and the rest of the land was surveyed in 1849.<sup>7</sup> 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.<sup>8</sup>

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.<sup>9</sup> 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.<sup>10</sup> 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 Broome, 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.<sup>11</sup> 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 Sthern section of the Clarendon Street precinct falls into the Maybank Estate subdivision,<sup>12</sup> 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.

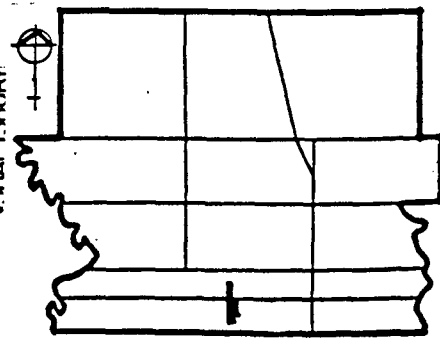
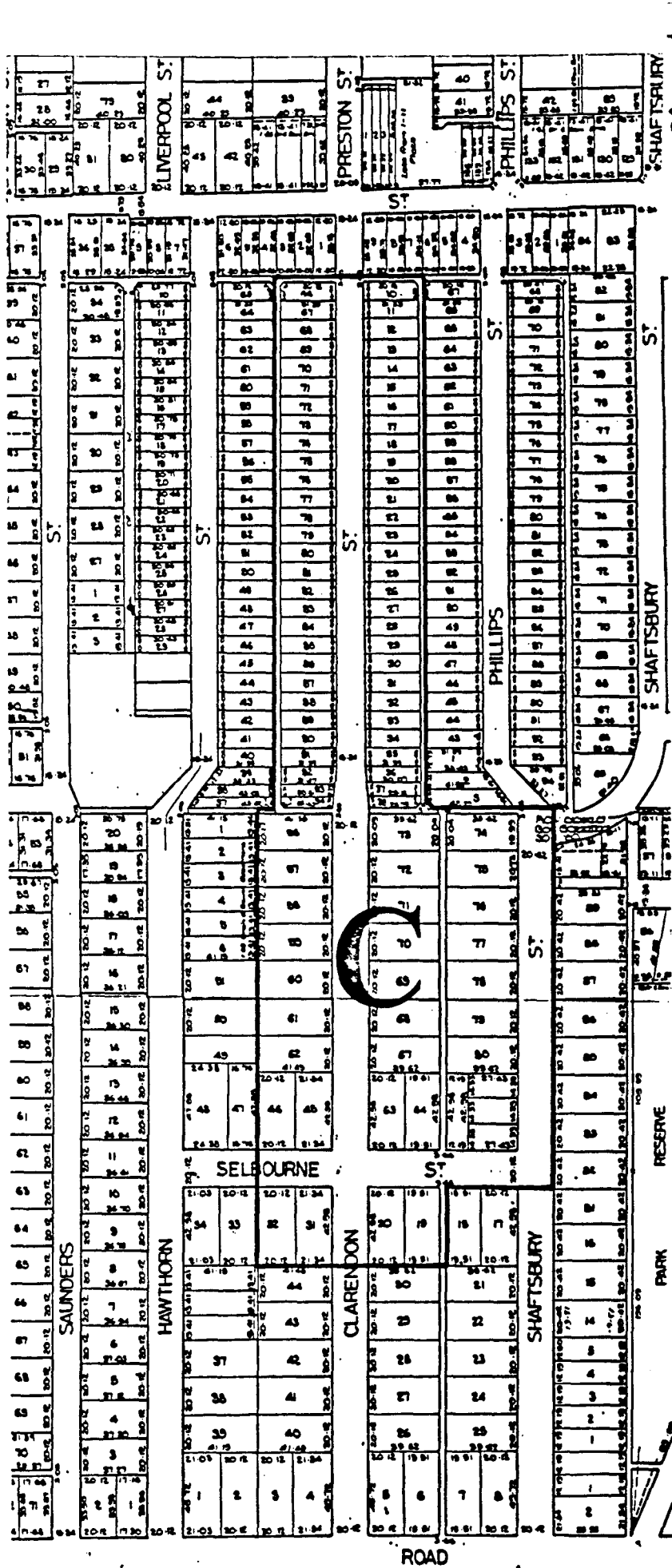
The area centres around the Catholic church and presbytery of St Fidelis, which, when built in 1937-38, were the first church buildings on the site. They thus post-date much of the development of the area. Only superficial changes have occurred to the buildings in the street.

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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.<sup>13</sup> 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.<sup>14</sup> Broome describes an incident where taxis refused to brave the muddy Dale Ave even to take a boy with a broken leg to hospital.<sup>15</sup>

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 Lorensen 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.<sup>16</sup>

### 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 Blinneaia*, is mature and appropriate. All streets in the area have

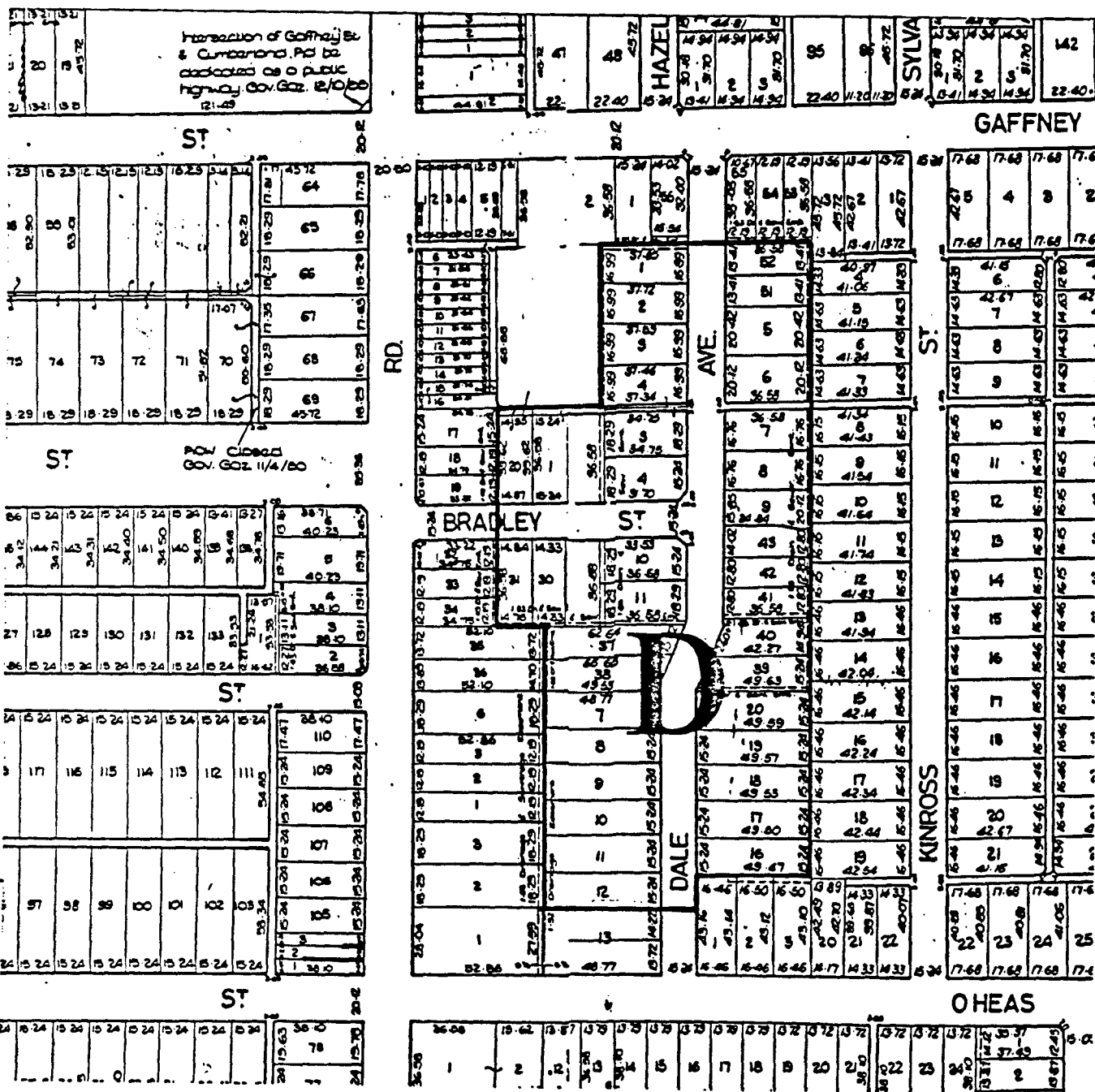
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13 Broome, p 34.

14 Ibid.

15 Ibid, p 306.

16 L J Harrison, *The Victorian Railways to '62*, p 148, 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.



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.<sup>17</sup>

On McCrae's death in 1852 the land was sold to the Robertson family who had leased the farm from 1844.<sup>18</sup> 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.<sup>19</sup> 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.<sup>20</sup>

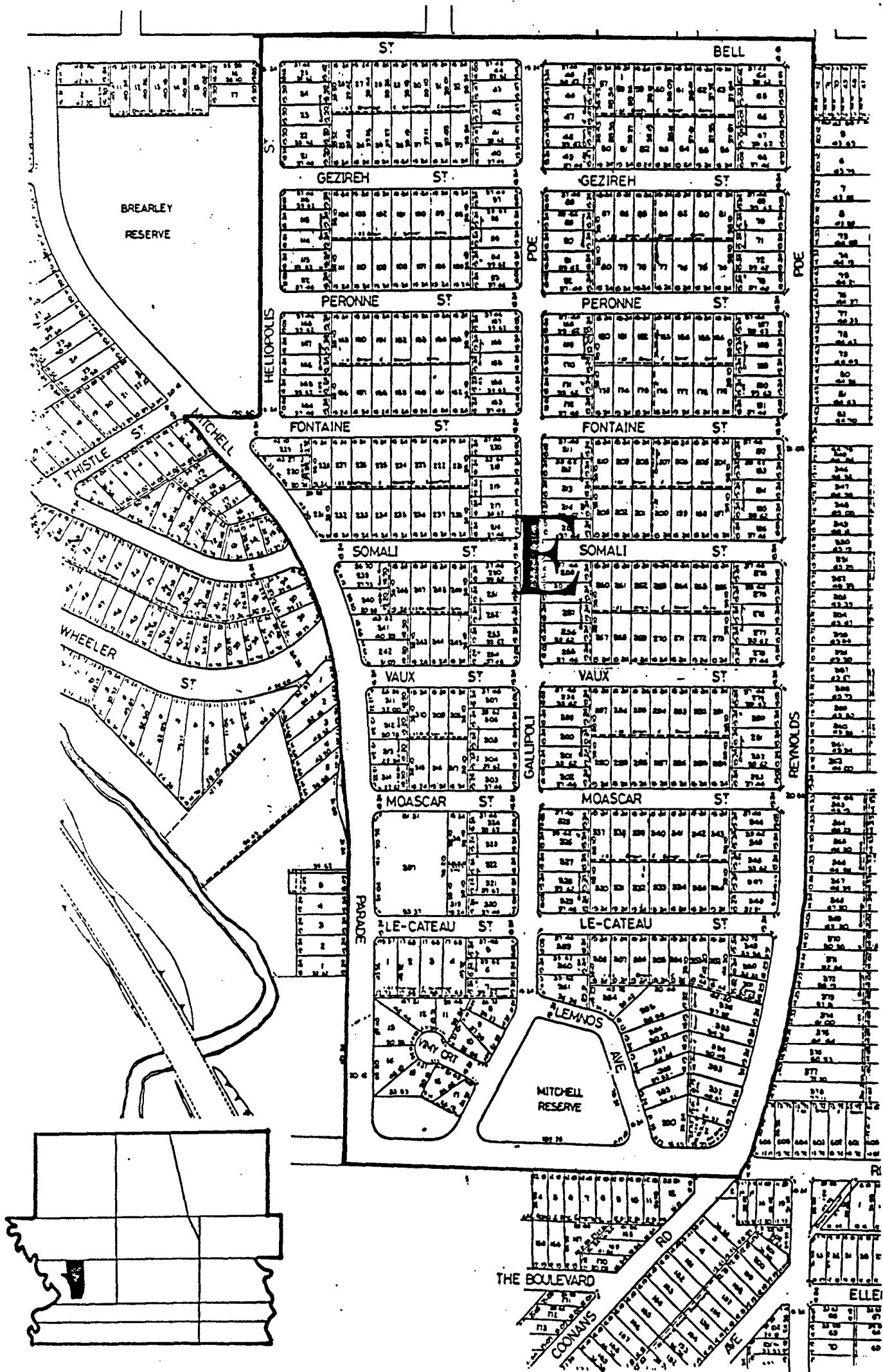
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17 Broome, p 44.

18 Ibid, p 44.

19 Cannon, pp 187-192.

20 Broome, p208.



Area E Gallinoli Parade Level 1

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, Perrone, Gezireh, Moascar, Heliopolis and Lemnos.<sup>21</sup> 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.<sup>22</sup> 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 zincaneal 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,<sup>23</sup> though examples appear to have been assembled in this area of Coburg as late as 1953.

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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.<sup>24</sup> Two storey intrusions and inappropriate alterations are isolated and generally unobtrusive. The street planting, of *Melaleuca* and *Prunus x Blineia*, 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    Glencairn Ave    Level 2

## History

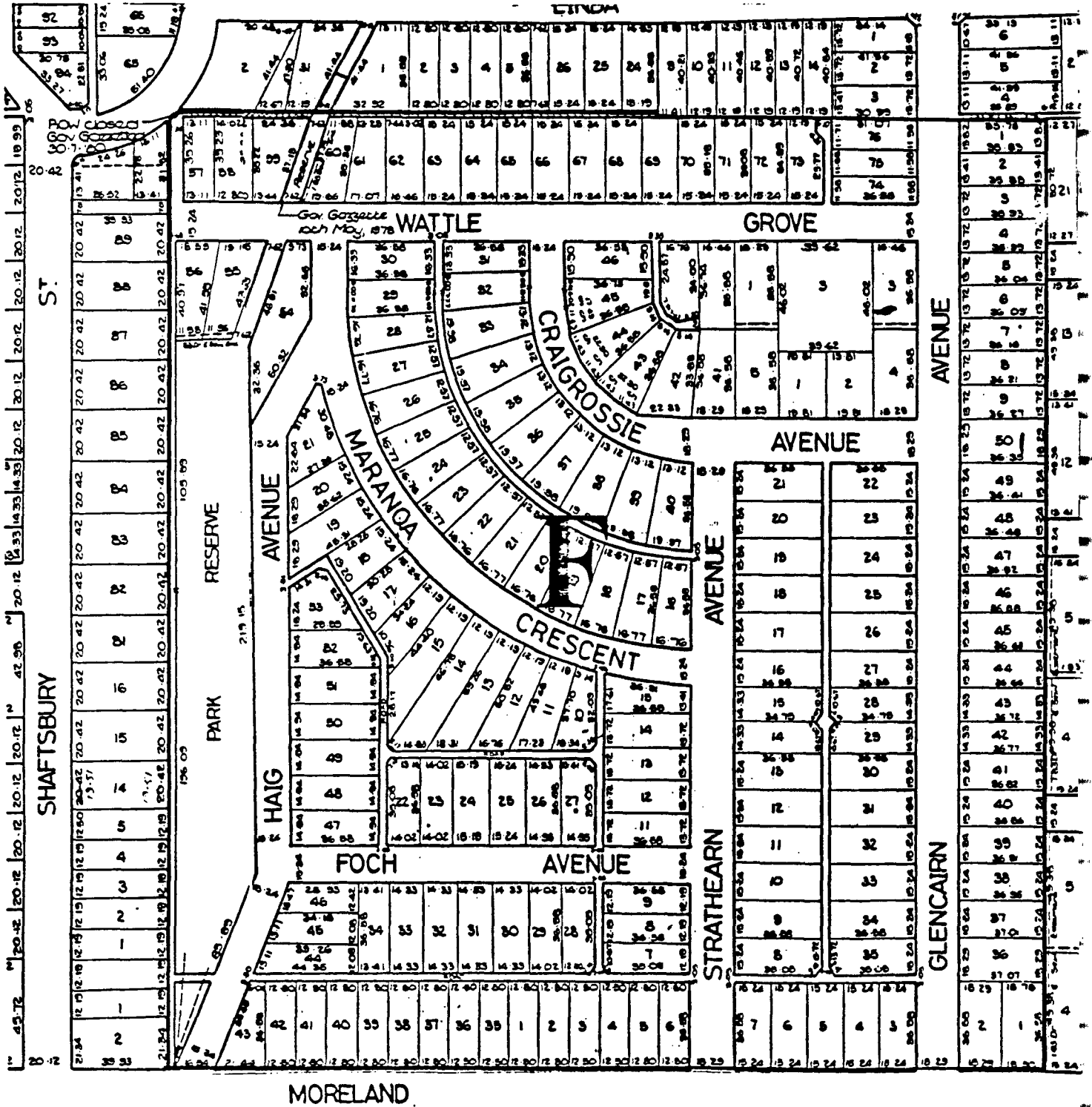
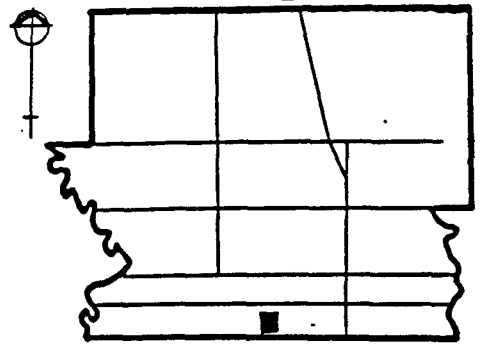
This Area originally comprised part of Farquhar McCrae's 323 acres purchased at Coburg's second land sale in October 1839. This was subdivided as the Moreland Estate on January 6, 1858. On February 10, 1859 and February 14, 1860 two adjacent blocks were bought by Robert Mailer.<sup>25</sup> The total property consisted of 35 acres less than half a mile from the

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24    Ibid.

25    Broome p 137.





eastern end (Sydney Road) and forming a square between the north and Sth 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.<sup>26</sup>

Mailer subdivided part of the estate into fifty blocks in 1912, with lots along Maranoa Crescent, Craigrossie Ave and Strathearn Ave.<sup>27</sup> 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 Sth side of Maranoa Crescent, Foch Ave, Haig 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.

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26 Ibid, pp 64-66.

27 Ibid, pp 179-180.

## 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.<sup>28</sup>

### 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".<sup>29</sup> 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.

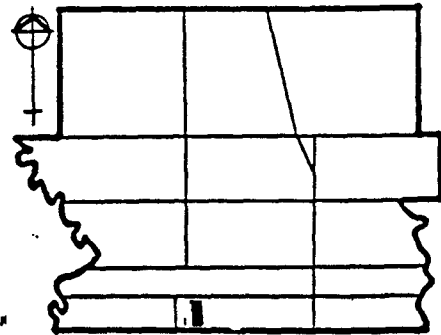
## Description

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

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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.<sup>30</sup> 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.<sup>31</sup> 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.

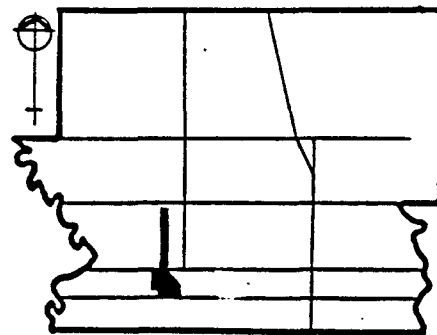
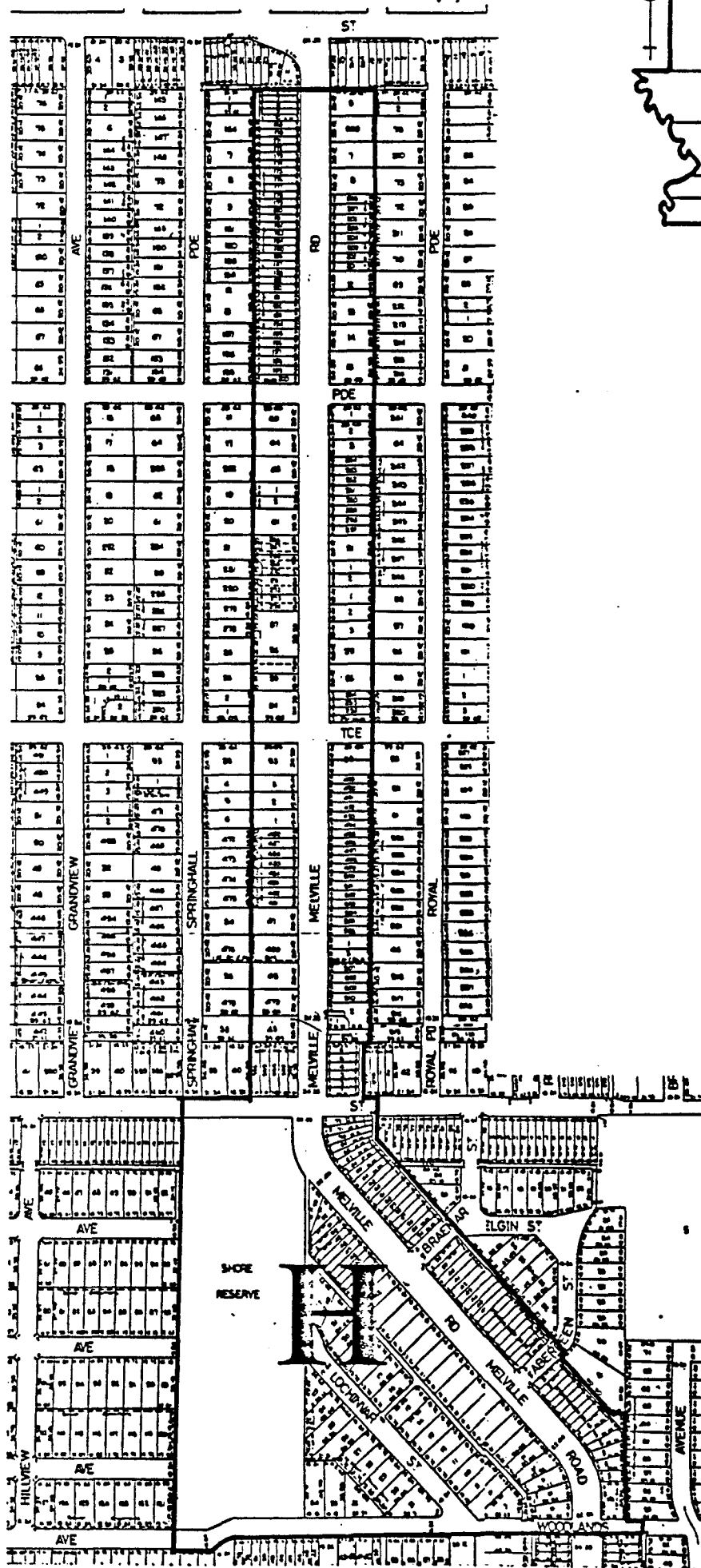
#### Description

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.



Area H Melville Road Level 3

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 I Moreland Station Level 3

#### History

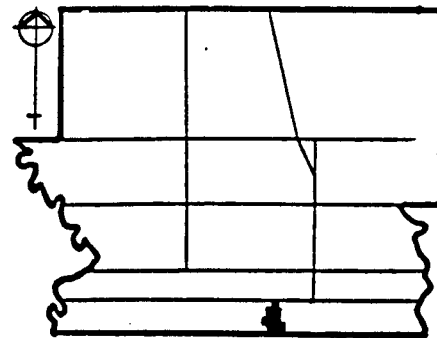
This land formed part of Farquhar McCrae's Moreland Estate, (named after his father's plantation in Jamaica). It was purchased at Coburg's second land sales in October 1869. In 1858 the estate of the late Farquhar McCrae was subdivided into 77 allotments of various sizes, including 39 farms of five to fifty acres.<sup>32</sup> 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.<sup>33</sup> On the 6th December 1884, Gemmel, Tuckett & Co. advertised the auction of "51 Valuable allotments in the Moreland Estate Brunswick" (sic). At this time Station, Jessie, Hall

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32 Broome, p 68.

33 Ibid, p 142.



**Area I    Moreland Station   Level 3**



and Florence Streets were named, the latter three ending at the edge of the land belonging to Moreland Hall.<sup>34</sup>

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.

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34 Auction Notice, 6 December 1884, Vale & Houghton Collection, State Library..

## Area J    Newlands Estate    Level 1

### History

The Newlands area was originally farmland, used primarily for grazing of dairy cattle. By 1857 it accommodated 140 residents.<sup>35</sup> 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.<sup>36</sup>

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.<sup>37</sup> 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.

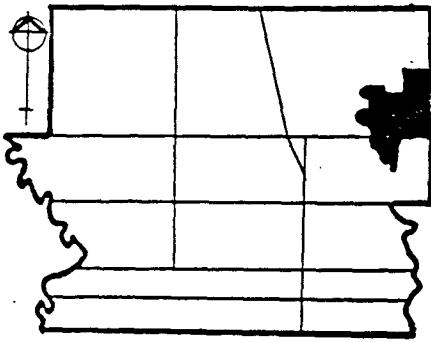
Nevertheless, this rural character was reflected in the names given the first subdivisions planned for the area in the early 1920s. A contemporary municipal booklet described the area as the "sanitorium of the North", and this was clearly the image that was desired by the subdividers of the

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35    Broome, p 63.

36    Ibid, pp 127-128.

37    Ibid, p 165.



Area J Newlands Estate Level 1

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.<sup>38</sup>

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

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38 *Inception of a City*, p 37; *Architecture*, April/June 1945, p 182.

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.

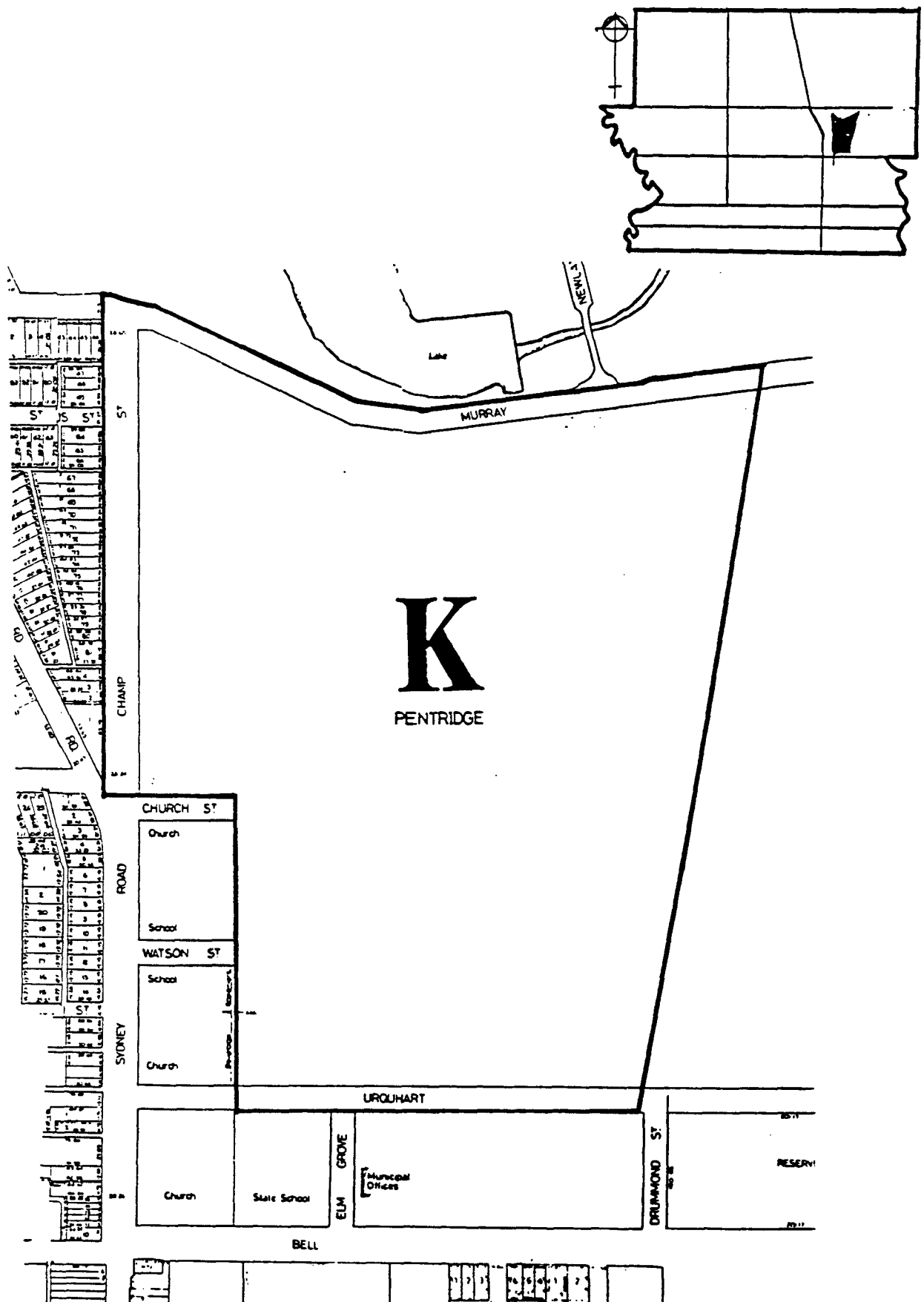
### **Area K Pentridge Level 2**

#### **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



Area K Pentridge Level 1

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.<sup>39</sup> 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.<sup>40</sup> 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.<sup>41</sup> 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.<sup>42</sup>

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.

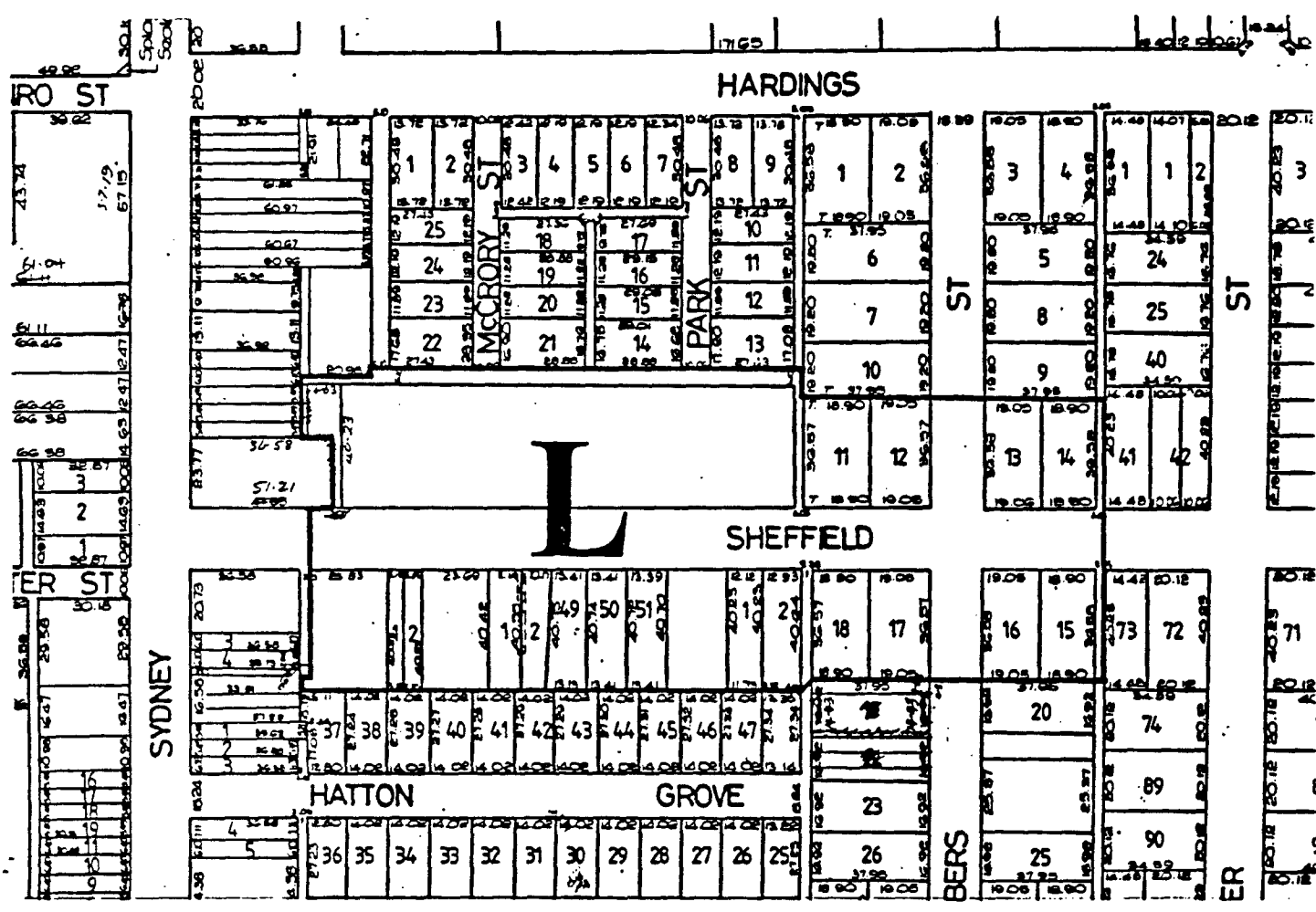
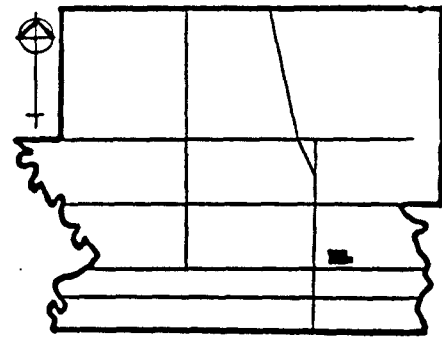
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39    Broome, p 34.

40    Auction Notice, 19 September 1885, Vale & Houghton Collection, State Library.

41    Broome, p 153

42    Ibid, p 148.



Area L Sheffield Street Level 3



## 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

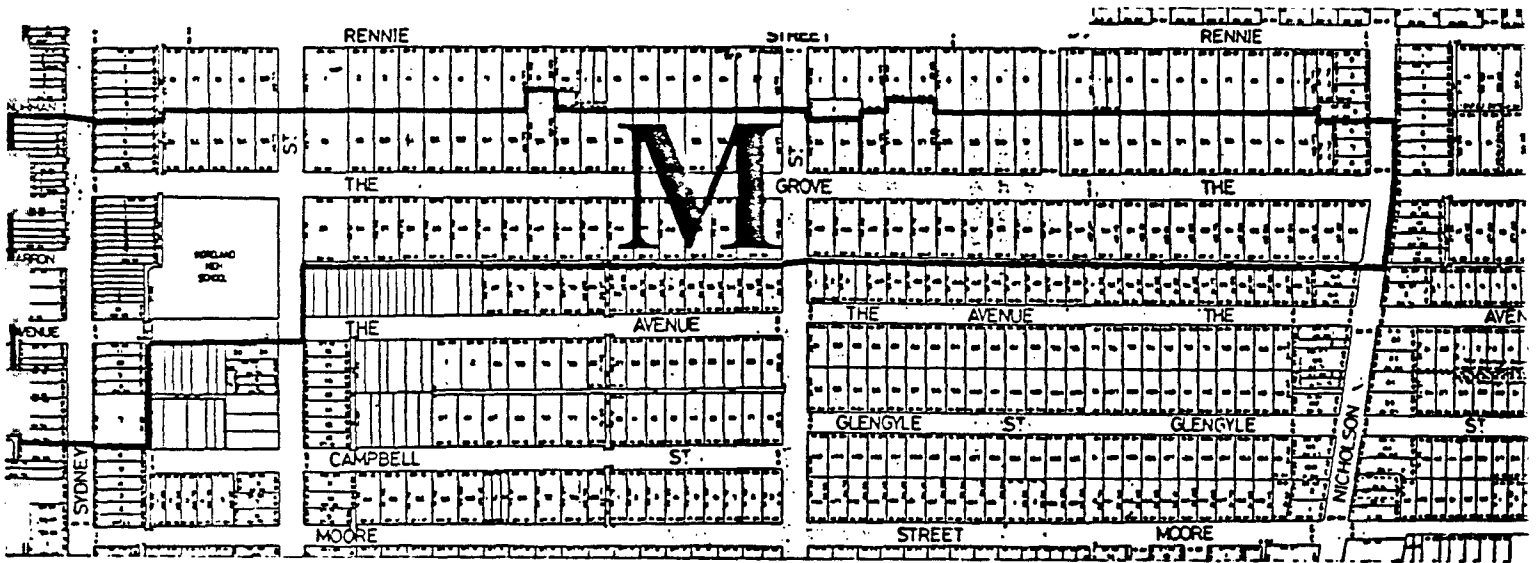
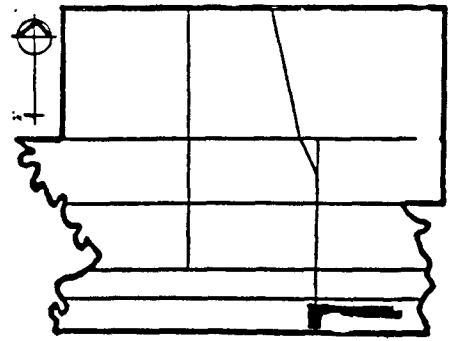
Originally part of Crown portion 135 purchased by W. McKenzie at Coburg's second land sales. In the 1840s the land was subdivided into 14 allotments serviced by a lane down the middle (now Rennie Street).<sup>43</sup> Edward Mitchell purchased half the lots for a price of 450 pounds but was unable to meet the repayments and in 1858, 68 acres passed into the hands of Hugh Rennie.<sup>44</sup> 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

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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.J.Crouch.<sup>45</sup> 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.<sup>46</sup> 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.

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45 Ibid, p 145.

46 Ibid, p145-146.

### 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"<sup>47</sup> By September 1888 only eleven lots remained unsold.<sup>48</sup> 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.<sup>49</sup>

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

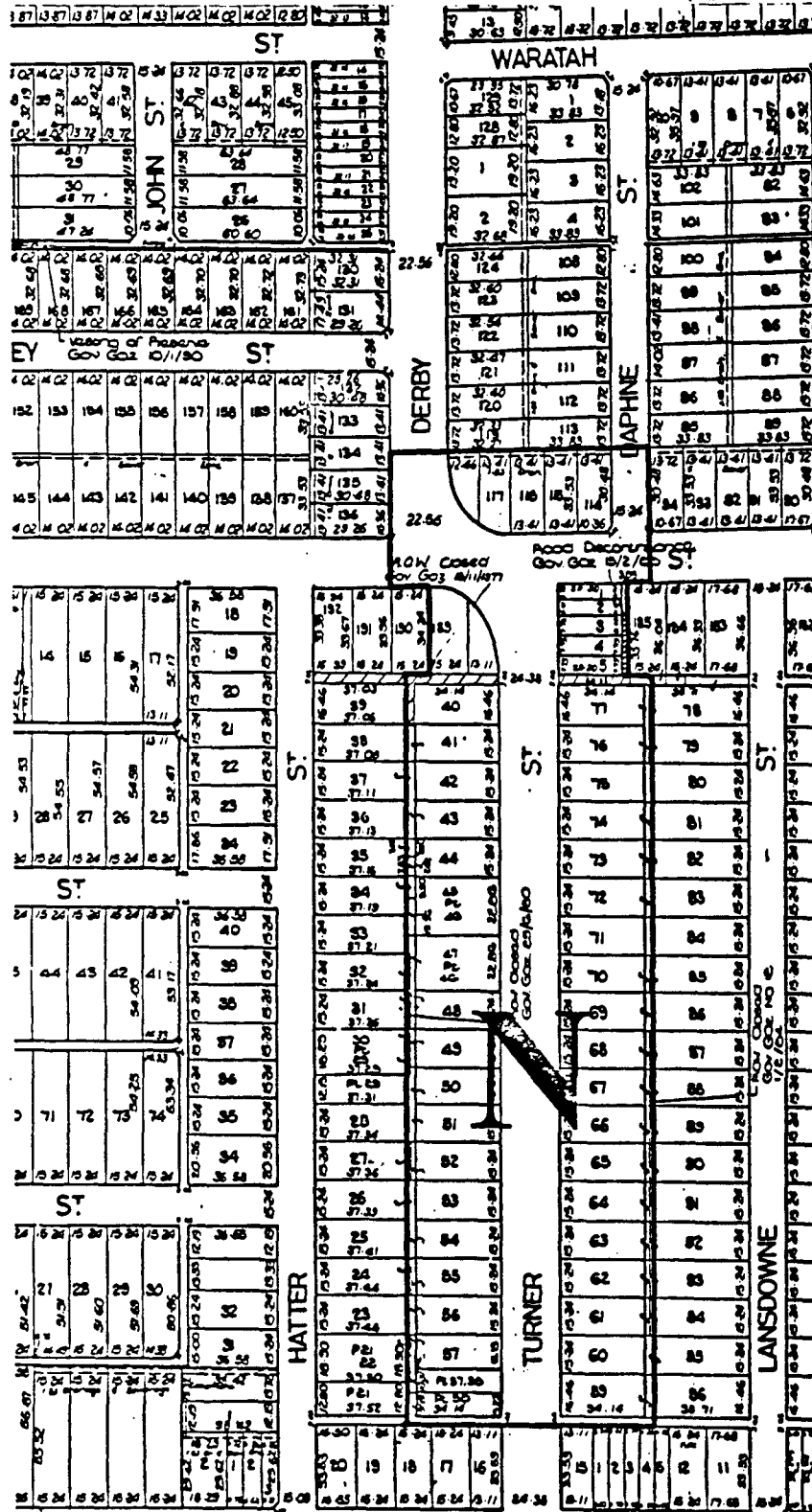
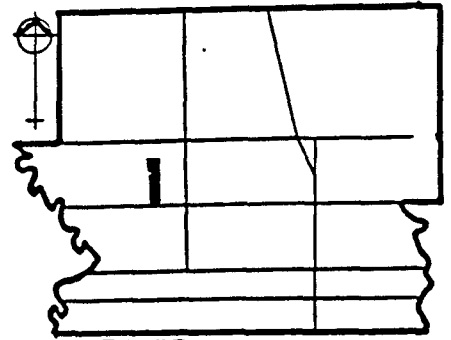
Turner Street and the immediately adjacent area is of regional significance in containing the best collection of diverse twentieth century houses in Coburg - it is probably the best regional example. The Baby Health Centre, the shops in close proximity and the primary schools nearby must be seen as adjuncts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

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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.<sup>50</sup> 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.

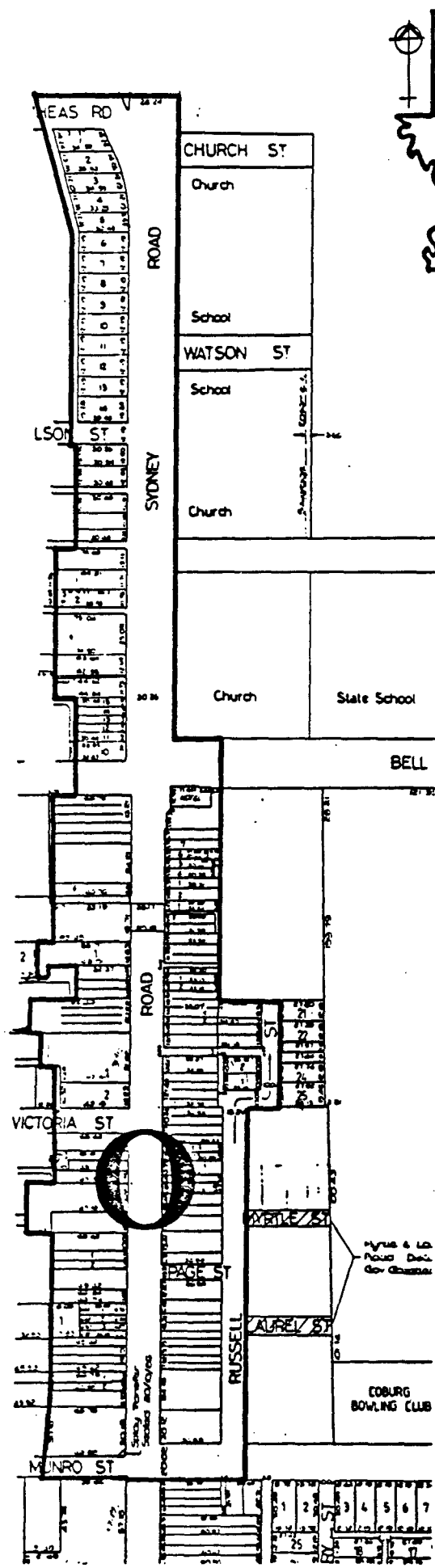
The aim of identifying this as an Urban Design Area is to retain those buildings which are of significance and to promote good new design in both the public and private sectors. The area has already started to regenerate through the successful Townscape Advisory Service and the Shopfront Improvement 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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<sup>50</sup> 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**

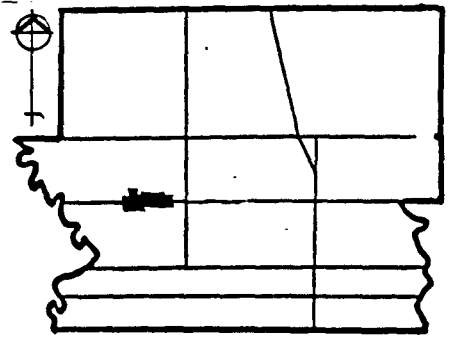
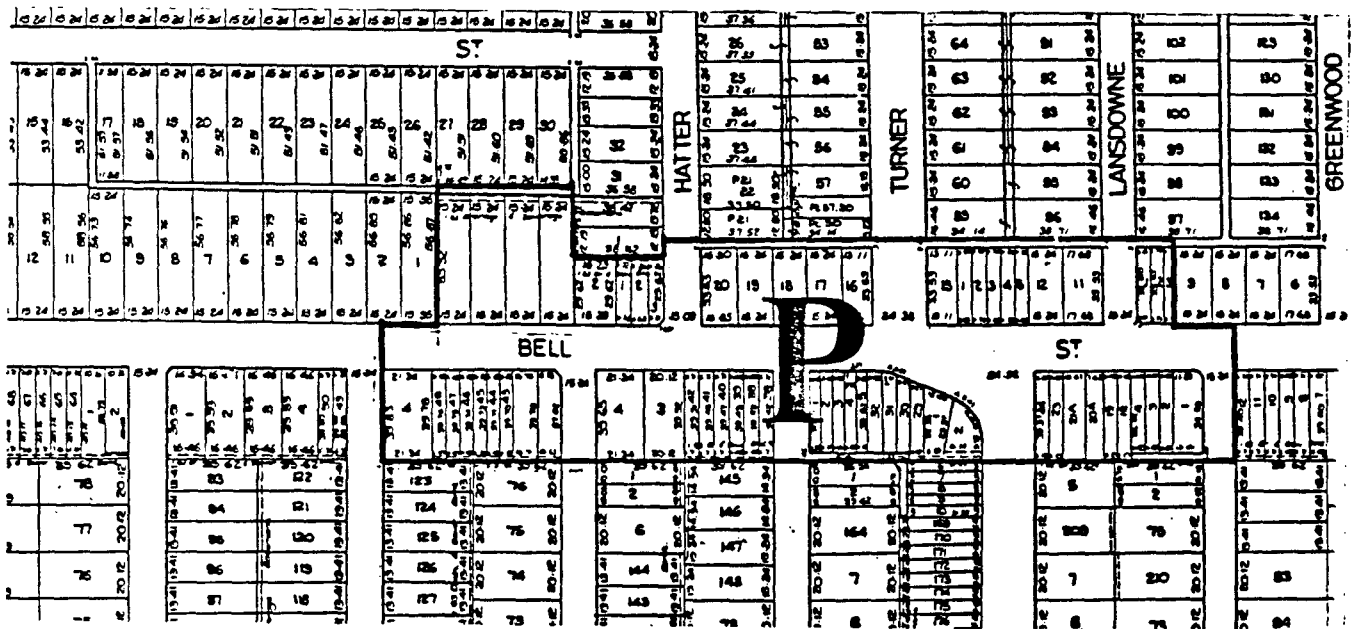
The intersection of Sydney Road with Bell Street is of regional significance as the oldest and one of the most important junctions in the northern suburbs. It is the hub of Coburg and the most important commercial centre. The variety of building types and ages in the Area reflects the full sequence of 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.<sup>51</sup> 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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<sup>51</sup> 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 1910 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.

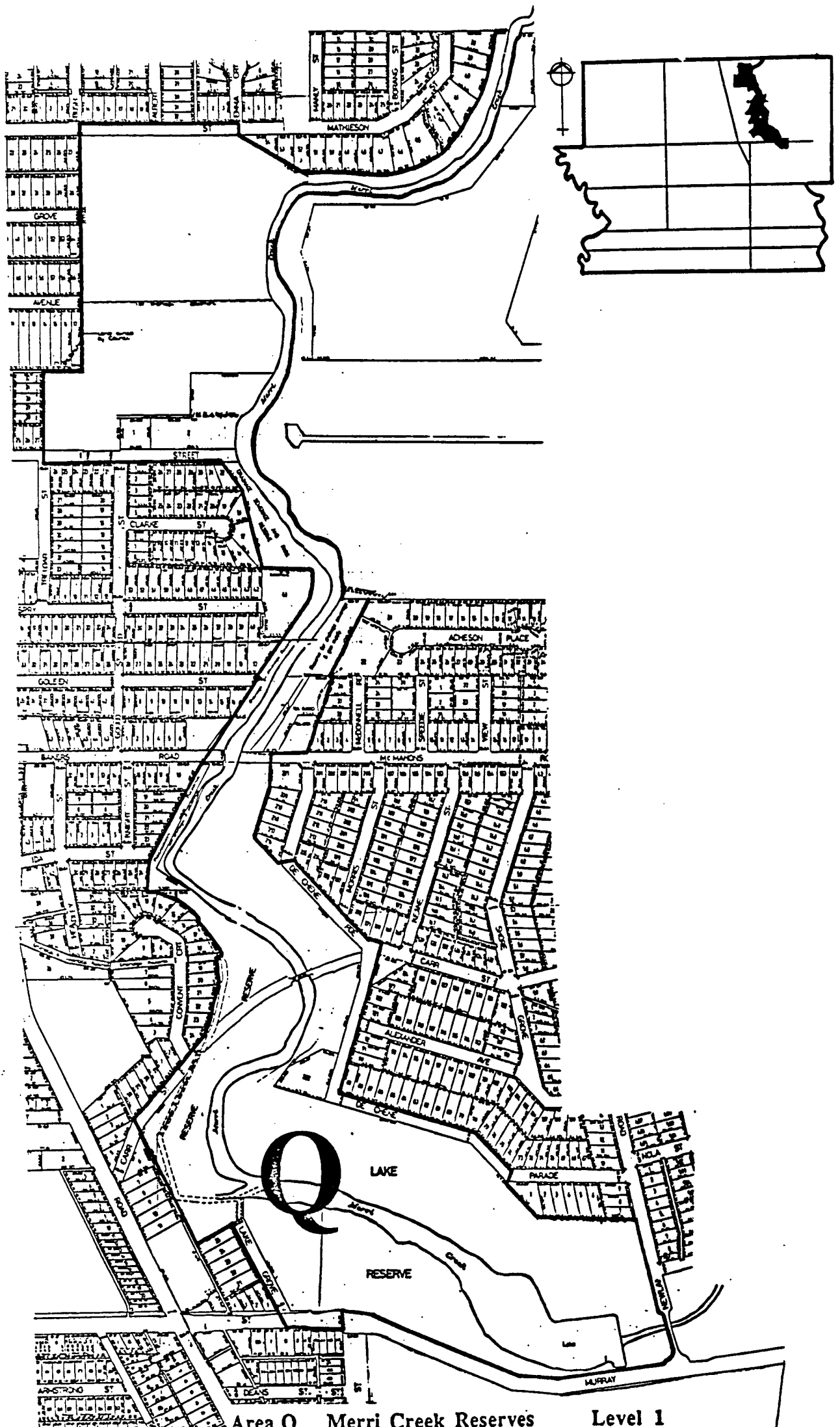
- (ii) Lake Reserve (Reserve along Merri Creek; bounded by Sydney Road, Carr Street, De Chene Parade, Newlands Road and Murray Road)

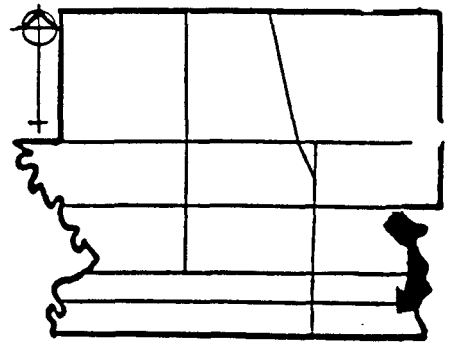
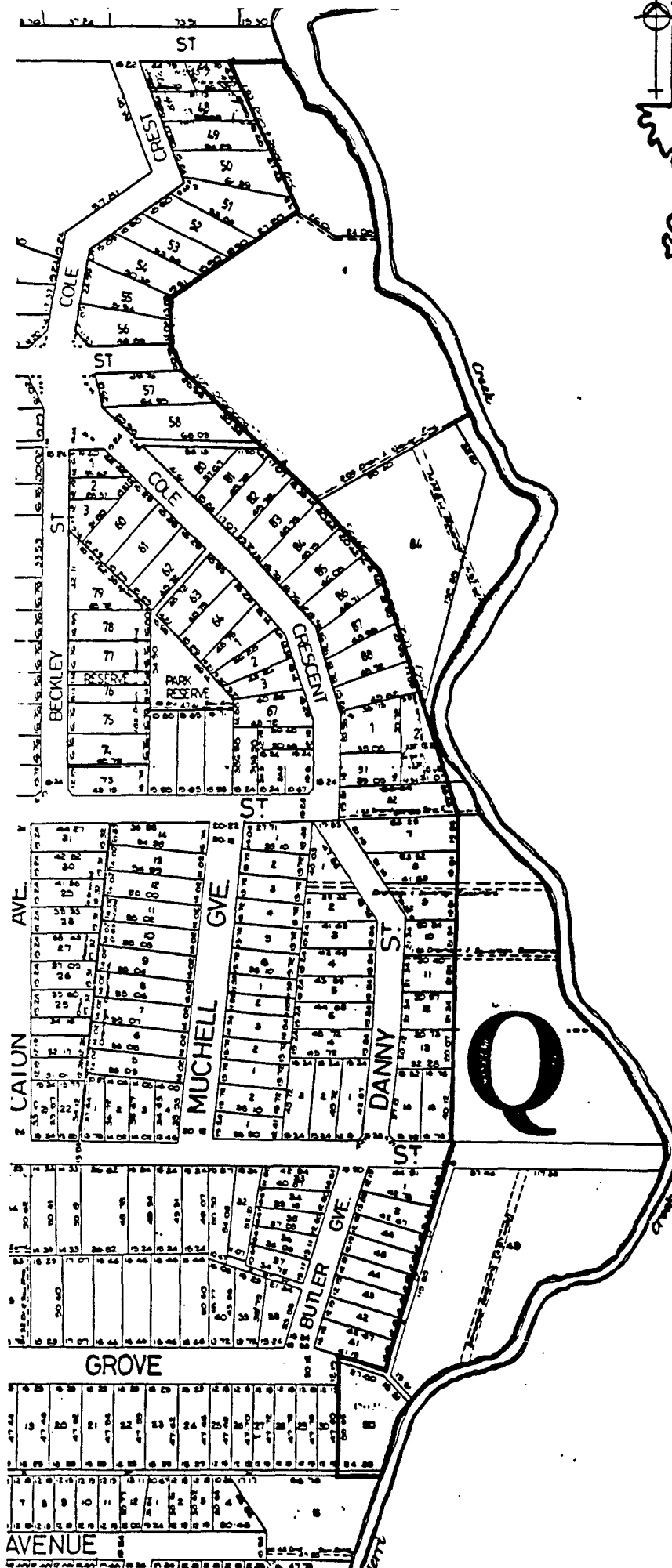
### **Origin**

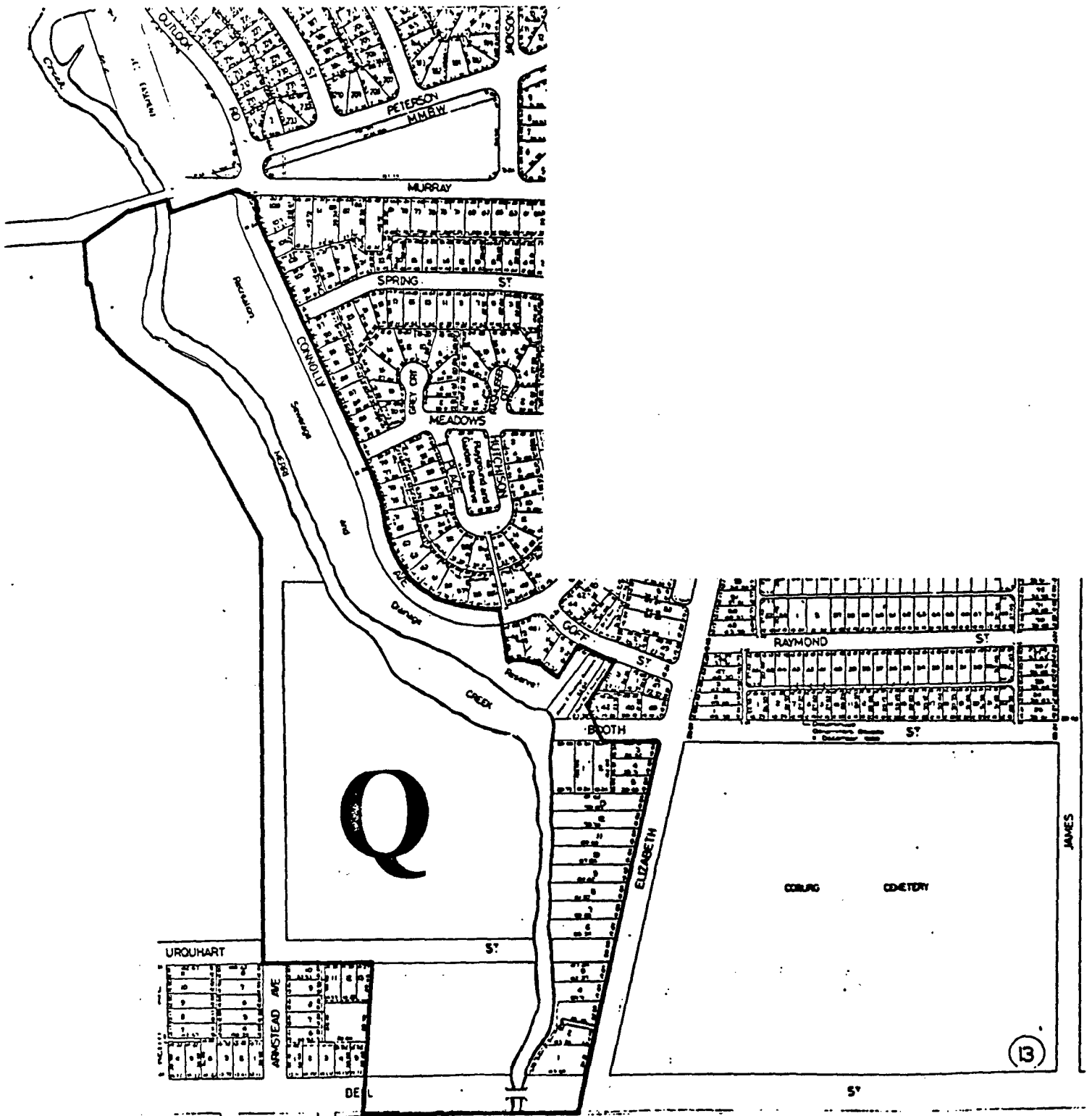
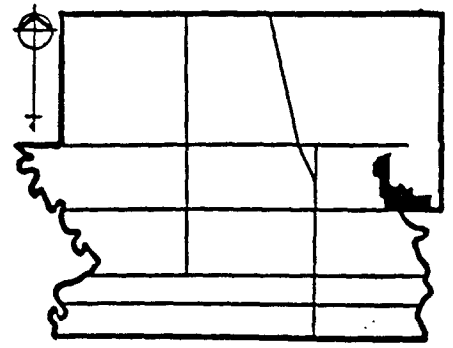
Named after the lake formed in 1915.

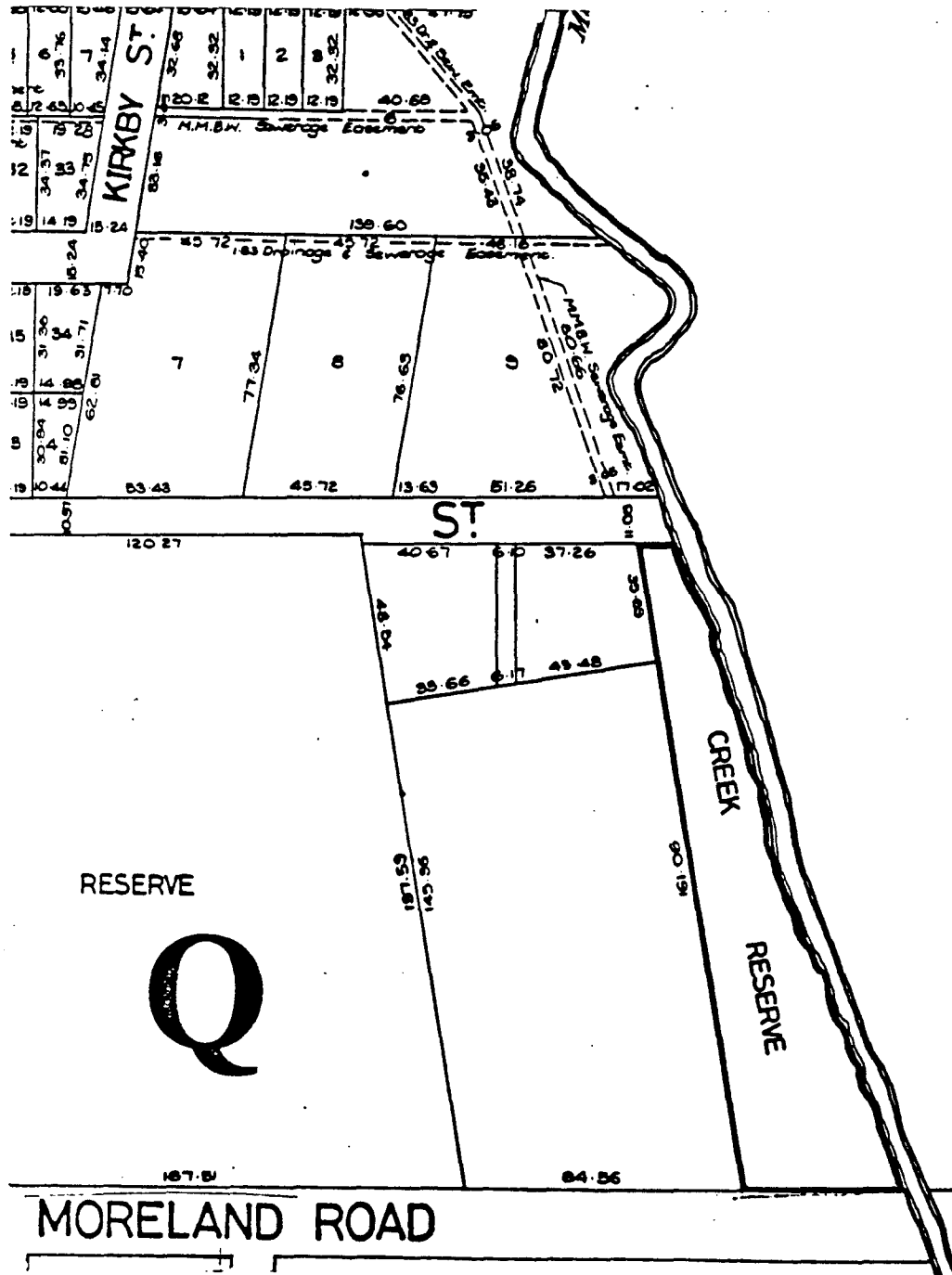
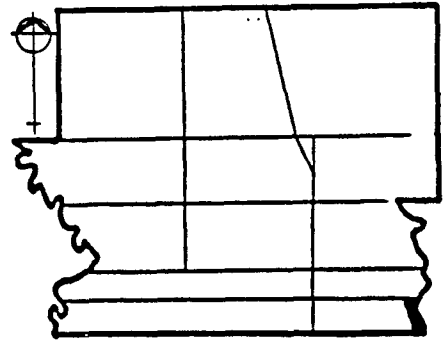
### **Description**

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.<sup>52</sup>

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.<sup>53</sup> 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 Yean water instead of creek water.<sup>54</sup> 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.<sup>55</sup>

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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.<sup>56</sup>

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.<sup>57</sup>

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 barbeque 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

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56    Ibid, p 325.

57    Ibid, p 327.

plaque to commemorate John Grey who was Curator of the Lake Reserve from 1919 until 1941.

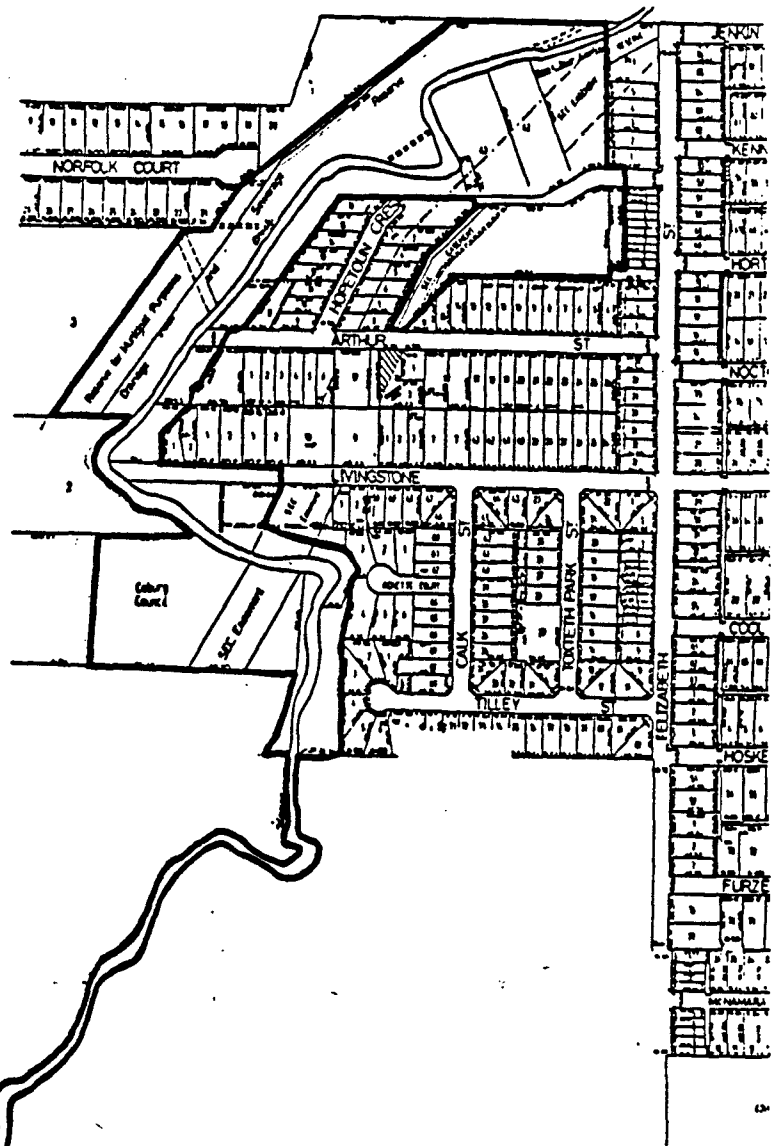
The predominantly native planting of the last 10-20 years has not been consistent with the historic landscape character of the Reserve. The introduction of many disparate elements, some appropriate and necessary, others detracting from the significance of the site, has compromised the essential character 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.<sup>58</sup>

## 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 vealers on land along Edgars Creek leased from the Council until 1976.<sup>59</sup> The former Kirkwood Golf links, now a golf driving range, are on the western bank of the Creek.<sup>60</sup> Golf Road forms the Sth western boundary and an SEC transmission line runs the length of the Creek to the municipal boundary. The Sthern 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 Merri Creek, servicing Coburg North and the Housing Commission of Victoria's Newlands Estate.

## Area S Gavin Park and Westbreen Creek Level 2

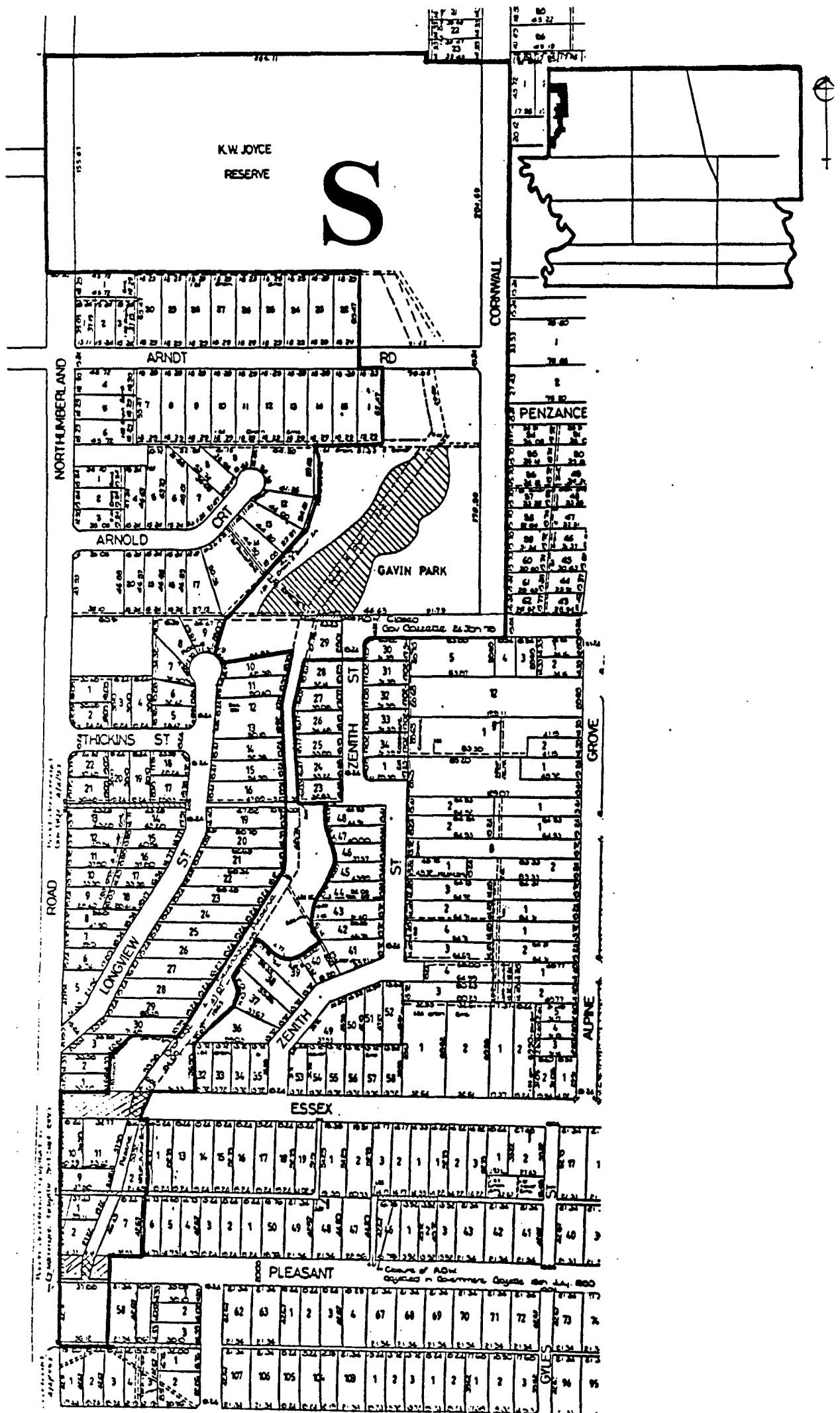
Gavin Park, Westbreen Creek & K.W.Joyce Reserve(Linear corridor of land along former Westbreen Creek)

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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 Broome, p 316.

60 Ibid, p 226.



Area S Gavin Park and Westbreen Creek Level 2

## 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.<sup>61</sup> 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 T    Coburg Cemetery            Level 1

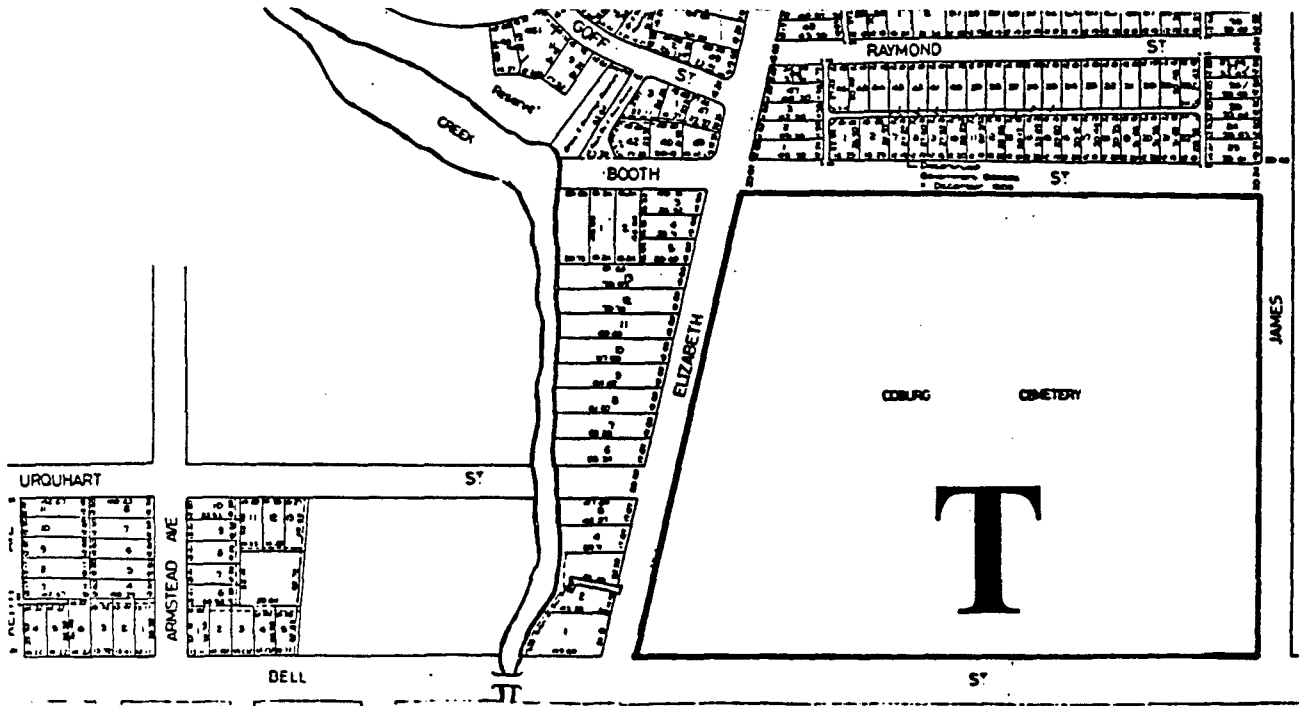
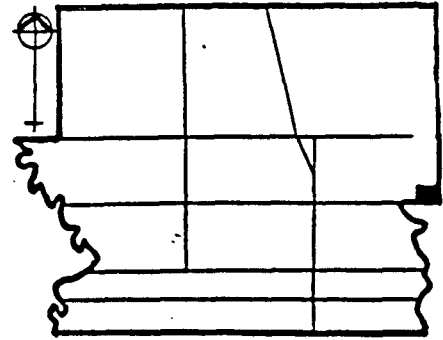
Coburg Public Cemetery    (Bounded by Bell, Elizabeth, Booth and James Street)

## Origin

Surveyed site of 14.5 acres gazetted in 1860.

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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 Sthern 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 (eg. *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".<sup>62</sup>

### Area U    City Park and Oval            Level 2

Bridges Reserve and City Oval (Bell Street)

### Origin

Named after G A Bridges.

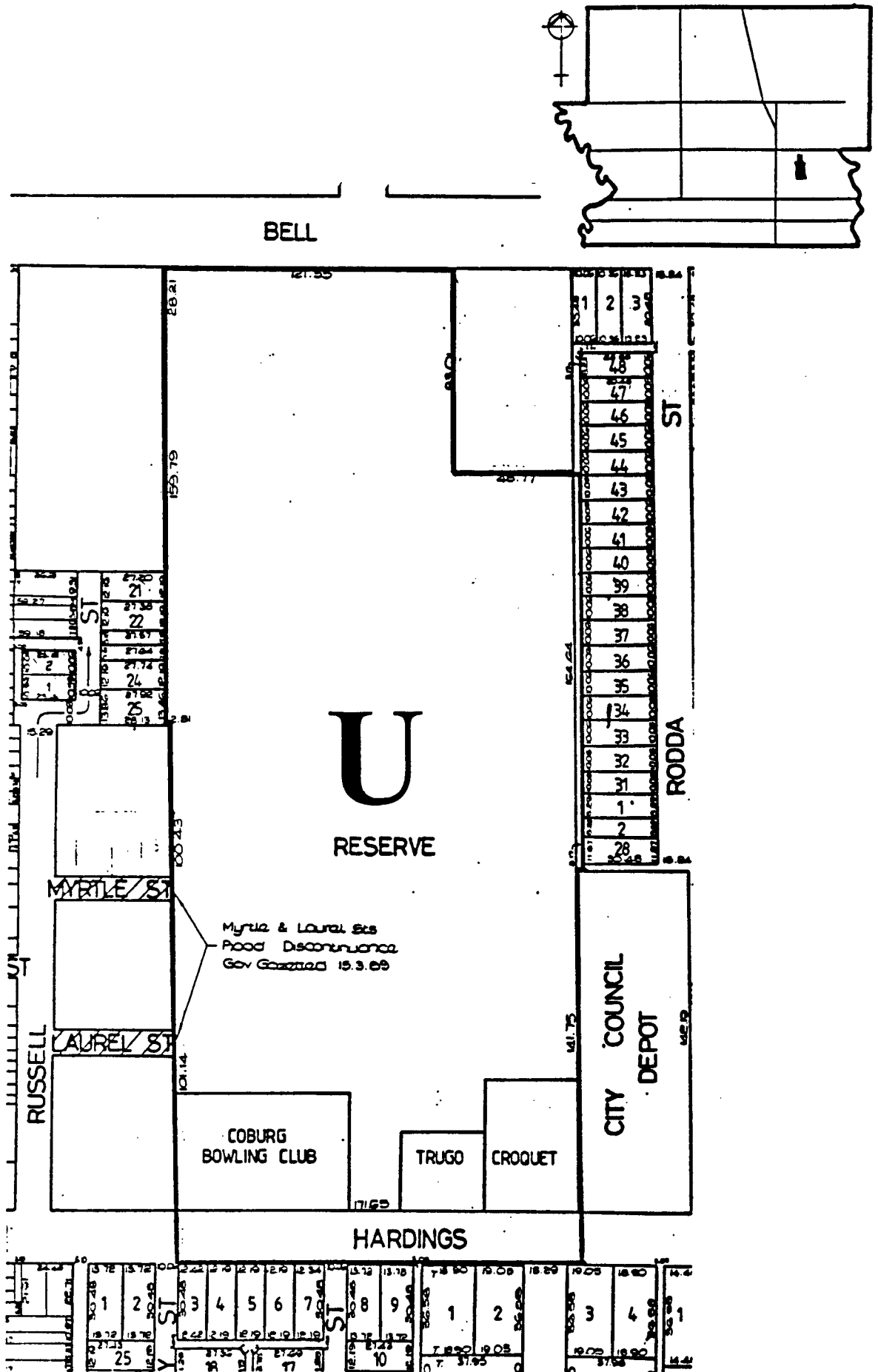
### Description

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 pseudoacacia* 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.<sup>63</sup> The Coburg

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62    C Johnston, *Coburg Public Cemetery*, 1988

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.

## **6.0 BUILDING CONSERVATION GUIDELINES**

### **6.1 Introduction - The philosophy and objectives behind the guidelines**

These guidelines are designed for the use of private property owners, especially home owners, and municipal officials alike as an aid to the protection and enhancement of Coburg's heritage. They recognise and describe the essential nature and distinguishing characteristics of Coburg's built environment and provide appropriate alternatives for the management of that environment. In particular, they provide a guide to appropriate works for reinstatement, alteration and addition and new infill development in the belief that through them it is possible to improve the quality of the built environment in Coburg. While they concentrate on domestic architecture the principles and often the details of the Guidelines can be applied to other building types such as shops and offices.

The approach to conservation which is fundamental to these guidelines has been developed by Australia ICOMOS, the local branch of the International Council on Monuments and Sites. Its philosophies, principles and definitions, which are set out in the Burra Charter, produced by Australia ICOMOS, are the result of much debate and experience. They can be applied to any heritage site, no matter how humble, to its advantage. While every generation may leave its mark, we are custodians of our heritage for future generations.

Without careful management Coburg could continue to see a steady erosion of its surviving original building stock, comprised as it is of buildings from all eras since European settlement in the Port Phillip area. This erosion works against the interests of all Coburg residents. It is now accepted by most communities that the retention and maintenance of significant building stock, and a sensitive approach to design in areas in which they are found, results in an improved amenity in terms of streetscape coherence, aesthetic effect and heritage value, accompanied by communal pride and rising land values. There is a growing acceptance of the recycling of old buildings as a better alternative to demolition and new construction. With this comes an

obligation to ensure that significant buildings are treated in a fashion which is appropriate to their age, style, materials and individual significance. These guidelines are designed to promote and facilitate this process for owners and planners alike.

## **6.2 Guidelines**

The guidelines are at two levels. The proposed Amendment to the Planning Scheme includes broad guidelines. If applicants comply with these broad guidelines to the satisfaction of the Responsible Authority a permit will either not be required or will be issued by delegation. The implementation of the broadly based guidelines should be through the detailed guidelines provided in this Study, adopted as policy by Council.

The guidelines take the form of a description of the nature of the various styles associated with the main periods of Coburg's development. This is followed by advice on how to conserve significant or old buildings and how best to make appropriate additions. The authors are indebted to David Harvey, who gave permission for the use and modification of his booklet on the conservation of period buildings.

### **6.2.1 Description of building types**

Building type is generally defined according to function, that is Residential, Commercial, Industrial, Educational, Institutional, Civic, and Religious. These are the major building types found in Coburg, and it is their relative percentage and distribution which defines the character of life in the municipality today. The age, appearance and significance of the individual examples of these types, and their net effect, defines the heritage character and value of the municipality.

### **6.2.2 Description of building styles/periods**

It is vital to the process of conservation that one be able to identify the period and style of individual buildings, as these provide a basis upon which to determine how to manage the *preservation, restoration or renovation* of each building (see Section 9.2 for a concise definition and differentiation of each of these italicised words). Generally speaking, the

one hundred and fifty odd years since first European settlement at Port Philip can be divided into a number of periods which are each typified by a number of quite specific building styles.

These periods are often difficult to specify precisely, because early or late examples of the representative architectural styles often appear outside the period with which they are aligned. Furthermore, one period may see a continuation or elaboration of a style which appeared in the previous period - in such cases a degree of expertise may be required in order to correctly determine the true date of the building in question. All of this means that the periods tend to overlap to some degree, however they remain a useful tool for gaining an approximate date for a building on the basis of site inspection alone. Approximate dates for these periods in Coburg are:

Colonial (1835-c1850)  
Early to Mid-Victorian (c1851-c1875)  
Mid- to Late Victorian (c1875-c1900)  
Federation (c1901-c1918)  
Interwar(1919-45)  
Post-WWII (1946-59)

The main styles associated with these periods in Coburg are:

Colonial: Colonial (ie verandahed homestead)  
Early to Mid-Victorian: Georgian, Italianate, Gothic and Free Classical  
Mid to Late Victorian: Gothic, Carpenter Gothic, Italianate and Free Classical  
Federation: Anglo Dutch, Arts and Crafts, Bungalow, Romanesque, Queen Anne, Gothic and Federation.  
Interwar: Art Deco, Beaux Arts, California Bungalow, Georgian Revival, International, Moderne, Spanish Mission, Stripped Classical and Tudor Revival  
Post-World War II: Ecclesiastical, International, Post-war Bungalow and Suburban Vernacular

While it is not possible within this study to give a detailed description of these styles and their evolution, an attempt has been made to illustrate an example from Coburg of each style from each period in the following section of the study, which describes the main materials employed in characteristic houses of each period and suggests appropriate measures for their conservation and reinstatement. Further information regarding styles of building can be sought through publications such as Richard Apperly, Robert Irving & Peter Reynolds *A Pictorial Guide to Identifying Australian Architecture* and other references listed in the Bibliography, Section 9.8 of this Study.

### 6.2.3 Research

Much research has already been done for A, B and C buildings in the Study. The data sheets provide a good springboard for further research. The Coburg Historical Society, which holds excellent records, and the Heritage Adviser appointed by the Coburg City Council could assist by starting and directing further research.

Much can be learned about a building, both its architecture and history, from documentary sources. Simple research can reveal an exact date of construction, a sequence of owners and occupiers, perhaps an architect and builder and the the major alterations which have occurred. Title details, municipal records and MMBW records all provide intricate and exact information. Biographical information may be gleaned from these sources and then amplified by further research using Post Office and Sands & MacDougall *Directories*, Probate papers, birth, death and marriage certificates. This research may lead to the descendants of previous owners and occupants who may hold early photographs and even original drawings.

The Coburg Historical Society has an excellent archive. Certain buildings may have their own archives, particularly religious and institutional buildings. Other buildings may belong to a type or group, such as the State Bank Housing Scheme or the War Service Homes, for which limited designs and specifications were used, and on which much sophisticated research has been undertaken. The HCV's records provide a mine of information about the Newlands Estate.



Research should be systematic, starting with known facts. Information should be recorded carefully. Original records should be copied - the originals might be lodged with a library or archive for safe keeping.

#### **6.2.4 Preservation and reinstatement of materials**

Once a building's period and style have been determined, a step which becomes more important the more drastically and detrimentally a building has been altered, it is possible to start to decide the nature and extent of appropriate reinstatement or alteration. If these alterations are perceived to be insignificant and detrimental, they may be removed or altered to be more appropriate, and the original materials and finishes of the building restored according to the guidelines laid out below. Wherever possible the advice of the Heritage Adviser or that of an architect, particularly someone specialised in conservation, should be sought to complement and perhaps explain these guidelines - this becomes more important the more significant the building, and should be seen as absolutely essential for A, B and C grade buildings.

It should be born in mind that returning to an original or homogeneous appearance is not always the most desirable approach. Sometimes an old building has been altered so as to assume a significance quite removed from its original status. It may act against the interests of conservation to remove these alterations and return the building to its original appearance, which could be easily gauged from the nearby terraces.

Similarly, Victorian buildings often have features or elements from later periods such as Federation; these have assumed their own significance, and are generally perceived as complementary to the original building. It would be a mistake to remove these, because they are now part of the building's significance as an historical artifact.

#### **6.2.5 General Reinstatement procedures**

Once it has been decided that reinstatement is the desired option there are ways to help determine how the building should be treated. First, it is important to look in the immediate vicinity for examples of similar

buildings of the same type and period which can provide clues about the original appearance of the building. Coburg was developed in a number of quite specific periods (see Section 2), and building in each of these was generally confined to particular areas. It is common to find an area which is largely composed of Victorian buildings, while nearby there may be another area which is largely Federation and yet another which might comprise 1930s bungalows only. It is therefore reasonably likely that you will find a number of adjacent or nearby buildings which were either originally identical to your own or else which shared many common characteristics.

Then a careful study of the building itself may reveal original finishes or materials of which you may have been unaware. For example, many Victorian buildings were built using a variety of coloured bricks (polychrome construction), but as these became less fashionable, or their tuckpointing began to deteriorate, they were often painted over or even covered with render. A simple but careful scraping of the paint from the surface of a painted wall in a number of places may uncover this variety of colours. Similarly, in the case of a rendered surface, an examination of the eaves or corners of the building may reveal bricks that were not rendered and that show the original polychrome surface to have been original. These later finishes can be removed using techniques outlined below if this is seen to be desirable.

Careful scraping of painted timber elements such as doors and door frames, windows and window frames may also reveal original colours, which are always the preferred option for the reinstatement of an old building. One must, however, be careful not to confuse final coats with primers and to make adequate allowance for the weathering of these surfaces (and their corresponding discolouration) when choosing an equivalent to replace them. Most major paint companies now provide heritage colour charts which indicate the colours appropriate to different eras. These can be used to find colours which approximate those originally used on the building.

Examination of the surfaces of the building may also indicate the former presence of elements which are now lost. One example of this is where the fascia of a verandah and the wall immediately below it at either

termination retain the marks or holes where cast iron ornament has been attached. Faint marks can also often be detected on wall surfaces where a verandah has been removed - these are particularly useful, as they show the extent and profile of the original verandah. Original evidence of this kind is the most valuable guide to how a building should be reconstructed.

With any building there are a few elements which determine its appearance and its role within the streetscape. These are the elements which it is most important to analyse, to compare with local examples, and then to reinstate in an appropriate fashion. Some of these elements, as one moves in from the street, are:

- Fences
- Garden landscaping (terracing, paths, etc)
- Verandahs
- Facade wall surfaces
- Windows
- Roofs
- Eaves or parapets
- Chimneys

These are the aspects of a site and building which tend to make the most immediate visual impact as one walks or drives past a building. The importance of these elements is emphasised if a building is part of a terrace or a row of similar buildings, setting up a rhythm which is broken if any of these elements have been altered or removed. Their reinstatement should take a priority.

There are also elements of buildings which are not as immediate in impact but which become more noticeable as one pauses to look at a building or approaches to enter. They generally fall into the area of details, and can be listed as:

- Path surfaces
- Garden planting (plant species)
- Verandah surfaces
- Verandah supports (detailing)
- Doors and door frames
- Windows and window frames
- Eaves or parapet ornament
- guttering and downpipes

These may be seen as secondary considerations for a building of low significance, but are absolutely vital if a building is to assume a correct, thorough and appropriate restored appearance.

#### 6.2.6 Detailed Reinstatement Guidelines for Houses

This Section provides guidelines for the materials and finishes characteristically used for the different elements in the various periods outlined above. The guidelines are written with domestic buildings in mind but are usually applicable to commercial buildings of the same period. It is important to note that the detached house in Australia, and certainly in Melbourne, has changed little in plan over the years. Major changes occurred about 1900 and then after 1945 but most houses are still conventional. They have changed in style rather than in substance. The best introduction to the Australian house is still Robin Boyd's *Australia's Home: Its Origins, Builders and Occupiers*. Further reading is, however, recommended.

The information in this section is enough to enable the identification of a house style and to detect inconsistent alterations. Faithful reconstruction can only be done with more detailed information. The guidelines are closely based on the booklet, *A Guide to Altering Old Houses*, by David Harvey and Celia Waters, architects. Their kind permission to reproduce and add to both their text and sketches is much appreciated. Copies of the booklet are available from the municipal offices. Some other sources of information are:

- (i) Research as discussed in Section 6.2.3.
- (ii) Observation of similar houses in the same area.
- (iii) The National Trust's files and various Technical Bulletins.
- (iv) The Conservation Bibliography at the end of this text.

### Colonial (1835-c1850)

So few Colonial buildings survive in Coburg that detailed guidelines are unnecessary. Each of the buildings from this time in Coburg is an A Grade Building and each deserves a formal Conservation Analysis to be prepared for it. The analysis would lead to a Conservation Plan for the long term management of the site.

### Early to Mid-Victorian (c1851-c1875)

#### Houses

The early Victorian house took its detailing and proportions from the classical public buildings of the early 19th century. The style is formal, sober and classical. Plans are usually symmetrical about the front door though they may follow the asymmetrical Neo-Gothic. Rooms open off a central corridor which is divided by arches separating the more public from the more private areas. Kitchens and other service areas may be detached. Early examples are simple. Ornament is limited to windows and eaves. Later ornament becomes complex.

Mid-Victorian houses are formal, their facades composed of simple rectangles with restrained, applied ornament. Terrace types are generally symmetrical, sited close to the street, their facade surface dominant. Detached houses are generally asymmetrical, set further back from the street, but again the facade surface dominates. Plan forms are still simple. Rectangular rooms open off a straight corridor.

## **Materials & colours.**

**Roofs:** slate/corrugated iron over verandahs.

**Walls:** grey stuccoed brick or stone, usually unpainted but maybe limewashed; fair faced brick, always unpainted; weatherboards, always painted or limewashed.

**Floors:** timber or terracotta tiles to verandahs.

**Principal colours:** grey stucco, white window frames with black sashes.

Important doors are dark stained, others are painted chocolate. Dark green venetian blinds. White painted cast iron lace. Unimportant woodwork chocolate.

## **Interiors.**

**Ceilings:** flat plaster ceilings, wide moulded plaster cornice, central ceiling rose, ornate arches in hallways, all mouldings simple in profile.

**Walls:** flat plaster, painted or papered; some timber panelling in inferior rooms; moulded architraves and high skirtings, all simple and standard in profile.

**Floors:** wide softwood (pine) boards, carpet squares and runners, oil cloth.

**Principal colours:** pale ivories, pastels, greys. Walls and ceiling contrasting. Finely printed satin wallpapers. Colours became deeper towards the end of the period.

## **Elements.**

- a** projecting front room semi-octagonal shape.
- b** verandah (concave or straight profile).
- c** shallow, hipped roof.
- d** chimneys and sometimes a square tower penetrates the roof.
- e** deep eaves corbelling.
- f** stringcourse.
- g** projecting plinth.

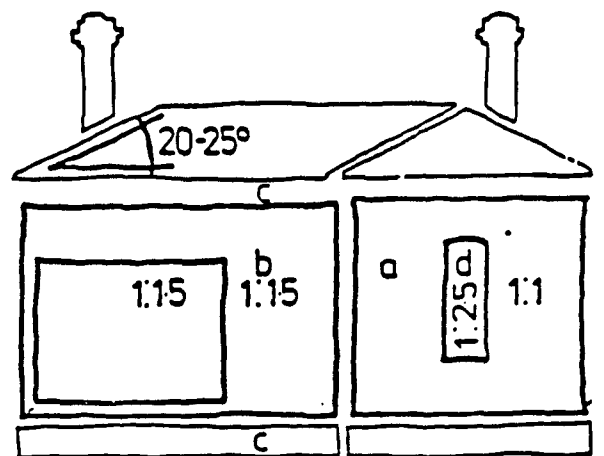
- h large windows, double-hung, sometimes with a curved head.
- f half-round and, later, ogee guttering with circular downpipe (rarely cast iron) supported on scotia mould.

### Proportions.

**Composition:** classical, frontal; balanced and restrained; high ratio of solid to void.

**Elements:** square to rectangular.

- a projecting wing square to slightly vertical rectangle.
- b main building facade is usually a horizontal rectangle.
- c whole facade is divided into horizontal bands by the eaves line, string course and plinth.
- d windows are vertical rectangles often divided into triple lights.



### Ornament.

- a cornice moulding and brackets to eaves
- b cornice to chimneys
- c mouldings to window head and surrounds.
- d heavy four panelled door, sometimes glazed.
- e coloured glass sidelights and fanlight to front door.
- f simple timber bressumer and brackets or cast iron lacework to verandahs.



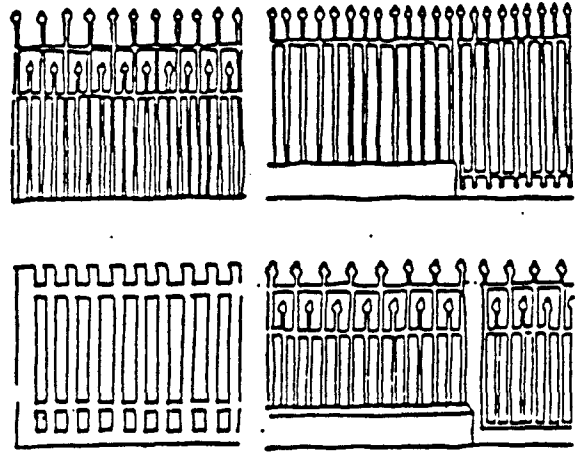
## Fences & Gardens

**Character:** Formal, clipped, neat small lawns. Large flower beds.

**Vegetation:** Buffalo grass lawns. Beds of flowers and low shrubs. European not Australian trees. Plants used for their exotic qualities and used in contrast with each other.

**Paths:** straight gravel paths make direct entry.

**Fences:** simply patterned single or double cast iron palisades fixed to bluestone plinths. Timber pickets/palings or even rails.



## Late Victorian (c1875-c1900)

### Houses

The late Victorian period coincided with a period of great increase of wealth in Australia. Detached house plans were derived from the asymmetrical Gothic type. A straight corridor led through the house with rooms strung asymmetrically along it. Terraced houses were planned symmetrically, with each house mirrored by its neighbor around the lightwell. Detailing was based on the Early Victorian style but was much embellished and more extravagant. It is the style's most dominant feature. There was a rise in the fashion for polychrome brickwork.

**Materials & colours.**

**Roof:** slate/corrugated iron bullnosed over verandah.



**Walls:** brick - early examples were rendered imitation stone, later examples were of white tuck pointed polychrome brickwork. Weatherboard, sometimes as imitation stone/ashlar.

**Floors:** mosaic/terracotta tiles to verandah or timber boards.

**Principal colours:** early examples grey stucco, later examples red yellow brown bricks. Woodwork was painted white, stone, brown or given a dark stain ("graining" was popular). Dark green or red venetian blinds.

## Interiors.

**Ceilings:** moulded plaster, pressed metal or timber panelled ceilings with wide deeply moulded cornice. Elaborate central ceiling rose. Ornate arches in hallways. Ceiling papers common.

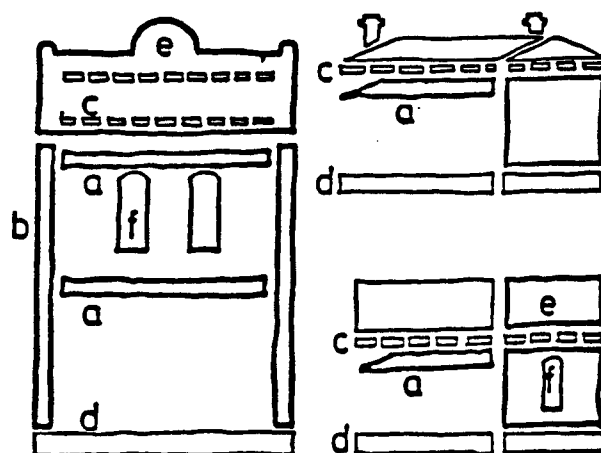
**Walls:** plaster or timber panelled with deep moulded architraves and high skirtings. Picture rails. Usually papered with several elaborate designs.

**Floors:** narrow timbers, parquetry; in grand houses, carpet squares and runners, oil cloth.

**Principal colours:** early examples - soft greyed ivories, pastels. Later examples - deeper colours often with red/blue, orange-green frieze. Floral wallpapers to picture rails, frieze papers and textured papers common.

## Elements

- a arcaded verandahs.
- b projecting decorated party walls.
- c deep cornice moulding.
- d high plinth.
- e heavily decorated parapet above verandah hides low pitched roof.
- f large double hung windows often with arched heads.
- g ogee guttering supported by scotia or bolection mould and circular downpipes.

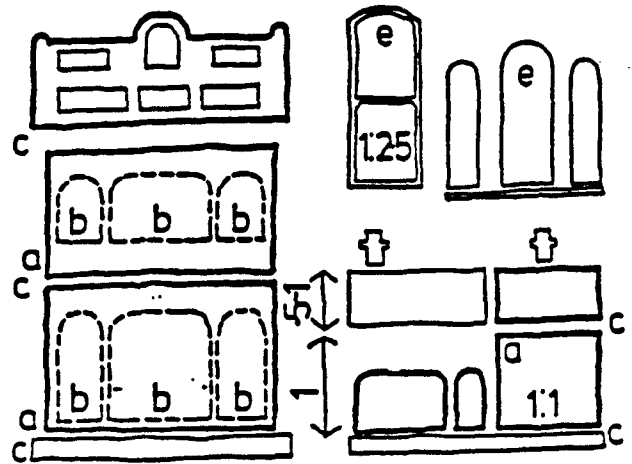


## Proportions.

**Composition:** classical, frontal; high ratio of solid to void.

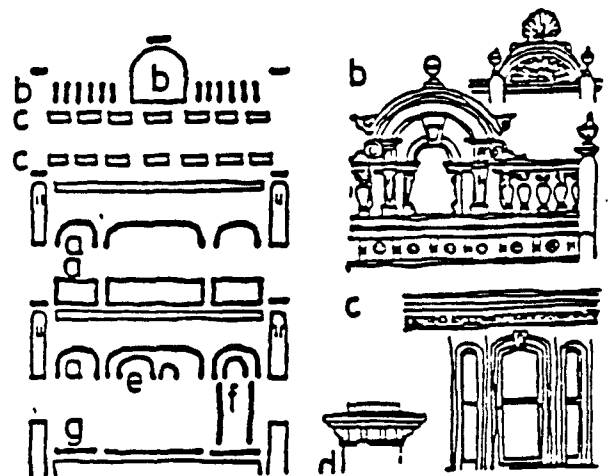
**Elements:** rectangular.

- a strong rectangles are formed by the projecting party walls and horizontal verandah lines (terrace type).
- b verandah posts and cast iron lace subdivide the facade into smaller rectangles.
- c whole facade is divided into horizontal bands by cornice, verandah lines and plinth.
- d one storey house has scale of two storey.
- e windows are vertical rectangles, sometimes exaggerated.



## Ornament.

- a cast iron lace to verandahs and balustrades (late examples imitate timber fretwork and turned timber).
- b parapet above verandah is stuccoed and decorated with a profusion of label moulds, pilasters, brackets, scrolls, floral motifs, urns, balls often topped by a pediment.
- c deep bold cornice moulding and friezes.
- d cornice to chimney.
- e window head moulding, spiral mullions.

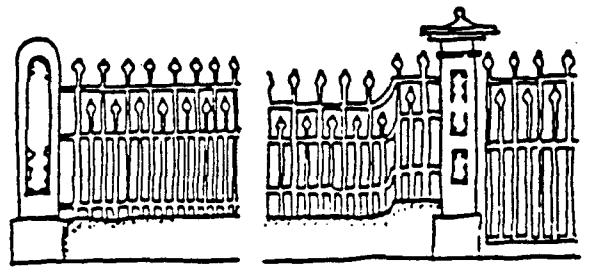


- f heavy panelled doors with richly glazed sidelights.

## **Fences and Gardens**

**Character:** clipped and neat. Large lawns and small flowerbeds.

**Vegetation:** buffalo grass lawns, beds of flowers. Low shrubs. European not Australian trees. Plants chosen for their exotic qualities and used in contrast with each other.



**Paths:** Straight direct path in patterned mosaic or terracotta tiled.

**Fences:** Elaborately patterned cast iron balusters fixed to bluestone plinth; timber pickets and corrugated iron on timber framing.

## **Federation (c1901-c1918)**

### **Houses**

The Federation house is the antithesis of the Late Victorian house. Its designer's objective was to be quaint and picturesque. It is asymmetrical and is characterised by a complicated, steeply angled roof form. It is essentially a red brick, cream painted render style. There are however cream weatherboard and red corrugated iron versions. It was derived from the English Queen Anne movement.

## Materials & colours.

Roofs: orange, terracotta Marseille tiles; corrugated iron.

Walls: smooth red bricks, black and green tuck pointed joints; roughcast render and half timbering to gable ends; roughcast on timber laths; square edged weatherboards sometimes notched to simulate shingles.

Principal colours: red bricks, cream render, buff cream dark brown/dark green timber windows and other woodwork.

## Interiors.

Ceilings: fibrous plaster sheet ceilings, joints covered with 50mm wide plaster on timber straps. Moulded cornice with painted frieze below. Fretwork trellis to arches.

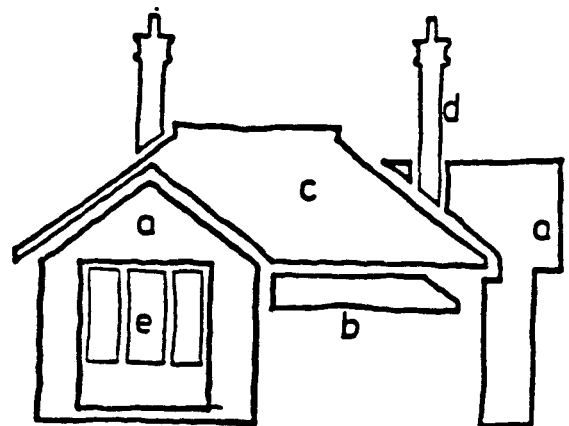
Walls: flat plaster. Timber panelling, often to high level. Picturesque carved fireplaces. Built-in shelves. Paint more popular than wallpaper.

Principal colours: dark stained timber panelling, cream deep warm beige, some red and green to front rooms. Japanese influence.

Floors: timber boards, carpet squares and runners, rarely fitted carpets, linoleum.

## Elements.

- a one or two wings project (at right angles to one another) from the front of the house and to the side. New emphasis on the diagonal.
- b low shadowed verandah curves around between wings.
- c high pitched, dominating and complicated roof often with turrets and false dormers to give a vertical interest..
- d tall ornate brick chimneys penetrate roof.
- e picturesque leadlight casement windows.



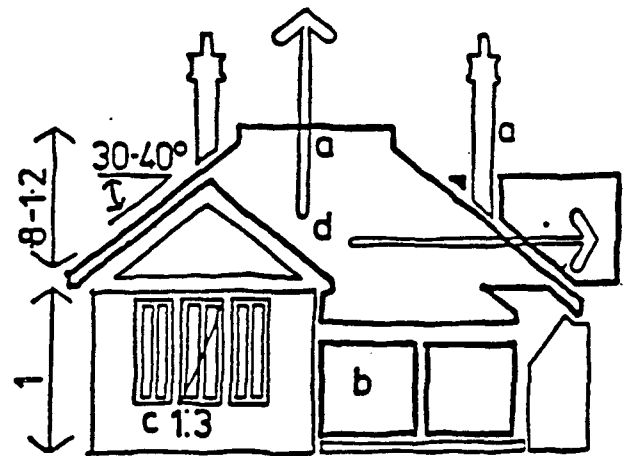
- f ogee guttering supported on bolection mouldings, and circular downpipes.

### Proportions.

**Composition:** informal, vigorous, with new emphasis on verticality.

**Elements:** fragmented triangles over low horizontal rectangles.

- a profusion of steeply angled roof planes gives verticality.
- b lie of eaves, verandah shadows give horizontality.
- c windows are vertical rectangles usually grouped or bayed.
- d wings pull horizontally and chimneys vertically from the centre.



### Ornament.

- a timber fretwork to verandahs and eaves, rarely cast iron.
- b terracotta roof ridge capping in fanciful shapes. Gable ends and dormers are topped with a terracotta finial often dragons, griffins, kangeroos or emus.
- c chimneys built in fluted shapes with cornice and terracotta pots.
- d leadlight casement windows.

**Note:** new interest in Australiana as a decorative source and introduction of stylised Art Nouveau.

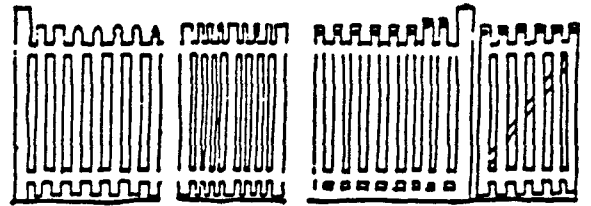


## Fences and Gardens

**Character:** formal neat large lawns.  
Narrow flower beds.

**Vegetation:** buffalo grass lawns. Beds of flowers and low shrubs. European not Australian trees. Still with an emphasis on different qualities but more dark, rich foilage. Palms become popular.

**Paths:** patterned mosaic or terracotta tiled straight direct path.



**Fences:** elaborately patterned cast iron balusters fixed to bluestone plinth. Timber pickets or corrugated iron on timber framing. Red brick masonry.

## Interwar (1919-45)

### Houses

Interwar development (typified by the Californian Bungalow) was imported from America. Its designers aimed at giving a rugged yet cosy and warm image. It has the feeling of a fortress, excluding nature, but it is built of textured natural materials. The plan form is a compact rectangle with usually two or three bedrooms. More extravagant two storey versions were built for the rich. Forms are simple, surfaces are broad and unbroken.

Other styles gained in popularity in this period also. Spanish Mission, Tudor Revival and Georgian Revival as well as streamlined Moderne and International Modern were used as stylistic overlays to what was

generally the basic builders' bungalow - conventional in plan, double or triple fronted and single storey.

### Materials & colours.

**Roofs:** red, orange and green cement tiles. Terra cotta tiles continue to be used

**Walls:** brick, weatherboard, roughcast render or pebble finish to elements such as brick pillars, balustrade, timber shingles and roughcast render. Pebble finish to gable ends. Clinker brick chimney. Rarely roughcast on chicken wire. Square edged weatherboards.

**Principal colours:** red bricks, clinker bricks, oil stained dark brown weatherboards. Brown, ivory, green and sometimes even bright red woodwork.

### Interiors

**Ceilings:** fibrous plaster sheets with stained timber cover straps to joints. Small cornice Adam Revival, Art Deco and Spanish Mission styles also popular.

**Walls:** plaster/dark stained plywood panelling to 1.8m high, picture rail at 1.8m.

**Note:** often art nouveau patterns to glass panels in doors and windows.

**Principal colours:** dark stained timber or natural timber panelling. White walls and ceilings.

### Elements

- a very large gable ends
- b broad roof planes, main roof pitch not less than 25 degrees. Porch roof not less than 15 degrees.
- c deep front verandah.
- d massive chimney on external wall.
- e small pokey windows punched in the wall - casement or double



- hung type - often a bay window to front room.
- f massive pylons to front verandah.
- g quad guttering supported on quad moulding and circular or square downpipes.

#### Proportions.

**Composition:** informal, frontal rectangular plan form with one room thrust forward.

**Elements:** triangular roof form over horizontal rectangles. Elements are thick and massive.

- a large low roof. Prominant gable ends.
- b horizontal verandah lines.
- c windows are square to horizontal rectangles divided into vertical rectangles by mullions.
- d elements are bold and simple.

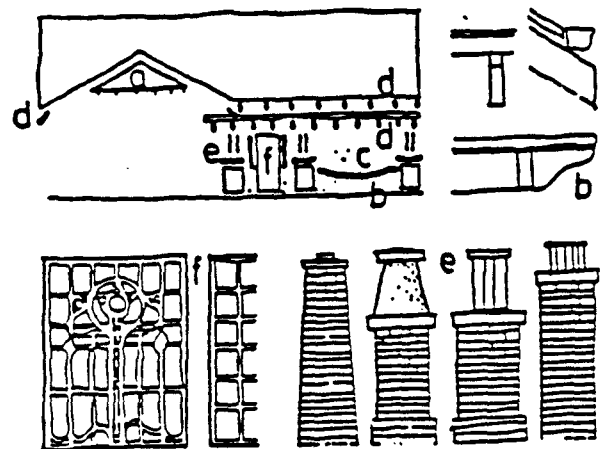




## Ornament.

- a timber shingles, roughcast render and pebble finish to gable ends.
- b brick walls partly roughcast render or pebble finish.
- c brick or stone capping to balustrade wall.
- d projecting rafters. Curved bressumer to verandah.
- e tapered pylons sometimes topped with timber posts.
- f window, door glass, sidelights usually patterned with Art Nouveau or Art Deco motifs in leadlight. Introduction of steel framed windows.

Note: Adam Revival, Art Deco, Tudor Revival and Spanish Mission styles became popular.



## Fences and Gardens

**Character:** tangled, twisted and picturesque lines.

**Vegetation:** Buffalo grass lawns, clumps of shrubs and bushes. Australian native trees. Less interest in flowers. Standard roses.

**Paths:** twisted flagstone path rambled around garden.

**Fences:** woven wire fixed to timber framing. Trimmed hedge behind low brick wall - finished as in house.



The interwar period is of particular significance as that in which Coburg not only was declared a city, but also began to fill out and look like a city. A high proportion of the buildings and areas noted in this study date from the interwar period. For this reason an Appendix providing more detailed information on the houses of the period has been included, Section 9.6.

### Postwar (1946-59)

#### Houses

In the thirties the simple detached cottage became the most popular house type. This had a simple L-shape with a gable or hip roof. It passed through several phases - 'Streamlined Moderne', 'Art Deco', a postwar Austere style and finally evolved into the 'elongated "L" shape' of the 50's. The early modern home design was based on 'functionalism' as an architectural theory, its features being streamlined horizontality, a lack of decoration and machine inspired styling. In Coburg the period is typified by the archetypal Australian double fronted brick veneer and various types of prefabricated steel and timber bungalows, some of the latter having been imported from Europe.

#### Materials & colours.

Roof: cement tiles, terracotta tiles, concrete slab over porches.

Walls: face bricks usually with half round tooled joints - red, cream and clinker bricks popular for certain styles.

Floors: hand ground terrazzo floor to porch. Timber internally.

Principal colours: salmon, brown, dark manganese, striped tapestry bricks, rounded edged weatherboard, cream woodwork, cream or green steel windows.

#### Interiors.

Ceilings: flush plaster with heavy stepped plaster cornice or 50mm scotia mould cornice. Flat central ceiling motifs.

Walls: hard plaster. Plain skirting. Picture rails.

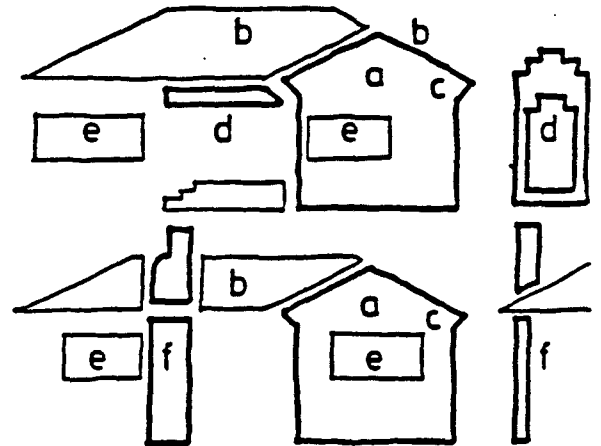
note: chromium plated door furniture, taps. Sandblasted plate glass doors and mirrors. Streamlined built-in furniture.

Principal colours: cream, green, apricot and other autumnal tints. Some cherry red, blue.

Floors: hardwood boards polished with carpet squares and runners, fitted or wall to wall carpets more common, linoleum, vinyl.

### Elements.

- a projecting front room.
- b minimum pitch tile roof. Often hip roof.
- c boxed eaves gutter finished against corbelled brick gable or returned around gable for 450mm.
- d flat slab roof to small porch supported on 75mm diameter steel column.
- e large windows, often corner type or small portholes.
- f single external chimney projects through eaves, quad gutters supported on quad mouldings, with circular or square downpipes.

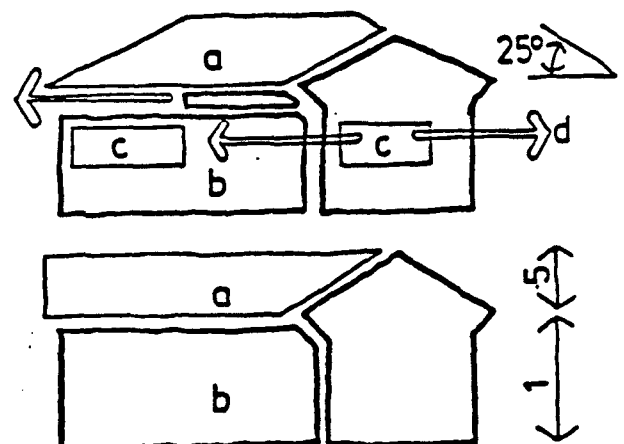


### Proportions.

Composition: informal. Only complexity around entry and chimney. Corner entry.

Elements: horizontal rectangles, low triangles.

- a low pitched triangular roof.
- b walls are horizontal rectangles.

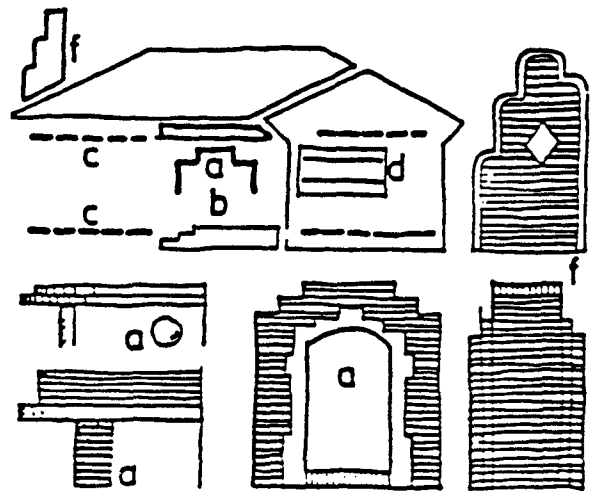


- c windows are horizontal rectangles divided horizontally with three or four horizontal bars.
- d the whole facade aims at a streamlined horizontality.

#### Ornament.

- a boldly modelled verandah
- b entry doors, front gates decorated with sunrise, quarter circle and other geometric motifs, house numbers emphasised.
- c horizontal lines picked out in cream or green paint or with contrasting brickwork.
- d horizontal transom bars divide windows.
- e portholes, often in 'threes'.
- f modelled chimneys.

Note: sailing ship, skyscraper and sunset images were popular as last vestige of Art Deco/Streamlined Moderne.



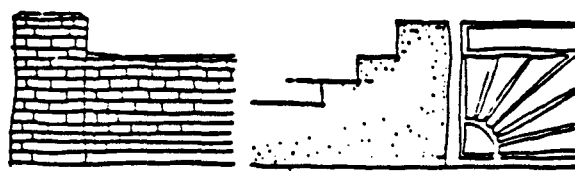
#### Fences and Gardens

**Character:** showy, neat and trimmed/straight lines.

**Vegetation:** lawns, border plants and decorative trees. Back garden has vegetable plot and fruit trees.

**Paths:** straight concrete or gravel paths. Crazy paving.

**Fences:** low brick fences using bricks and detailing similar to the house. Low cyclone wire and timber plank fences. Having no fence also became popular.



## **Newlands**

The Newlands Area can be considered separately because of its homogeneity and the fact that only a limited number of solutions were employed for materials, fence types and so forth. The one and two storey buildings are aligned with those described in the previous, Postwar section - they are generally horizontal in articulation and are free of external decoration.

### **Materials & colours**

**Roof:** cement or concrete tiles, corrugated fibro cement.

**Walls:** face bricks with half round or struck joints.

**Floors:** Concrete porch. Timber internally.

**Principal Colours:** Clinker, salmon or cream bricks, cream woodwork and cream steel windows.

### **Interiors.**

**Ceilings:** flush plaster with heavy stepped plaster cornice or 50mm scotia mould cornice. Flat central ceiling motifs.

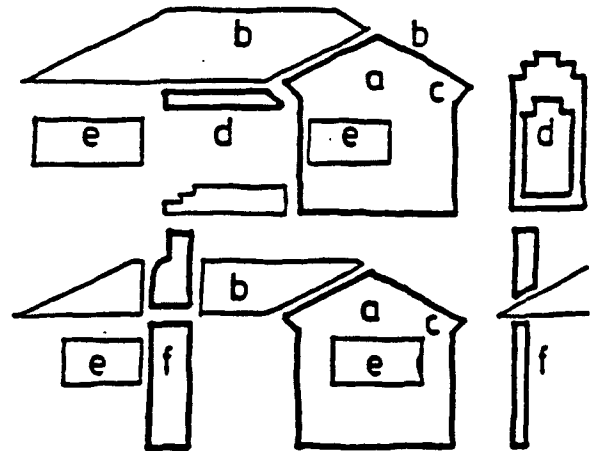
**Walls:** hard plaster. Plain skirting. Picture rails.

**Principal colours:** cream, green, apricot and other autumn tints.

**Floors:** hardwood boards polished with carpet squares and runners, fitted or wall to wall carpets more common, linoleum, vinyl.

## Elements.

- a projecting front room.
- b minimum pitch tile roof. Often hip roof
- c boxed eaves gutter finished against corbelled brick gable or returned around gable for 450mm.
- d flat slab roof to small porch supported on 75mm diameter steel column or timber frame.
- e large windows, often corner type or small portholes.
- f single external chimney projects through eaves, quad gutters supported on quad mouldings, with circular or square downpipes.

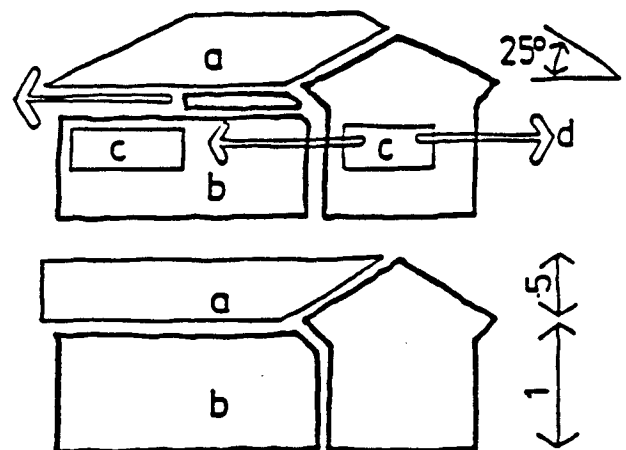


## Proportions.

**Composition:** informal. Only complexity around entry and chimney. Corner entry.

**Elements:** horizontal rectangles, low triangles.

- a low pitched triangular roof.
- b walls are horizontal rectangles.
- c windows are horizontal rectangles divided horizontally with three or four horizontal bars.
- d the whole facade aims at a streamlined horizontality.



## Ornament.

All ornament kept to a minimum as a cost saving device.

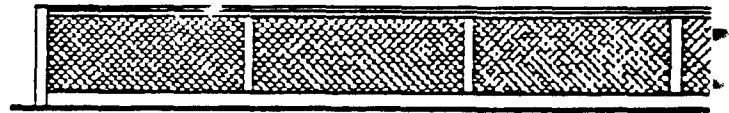
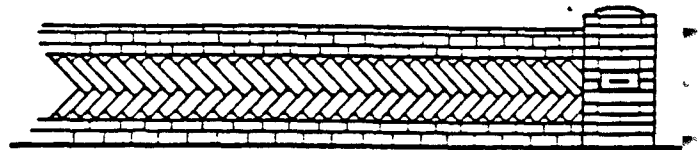
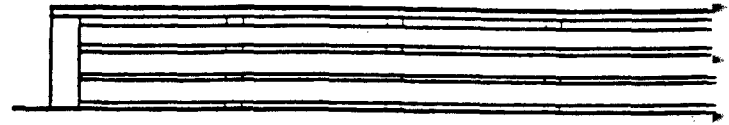
## Fences and Gardens

Character: neat, with trimmed straight lines.

Vegetation: lawns, border plants and decorative trees. Back garden often has vegetable plot.

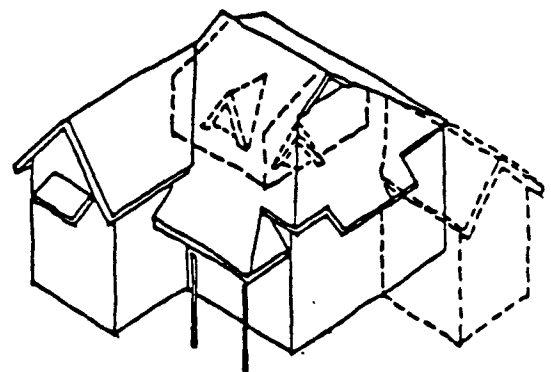
Paths: concrete

Fences: fences are generally of the cyclone wire, short vertical paling or horizontal paling types. Brick fences were generally considered too expensive by the Housing Commission, and not all houses have fences. All fences are low, generally less than 1m, and new fences should maintain the height of adjacent original fences. Fences are often accompanied by border beds of shrubs and flowers.

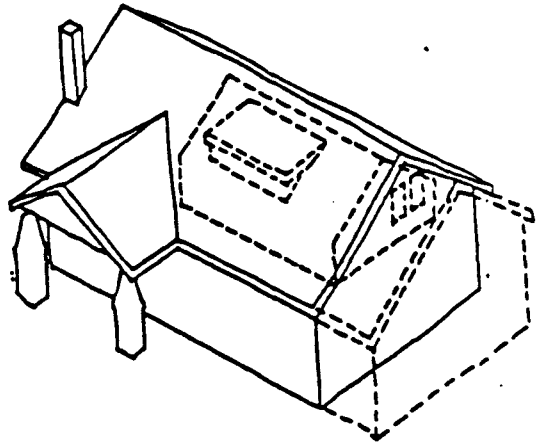


### 6.2.7 Alterations and Extensions to Existing Buildings

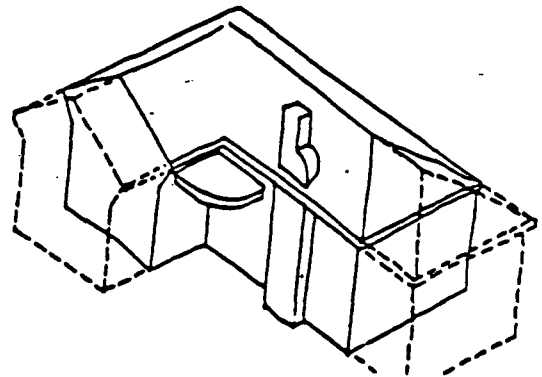
Changes to an old building should be made in the spirit and character of the original design. It is generally recommended that the forms, materials and fenestration of the new building emulate the original and that the detailing emulate but not copy that of the original. The details should be simplified versions of, and



complimentary to, the originals but not necessarily identical. If the reproduction of details is exact, a most difficult thing to achieve, then this can be misleading and lead to confusion. If the reproduction is an approximation then the effect is merely pseudo-historicism, which soon dates. This is particularly important for additions such as kitchens and bathrooms where they are likely to be filled with new appliances which would look incongruous in pseudo-historic interiors.



Nineteenth century buildings are generally composed of elements such as bay windows, verandahs, columns, projecting party walls and ornament to provide interest whereas twentieth century design incorporates little applied ornament but places greater emphasis on flat surfaces to form the composition. The most important considerations when designing alterations are:

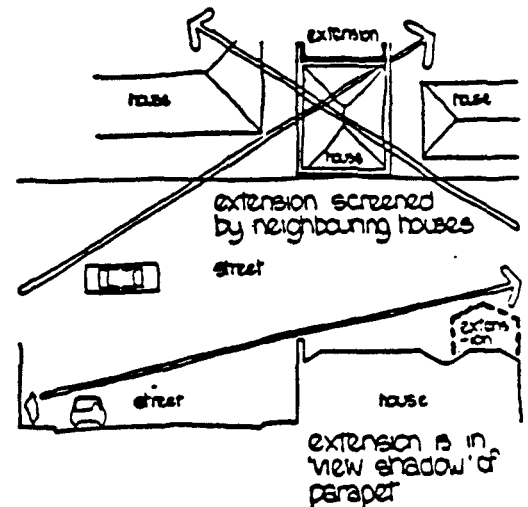


- (i) **Forms:** roof shape, verandah or porch type, use of parapets, use of curved rather than square corners - these should be similar to and of the same scale as the original.
- (ii) **Proportions:** the wall to roof ratio, roof slopes, solid to void ratio and window shapes should be identical.
- (iii) **Materials:** textures and colours of materials should match existing.

The general complexity should also be consistent with the original building.



When undertaking additions to an A, B C or D building, in which case a permit must be sought, changes should be made only in the 'view shadow' of the street elevation. The view shadow is that area of the building sheltered from sight of the street either by its own fabric or that of its neighbours (see diagram). This maintains the original appearance of the building from the street and thus its contribution to the streetscape.



When making alterations to an unlisted building in a Conservation or Urban Design Area it is important that the altered building reflect the character of the street. Additions to unlisted buildings in Conservation or Urban Design Areas should therefore conform to the guidelines given in Section 7.3, for infill development. This protects the rhythm of the streetscape by ensuring that the altered building respects the character and scale established by adjacent buildings and the streetscape as a whole.

#### 6.2.8 Fences

It is important when designing fences to consider which type is most appropriate for a particular style of house. The fence types consistent with each of the seven periods previously described are illustrated above together with a description of their main characteristics. Most suburban timber fences should be less than 1.2m high. Attention should also be paid to the following general observations:

- (i) high front fences can spoil the image of a house and its neighbours.
- (ii) high front fences encourage burglaries.
- (iii) high front fences do limit street noise but hedges, in association with a low fence of the appropriate type, may be just as effective and are much more sympathetic to traditional streetscapes.

### 6.2.9 Colours

A permit is required for painting of listed buildings or of infill in Areas only if the proposed colours do not conform to those recognised as appropriate to the period of the particular listed building or of the streetscape in which an infill is located. A general indication of colours appropriate to the various periods has been given above. Other, more specific sources of traditional colours are:

M.Lewis & A.Blake, *Exterior Paint Colours : a Guide to Exterior Paint Colours for Buildings of the Victorian Period*, Technical Bulletin 1.1; The National Trust of Australia (Vic).

Traditional/Heritage colour charts, now provided by most major paint companies.

If the proposed colours conform to those indicated as appropriate by these sources then a permit is not necessary. If they do not conform then a permit must be sought. A permit is not required for painting unlisted, existing buildings regardless of whether they are within or outside Areas.

### 6.2.10 Summary

Remember these useful guidelines:

- (i) Good building maintenance is good housekeeping.
- (ii) Keep as much as possible of the original building fabric.
- (iii) Don't hide the original style.
- (iv) If you have to replace old building fabric, replace it with similar new material.

### 6.3 Select Conservation Bibliography

R.Boyd, *Australia's Home*; (Pelican ) Melbourne 1952.

P Cuffley *Australian Houses of the '20s and '30s*, (Five Mile Press) Melbourne 1989.

S.Forge, *Victorian Splendour*, (Oxford University Press) Melbourne 1981.

J.M.Freeland, *Architecture in Australia, a History*, (Pelican) Melbourne 1968.

W.Hatton, *Adding on for Granny, a guide to alterations and extensions*; The National Trust of Australia (NSW) 1980.

W.Hatton, *Renovating a Federation Style House*; The National Trust of Australia (NSW) 1978.

M.Lewis & A.Blake, *Exterior Paint Colours : a Guide to Exterior Paint Colours for Buildings of the Victorian Period*,.Technical Bulletin 1.1; The National Trust of Australia (Vic).

M Looker & J Patrick *Understanding and Maintaining your Historic Garden*, MPE & HBC, Melbourne 1987.

C Lucas *Conservation and Restoration of Buildings, Philosophy and Approach*, Australian Council of National Trusts, Sydney 1978.

C.Lucas, I.Evans, *Colour Schemes for Old Australian Houses*; (The Flannel I.Stapleton, Power Press) Sydney 1984.

P Murphy *The Decorated Wall: Eighty Years of Wallpaper in Australia*, Historic Houses Trust of NSW, Sydney 1981.

R. Peterson, *Fences and Gates*, Technical Bulletin 8.1, The National Trust of Australia (Vic) 1988.

I Stapleton      *How to Restore the Old Aussie House*, (Fairfax) Sydney 1983.

G Tibbits *Lettering and Signs on Buildings c1850-1900*, Technical Bulletin 2.2, The National Trust of Australia (Vic) 1984.

*Period Building Restoration Trade and Suppliers Directory.*, (Mount Eagle Publications) Melbourne, published annually.

## **7.0 BUILDING INFILL GUIDELINES**

### **7.1 Introduction - The Philosophy and Objectives Behind the Guidelines**

These guidelines are designed for the use of private property owners and municipal officials alike as an aid to the protection and enhancement of Coburg's heritage. They provide a guide to appropriate works for infill development, designed to protect significant streetscapes. Precedent in other suburbs has shown that adherence to such guidelines is likely to result in an improved amenity in terms of streetscape coherence, aesthetic effect and heritage value, accompanied by communal pride and rising land values.

### **7.2 Individual Areas**

Many areas in Coburg have been identified in this study for their historic, architectural or natural significance. Some share similar characteristics, some are quite distinct. Other areas, not formally identified but potentially of significance, are also similar. Each area has been described with its own outline history and statement of significance. It is important that each area's characteristics are fostered. What may be appropriate in one is not necessarily appropriate in another.

Before using the guidelines, the traditional character of the particular area should be properly understood. These guidelines can also be used for those areas listed in Section 3.3.4 and for sites which are contiguous with individually identified buildings outside Conservation and Urban Design areas.

### **7.3 Guidelines**

The primary criterion for appropriate infill developments is that they should complement the character of the streetscape and the adjacent buildings in terms of building form, articulation, materials, setback and height. It is neither intended nor desirable that new buildings should be built as exact reproductions of period houses - the optimum objective is

that infill should be recognisably new and representative to some degree of contemporary design and detailing, while deferring to the existing character of the streetscape and nearby buildings. As discussed in the addition guidelines, Section 6.2.7, these guidelines apply only to those parts of the building which fall within its view shadow - other aspects of the design are regulated by the standard Planning and Building controls which apply to developments both inside and outside Conservation Areas. Put simply, new development should show good manners towards the existing environment.

### **Building Form**

The building form of infill developments should reflect that of adjacent buildings. Factors which should be taken into consideration include:

- roof type - hip, gable, skillion, flat
- facade - single, double or triple fronted facade
- number of storeys, and their external articulation

The infill should faithfully reflect the dominant character of the street and/or adjacent buildings in terms of each of these factors, as well as those described in detail below.

### **Articulation**

The articulation of the building relates to such factors as fenestration (window arrangement), attic storeys, chimneys and verandahs. Infill development should relate to adjacent buildings in these terms.

### **Colours**

A permit is required for painting of infill in Areas only if the proposed colours do not conform to those recognised as appropriate to the period of the streetscape in which the infill is located. It is recognised that a greater latitude in terms of colour is appropriate for new building, but the overall effect should not be detrimental to the streetscape. A general indication of colours appropriate to the various periods has been given above. Other, more specific sources of traditional colours are:

M.Lewis & A.Blake, *Exterior Paint Colours : a Guide to Exterior Paint Colours for Buildings of the Victorian Period*, Technical Bulletin 1.1; The National Trust of Australia (Vic).

Traditional/Heritage colour charts, now provided by most major paint companies.

If the proposed colours conform to those indicated as appropriate by these sources then a permit is not necessary. If they do not conform then a permit must be sought.

### Height

Infill developments should maintain the scale of buildings in their street, and that of adjacent buildings in particular. No new building should dominate because of its height, or be incongruously small. Height is measured as much in storeys as it is by metres - buildings of either one or two storeys usually predominate in a specific streetscape, and this should provide the basis for the scale of the infill development. If the infill is between two double storey buildings then it should be two storeys. If the infill is between two single storey buildings then it should be one storey only. Furthermore, no infill may be greater in height than the higher of the buildings on the two adjacent properties with congruent street frontages. This applies even if the infill is on a corner site. An exception may be considered where a recently demolished building on the site has not conformed to these principles.

### Materials

It is desirable that new buildings should utilise the materials employed by other buildings in the street. This means that if an area comprises mostly timber bungalows with a few brick buildings then the new building should be of timber or brick - aluminium cladding, walls of glass and other materials which are not represented in the existing streetscape should be used with discretion or not at all. They may, however, be used in those parts of the building outside the view shadow of the building. Materials should also be used in an appropriate fashion, ie bricks should be weather struck or flush struck but not raked.

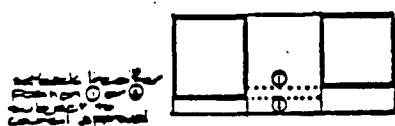
## Orientation

Infill should almost always address the street directly, with its facade more or less parallel to the line of the street. It is quite rare for buildings built before the Postwar period to be placed at an angle to the line of the street. Certainly in Coburg there are no Conservation or Urban Design Areas in which this traditional orthogonal alignment is not observed by the majority of buildings. It is therefore extremely important that infill does not break the rhythm of the street through incorrect, diagonal orientation.

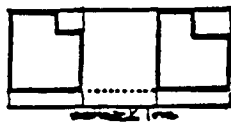
## Setback

Infill developments should conform to the standard setbacks observed in the street, and the setbacks of buildings on contiguous sites in particular. A good rule of thumb is that no new building should be set further forward than the limit described by a line drawn between the near front corners of the adjacent buildings. Nor should a new building sit further back on its site than that neighbor set furthest from the street.

The same principles apply to setbacks from side boundaries, though these are generally regulated by municipal building codes.



- Reflect one of the abutting setbacks.



- Link the setback on either side.



- Establish an intermediate position.



**Note: additional storeys**

A building having two storeys may be considered appropriate in a single storey streetscape providing that the view shadow requirements described in Section 6.2.7 for additions to houses in areas are observed, ie infill in a single storey streetscape may have two storeys in those parts of the building not visible from the street and providing that the visible parts of the building satisfy the various other criteria set by these guidelines, Section 7.3. The same principle applies in predominantly two storey streetscapes.

## **8.0 GUIDELINES FOR PUBLIC WORKS IN CONSERVATION AND URBAN DESIGN AREAS**

### **8.1 Introduction**

These are general guidelines put forward to assist the City of Coburg in its management of open space in the municipality, particularly in Conservation and Urban Design Areas. They take into account the City Engineer's *Special Report No 18 - Street Trees*, written in 1979 and reviewed in 1981 and 1982. They also take into account the *Coburg Townscape Study* by RMIT Landscape Architecture assisted by the Garden State Committee, initiated in 1978 and written in 1985. The authors do not necessarily concur with their detailed recommendations but both documents provide a good background to and a worthwhile discussion of the Council's work to date.

The aims of this section are the same as those of the Coburg Shopping Centre Urban Design Project by Laceworks Landscape Collaborative and Contet Pty Ltd. Reference should be made to their report.

These guidelines, which should be adopted as a formal Council policy, have no statutory weight. They should, however, be used whenever possible by the Council. They will complement the statutory controls over private property, and the policies adopted to implement them, which will also flow from this Study. The *Planning and Environment Act*, Section 60(b)(ii), notes that a Responsible Authority may consider such policies before granting a permit. If the City of Coburg becomes able to issue planning permits to itself, as mooted under proposed amendments to the current legislation, it will be even more appropriate to adopt the guidelines.

### **8.2 The Present and Historical Streetscape**

Threatened by changes in the commercial and residential property market, the upgrading of service facilities and increasing community pressure to "beautify and develop", the City of Coburg streetscape is under increasing pressure. It is important to identify, interpret and design from those qualities which have evolved within the City of

Coburg if these changes are not to alter its character and reduce its individuality.

This part of the study seeks to identify and describe the physical and spatial attributes of the City of Coburg. It looks at the spatial components and the use of street elements within the City to create a co-ordinated design and management strategy in the form of guidelines for future development of the area. Only by recognising the qualities of the streetscape of the City of Coburg and constantly interpreting them as part of the management and planning of the City can the seemingly contradictory paths of development and historic preservation be balanced and reconciled.

There are two broadly defined periods of streetscape in Coburg, the nineteenth century period reflecting close subdivision and the twentieth century period reflecting suburban subdivision. Similarly, within these periods there are three types of streetscapes - residential, commercial and industrial. All of the streetscapes in Coburg represent a sequential development with some having many layers of change evident in the buildings and the elements in the streetscapes.

Several streetscapes has been identified to acknowledge what best shows the evolution and character of Coburg. They have been chosen for their quality, integrity, representative character or historical significance. Usually a streetscape includes several of these aspects. The streetscapes have been graded into three levels of significance.

Two areas have been identified not so much for their quality or historic significance but because they represent the two commercial foci of the City of Coburg. These are Sydney Road from Munro Street to O'Hea Street and the intersection of Bell Street with Melville Road and Turner Street. These include some significant buildings but deserve special attention to improve their environments. This is already underway in Sydney Road under the successful Townscape Improvement Program. This idea of revitalising commercial areas has been very successful over a long time under the Main Street Program in Canada and the United States.

### 8.3 Streetscape Elements

Streetscapes are extremely complicated environments. They could be seen as organisms with the various elements coming together to form the body and the people in them giving the sense of life. Some of the elements just in the thoroughfare are:

- nature strips and other landscaping
- footpaths (asphalt, concrete slabs, concrete blocks, poured concrete, bricks, basalt pitchers, other paving)
- kerb and channel (basalt pitchers, off-form concrete, pre-cast concrete)
- road pavement (almost always hot-mix)
- street furniture (letterboxes, benches, parking metres, etc)
- drains
- services (Telecom booths and boxes, SEC electricity poles and power boxes, tramlines and wires)
- signs (advertising, parking, traffic, hoardings)

However, a streetscape is made up of much more than these elements. The visual boundaries of a streetscape are created by the buildings and whatever landscaping they may have. The sky, or more precisely the skyline, is literally the limit in a vertical direction. Streetscapes can vary greatly in character depending upon the setbacks, not just from the front boundary but also between buildings, and the type, the scale, the form and the age of their buildings.

Some streetscapes are dominated by landmark buildings, others by signs, especially those at high level designed to grab attention such as at convenience stores and take-away food outlets, or streetscapes may be dominated by successful landscaping. Usually the overall impression is created by buildings and a plethora of cluttered elements. The following is a breakdown of the most important of these elements along with recommendations concerning their treatment in Coburg as a whole.

## **Bicycle Stands**

### **Analysis**

Generally bicycle stands have been used only sparingly within the City of Coburg. In recent years the popularity of bicycle riding has increased for both recreation and transport. Cycling has been a popular pastime in Coburg. Bicycle stands should be of a utilitarian design, vandal resistant, robust in manufacture and provide at least medium security for bicycles.

### **Recommendations**

Additional bicycle stands should be provided within the Urban Design and the UC2 areas of the City of Coburg. Consideration should be given to the location and aesthetics of bicycle stands.

## **Drinking Fountains**

### **Analysis**

Generally there is a lack of drinking fountains within the Urban Design and the UC2 areas of the City of Coburg. Drinking fountains should be of a utilitarian design and robust in manufacture.

### **Recommendations**

Additional drinking fountains should be located within the Urban Design and the UC2 areas of the City of Coburg. Consideration should be given to the location, maintenance and aesthetics of drinking fountains. They should not be mock-historic.

## **Fences**

### **Analysis**

Traditional fencing has been used to enclose gardens, public and private and other semi-public spaces and to provide security for private spaces. Materials for fencing have typically been of three types: wooden (either

picket or paling), wrought/cast iron on a bluestone/basalt plinth and steel mesh. In all cases fencing materials have been robust and durable.

### **Recommendation**

Existing traditional fencing adjacent to listed buildings and conservation areas is considered significant and is to be retained wherever possible. Demolition of fences in non listed areas should normally be permitted with no special requirements on the replacement fence. Compliance with the guidelines should be encouraged. Permission should be granted to demolish works, including fences, where it has been demonstrated to be structurally unsound or necessary to allow the construction of other buildings or works permitted by Council.

In new fencing, size of fencing members is to incorporate original dimensions wherever possible. Within UC1 and UC2 areas, new fencing should incorporate traditional materials appropriate to the streetscape, adjacent buildings and sites, and the type of space to be enclosed. In new fencing the size of fencing members is to incorporate original dimensions wherever possible but also to allow for protection from vandalism and weathering. Generally, new fencing should be transparent in nature rather than solid and should relate to adjoining original or sympathetic fences. High fences using heavy masonry will only be allowed where necessary to reduce excessive traffic noise. Hedge planting should be encouraged where privacy is required.

### **Floodlighting**

#### **Analysis**

Floodlighting helps to increase the appreciation and awareness of the architecture, layout and setting of an area. It is particularly useful in aiding historic interpretation. Caution should be taken not to overlight thus diminishing the reason for selective floodlighting. Excessive glare or lights causing annoyance or hazards should also be avoided.

## **Recommendation**

Floodlighting of buildings should be the principal endeavour with selective floodlighting of trees or other significant elements. The precise location of fittings should be given consideration. Minimise additional poles or light standards by using existing ones wherever possible.

## **Street Lighting**

### **Analysis**

Lighting is required for pedestrian safety at night and to distinguish between public and vehicular movement zones. The source of light and the types and sizes of lamps and posts have changed from the earliest period of settlement in Coburg to contemporary times. Electric fittings and poles have become more utilitarian as minimal acceptable standards of lighting have increased. Poles have become taller and less decorative. Vandalism has necessitated greater utility and durability in the design of fittings.

The level of road lighting within the City of Coburg is determined by the Australian Standard which sets minimum criteria for location and spacing of lamps and the level of lighting. The City of Coburg has generally provided lighting to public areas such as reserves and parks, although not to any set standard.

### **Recommendation**

Within UC1 and UC2 areas, replicas of historic lamp fittings should be discouraged. Low level bollard lighting should be considered for areas where road lighting is inappropriate eg. within UC2 areas.

## Parking Meters

### Analysis

Parking meters have become relatively common place streetscape elements in recent times. The most common type of meter is that of a clockwork mechanism activated by a coin, mounted on a pole and located on the footpath next to a parking space. Repetition of this element has seriously detracted from the streetscape quality, particularly in historic areas.

In recent times, the City of Coburg has installed ticket machines in preference to parking meters. These machines are used to control large areas of parking and replace individual meters for each parking bay. The location of parking ticket machines has not typically taken into account the historic streetscape and they are sometimes inappropriately located.

### Recommendations

The use of parking meters should be limited within historic streetscapes. In particular, no meters should be used along Sydney Road Urban Design Area. In preference to meters, parking ticket machines should be installed throughout Urban Design areas as a means of controlling on-street parking. Consideration should be given to signage associated with these devices and their colours.

## Road Surfaces

### Analysis

With the advent of cars and trucks, asphalt and concrete took over from compacted gravel as the predominant road surface treatment. Concrete and asphalt were popular because of their relatively low cost, their high load bearing capacity, their smoothness and their durability. In recent times there has been a proliferation of new paving materials including precast concrete pavers of varying size and shape as well as coloured



concrete slabs. Additionally there has been revived interest in the more traditional bluestone paving materials.

Red brick was once used extensively in Coburg for footpaths because of the cheapness of bricks from the nearby brickworks. It was distinctive of the municipality. Its reuse should be seriously considered.<sup>1</sup>

The recent use of an array of materials has resulted in an uncoordinated pattern of roadworks throughout the City. The diversity of materials has detracted from the uniform quality of the streetscapes in many areas.

### **Recommendation**

Rationalise roadworks within all zones to provide a more uniform base for other street elements and buildings. In general, it is recommended that council works in road and other reserves take into account the character of the area, particularly in reference to the use of materials of a harmonious design and colour and tree planting that reflects the era of the subdivision on predominant development characteristics. Preparation of a Draft Policy Standard for the construction of roadworks in both conservation and non-conservation areas of Coburg.<sup>2</sup> The policy is aimed at conserving existing roadworks materials in conservation areas and to reconstruct streets with materials which are generally sympathetic with the character of the area. In the selection of road materials, consideration should also be given to technical, safety and health requirements.

The use of modern concrete block pavers is strongly discouraged.

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1 Large areas of Boston's Back Bay have been repaved in the traditional red brick as part of its rehabilitation from near slum status.

2 Recommendation based on "Proposed Draft Policy for Roadworks - Works in Richmond" 1990.

## **Rubbish bins**

### **Analysis**

In the past rubbish bins were not a typical element in the streetscape. In recent times, because of the proliferation of packaging, litter has become a significant urban problem and rubbish bins have become a necessary part of the metropolitan streetscape.

The primary concern has been the placement of bins. Aesthetic concern (co-ordinated street furniture ) has not been raised. Vandal resistance, ease of emptying and cost are relevant considerations in the selection of bins.

### **Recommendations**

Rubbish bins should be treated as a part of an integrated street furniture and urban design system. The placement of new rubbish bins should take into account both the expected source of litter and the integration of the unit into the streetscape. The design of new rubbish bins should be both vandal resistant and easy to lift and maintain.

## **Public Seating**

### **Analysis**

Seats provide a public amenity and should be placed at a comfortable location for people to rest and appreciate their surrounds. Seating associated with transport and other services should also contribute to the streetscape. A variety of seats has been used in the City of Coburg. In recent times particular attention has been paid to constructing inexpensive vandal resistant benches.

### **Recommendation**

Seats should continue to be made of solid timber in conjunction with steel frames. Seats should be robust in nature and resistant to vandals. Traditional style benches are recommended for use in existing reserves

with strong historic character (eg. Lake Reserve, Robinson's Reserve, Shore Reserve, etc.).

The standard seat as used by the Parks and Gardens Department is not recommended for further use in Urban Design Zones. Instead, a more elegant yet equally vandal resistant and maintenance free solution in keeping with the above analysis is suggested.

### Signs and advertising

#### Analysis

Within conservation areas, signs and advertisements should ensure minimum visual pollution and have regard for the history and character of a building or streetscape. It should be noted that:

1. Intrusion of inappropriate signs (particularly illuminated signs) into conservation zones significantly undermines historic character and streetscape of Coburg.
2. Directional and commercial signs and advertisements compete for attention on Sydney Road.

The general intent of signs is to provide business identification and directional information.

Signs within the nineteenth century streetscape were more limited than now. The signage of Victorian times was ornate and decorative within a limited colour range. Lettering styles were occasionally multicoloured. Buildings of significant civic value generally had discreet signs affixed to the building near the entry. Usually signs were brass or cut directly into the stone or gold-leafed onto the inside of window panes. Less distinguished signs were painted onto a sign board and fixed to the building or painted directly onto the building wall.

Directional signs in the nineteenth century were more limited than today. Present ill co-ordinated public directional signs are confusing and undermine the visual image of the city.

## Recommendation

A sign and advertising policy for the City of Coburg should be developed recognising the Conservation and Urban Design Areas. Sign and advertising policy and approvals should be considered with regard for view corridors and principal vistas, and an assessment of listed buildings. All signs (commercial and directional ) should be considered as part of the architecture of the building and the street. Hoardings and billboards should not be allowed in Conservation Areas. Neon signs should be strongly discouraged from Conservation Areas. Flashing neon signs should be prohibited in Conservation Areas.

Until such time as specific signs and advertisements policies are adopted by Council, these recommendations should be used to guide applications. Signs on the faces of buildings should only be in approved locations and in sizes/ styles appropriate to the proportion of the buildings.<sup>3</sup> Contemporary signs which cover much of the wall area undervalue and detract from the established character. Multiple tenants of listed buildings should be listed on discreet sign panels or plaques. Sandwich boards should not generally be allowed, particularly outside multi-tenanted buildings, as proliferation is not appropriate to the use and image of the urban design area or conservation zones. Limited use in foyers and arcades may be acceptable.

Signs and advertisements should not generally be above first floor level. Generally they should respect and reinforce the architecture of the building, the street, the adjacent conservation area and the streetscape image.

Public directional signs should be considered part of the streetscape and recognised as having a significant visual impact on the image of the city. Public authorities should, wherever possible, be encouraged to use the same sign pole or lighting standard. Public authorities should, wherever possible, reduce the number of sign poles being used. Public directional signs within the City should be co-ordinated in graphic style

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3 See G Tibbits *Lettering and Signs on Buildings c1850-1900*, Technical Bulletin 2.2, National Trust of Australia (Vic) 1984.

and materials. Professional graphic skills should be sought to determine an appropriate image for the City.

### Colours in the Street

#### **Analysis**

Colours can have a profound impact upon the streetscape. Some colours are inherent to the materials used, others, such as paint, are applied and can be more easily changed. Buildings should be painted in colours traditional to their period.

There has been a recent trend to paint buildings in bright colours to attract attention to them. Almost always this is an aggressive approach and one which is detrimental to the streetscape.

#### **Recommendation**

Colours should be used in accordance with the principles provided in the guidelines, Section 6.2.9, ie they should conform to the traditional colours associated with the predominant period of the streetscape. Colours which do not comply with the guidelines may be permitted where it is demonstrated that they do not detract from the building or area or can be shown to be original colours. While preventing the use of colours which are strongly out of character with the area or adjacent buildings, a wider range of colours can be used in new construction than will be used in alterations or additions.

### Tree Guards

#### **Analysis**

In the nineteenth century street tree guards were used sparingly and were typically located in areas of high civic value. Tree guards today are required to protect trees from vandalism and the impact of vehicular

traffic. Tree guards should be utilitarian robust and temporary in nature.

### **Recommendations**

Tree guards should be treated as a temporary street element. New tree guards should be treated as a utilitarian item and be made of a robust material and of a relatively simple design. Tree guards within UC2 areas (ie. parks and reserves) should be made of a simple unpainted timber stake and a rubber tie as per standard horticultural practice.

### **Kerbs and Gutters**

#### **Analysis**

A wide variety of materials has been used for kerbs and gutters in Coburg over the years. Many Areas retain their original kerbs and gutters, or at least traditional ones. Spoon drains, for example, have been removed because they were thought to damage the all important motor car. It may be unrealistic to expect the earliest forms and materials to be reinstated but other municipalities are doing so at the request of their ratepayers.

#### **Recommendation**

It is recommended that traditional materials, such as bluestone cobbles, and forms, such as large spoon drains, be reinstated in those Areas which do not suffer from excessive traffic. Where original kerbs and gutters survive they should be retained.

### **Nature Strips and crossovers**

#### **Analysis**

It has been said that the nature strip is Australia's contribution to Western Culture. It is certainly a critical element within our twentieth century suburban streetscapes. Traditionally it has always been a strip of grass (or weeds). More recently there has been a fashion for converting

the nature strip into a sort of garden. This parallels the introduction of such things as roundabouts and other traffic controlling devices into suburban streets. Most importantly, the nature strip is the home of the street tree and at least for that reason should be retained.

Crossovers are not found in Coburg's nineteenth century streetscapes nor in some twentieth century streetscapes where the land was subdivided before 1900. Coburg is unusual in having so many streets which were developed in the transitional period which can extend to the Second World War. Rear lanes were always provided for access to properties in these areas especially those with narrow frontages. The introduction of new crossovers in these areas can be very detrimental to the streetscape especially when combined with carports or garages in the front gardens of early houses.

### **Recommendations**

Nature strips should be retained in twentieth century streetscapes wherever there is sufficient room to have at least a metre's width of grass. Conversion into small gardens is usually to be discouraged except where the gardens are low in scale and well maintained.

Crossovers should not be permitted in any Area where they are not traditional nor should they be permitted to give access to carports and garages in the front of houses. Crossovers and the associated carports and garages can be so detrimental to streetscapes that it may be appropriate to extend this policy even to parts of the municipality outside Conservation and Urban Design Areas. Where crossovers exist they should be in materials which are traditional to the Area.

### **8.4 Landscaping**

The City of Coburg has a long tradition of good street tree planting. In the City's own publication *The Inception of a New City* (1922) the

municipality prides itself on its street planting policy and quotes from the *Argus*:

The policy of planting the streets with trees has been a feature of the municipal enterprise of Coburg, and it has not gone unremarked. One American journal referred to Coburg as a model of street tree planting Canadian elms, flowering gums and many species of acacia have been planted. Allied with this scheme of street beautification has been the provision of adequate reserves.<sup>4</sup>

The following is intended to facilitate the maintenance of this tradition.

### Street Plantings

#### Analysis

#### Background History to Street Tree Planting in Victoria:

The main Aves of trees were planted in metropolitan Melbourne and provincial cities in Victoria after the gold rush in the mid 1800s. Trees were planted in streets and along the roadsides acting as landmarks which formed wide recreational promenades. In the nineteenth century street trees were used sparingly and were typically located in areas of high civic value. The earliest examples of street tree planting in Coburg may be the elms (*Ulmus procera*) planted on Elm Grove around the City Hall.

By the mid 1870s in Melbourne the earlier plantings of blue gums (*Eucalyptus globulus*) and pines (*Pinus spp.*) were being replaced with deciduous trees which allowed the winter sun to dry the roads. One of the most popular deciduous trees, (*Melia azederach*) White Cedar is one of the few deciduous trees indigenous to Australia. Trees which could grow in arid regions were popular and by the 1860s pepper trees (*Schinus molle var. areira*) and sugar gums (*Eucalyptus cladocalyx*) were commonly planted in Victoria. By the late 1890s the Canary Island Palm (*Phoenix canariensis*) and the Washingtonia palm (*Washingtonia filifera*) were used particularly in association with railway land.

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4 City of Coburg, *The Inception of a New City*, 1922,p 19.



After World War 1, memorial Aves were an obvious monument to lost soldiers and Aves of poplars (*Populus nigra 'Italica'*) were common within parks and reserves but only occasionally as street trees. Other species typical of the period used in Aves or as street trees were two indigenous species, the Kurrajong tree (*Brachychiton populneum*) and Silky Oak (*Grevillea robusta*).

After the Second World War, the suburban gardenesque movement introduced a greater range of tree species which were all generally much smaller in habit and which could be horticulturally managed into small controlled forms. These small street trees were generally also more colourful than their generally evergreen predecessors. Typical species included Crepe Myrtle (*Lagerstroemia indica*) Flowering Cherry (*Prunus spp.*) Golden Ash (*Fraxinus oxycarpa*) and Claret Ash (*F. x Raywoodii*).

This range of trees persisted until the early 1970s when the Australian environmental movement resulted in a decade of planting of indigenous trees; however, many of these plantings were of small trees and shrubs such as bottlebrush (*Callistemon spp.*) and others which were short lived such as wattles (*Acacia spp.*). Also popular was paperbark (*Melaleuca styphelioides*). In Coburg there was very little usage of native trees in the street trees up until the 1970s.

By the 1980s modifications to many of the major cities roads of Melbourne resulted in the felling of many of the old Aves, particularly those planted on the road verge. To compensate for the impact of traffic and loss of Aves of trees, many cities and towns have created pedestrian malls which include beds planted with shrubs and what have been termed 'international' trees such as planes (*Platanus spp.*) and honey locust (*Gleditsia triacanthos*). Many consider this selection of 'international' species as part of the phenomenon of placelessness which is occurring in cities everywhere, and promote the need to localise, diversify and integrate rather than specialise, as an appropriate design philosophy.<sup>5</sup>

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5 H Armstrong "Australian cities and their past" in Landscape Australia Vol.12 No. 2 1990

### **Recent History of Street Tree Planting:**

In recent years a street tree planting program has been implemented in response to increased environmental awareness and the request of the ratepayers. Recent planting of street trees has been constrained by the limited area available in narrow footpaths, by the availability of certain species, by the restricted space due to above and underground services, and by environmental factors such as the growth habit or mature size of a particular species.

### **Design Criteria**

The Coburg Townscape Study (1985) includes a useful discussion of the function of street trees and lists the following three elements as those that need to be considered in the selection of street trees- unity, scale, and style.

### **Street Tree Policy in Coburg:**

Coburg's present policy on street trees is a product of the adoption of a street tree policy in 1979 which regulates the planting and removal of trees. Generally it recommends the planting of native Australian trees and supports the idea of providing as many streets as possible with vegetation. The Superintendent of Parks is responsible for the fulfilment of this policy and has prioritised areas of the City of Coburg for the implementation of the planting program. A card system has been developed to list the location of all trees planted and the survival rate is approximately 75%. In a decade since the mid-1970s, 10,000 trees have been planted and significant improvement in the "greening" of Coburg's streets has been achieved.

The approach recommended for the City of Coburg is to continue with the existing street tree program but to make some modifications for those streets within defined conservation areas to allow for an integrated streetscape.

## Summary Recommendations

A continuation of the current street tree planting program within the City of Coburg is encouraged in appropriate areas. Street trees which block important view corridors, which detract from the architecture of an associated building, and/or which are environmentally inappropriate should be removed (in certain sites selection of a more appropriate species may be an acceptable solution).

The following table gives recommendations for trees associated with specific periods of development. Plants should be selected from this table for the appropriate period in areas described under Section 5 of this report.

VICTORIAN ITALIANATE	1880-90
Platanus x acerifolia	
P. orientalis	
Schinus molle var. areira	
Ulmus glabra	
U. procera	
U. x hollandica	
FEDERATION	1900-1918
Grevillea robusta	
Jacaranda mimosaeifolia	
INTERWAR	1919-1940
Melaleuca spp.	
POSTWAR HOUSING	1945+
Fraxinus spp.	
Ligustrum lucidum	
Melaleuca spp.	
Prunus spp.	
MELBOURNE BUNGALOW	1950-1970
Acacia spp.	
Fraxinus spp.	
Lagerstroemia indica	

Melaleuca spp.

Prunus spp.

## **8.5 Traffic Management Measures**

### **Analysis**

The supremacy of the motor car and new efforts to balance the other interests of suburbia has brought the introduction traffic management devices such as roundabouts, streetclosures (full and partial), meanders and humps. These are quite alien to the nineteenth and twentieth streetscapes of Coburg. In many municipalities they are sometimes made more intrusive by misguided attempts to beautify them or make them traditional. While this is not the case in Coburg, it should be guarded against in the future. One of the worst practices is the use of roughly hewn bluestone cobbles.

### **Recommendations**

It is recommended that traffic management devices be avoided in all Conservation Areas. When they must be used they should be as simple and modern as possible. They should be intergrated with the general streetscape by major tree planting and ground covers. Rough bluestone cobbles should not be used. Coloured concrete is probably the best alternative.

## **8.6 Car Parking**

### **Analysis**

The provision of car parking constitutes one of the major streetscape and traffic problems for most municipalities. Coburg is no exception. Sensitive planning for parking spaces should be used at all times. It is vital in areas containing significant or historical streetscapes, particularly residential areas where rear access and off street parking may not be available. Carports are not tradittional in any area

developed before 1960. It is necessary to obtain a permit for a crossover from the Coburg City Council.

A particularly new problem, and one which exists in the proposed Urban Design Areas, is the carparking associated with convenience stores. This can be very intrusive for the streetscape.

### **Recommendations**

In exercising its power to grant (or refuse) a permit for a crossover, the Coburg City Council should adopt a policy which recognises the traditional streetscape, particularly the pattern of subdivision and the age of the houses.

In residential UC1 areas, car spaces, carports and garages should not be located between the facade and the front boundary on any allotments less than six metres in width. Allotments wider than six metres may have on site parking if access is available between the house and a side boundary. Car spaces, carports and garages should always be located at a substantial distance behind the facade and preferably behind the house. Carports should not be permitted in association with any house built before 1960.

### **8.7 Powerlines**

Powerlines are always ugly but often they form a traditional part of the streetscape. This is certainly the case for twentieth century streetscapes. Many leading architects have fought to keep powerlines out of their residential subdivisions, such as Walter Burley Griffin at Eaglemont and in Keilor in the 1910s, and Robin Boyd in Doncaster in the 1960s.

The SEC has offered to underground powerlines in sensitive (Urban Conservation Areas) areas and to share the costs. This offer has been rarely taken up but should be seriously considered in certain areas because of the immediate and long term improvement to streetscape quality, property valuations and eventually to rate revenue. This betterment has been proved elsewhere. The offer to remove powerlines

should not be used in those areas where their removal would be a loss to the area's significance.

## 8.8 Recommendations

The following is a summary of the recommendations for each of the areas. Because several areas exhibit similar characteristics they have been grouped together.

### 8.8.1 Conservation Areas (Built form)

The first type, representing the late nineteenth century phase of Coburg's development includes: Moreland Station and Sheffield Street

<u>Element</u>	<u>Recommendations</u>
nature strips	It is recommended that the streets in these Areas should not have a nature strip.
landscaping	It is recommended that exotic, deciduous trees, probably elms, be planted. The new planting of incompatible species detracts from the streetscape. It may be necessary to introduce concrete root control barriers (at the expense of both the City of Coburg and the property underground.)
footpaths	It is recommended that the existing asphalt be retained.
kerb & channel	It is recommended that original bluestone or blue/grey tinted concrete be reintroduced.
road pavement	It is recommended that the present hot mix should be retained
street furniture	There should be no street furniture in these Areas
drains	It is recommended that the existing concrete drains be retained.
services	It is recommended that the powerlines be put underground and all other services be concealed.
signs	Signs should be at a minimum and there should be no advertising

The second type, representing the change from nineteenth century development to early twentieth century suburban development, includes only The Grove. The Grove is one of the best areas in Coburg for the quality of its streetscape and is of regional significance for its history and architecture. The mature plantings of exotic species and some natives, both public and private, make a major contribution to this quality.

<u>Element</u>	<u>Recommendations</u>
nature strips	It is recommended that the existing grass nature strips be retained.
landscaping	<p>The existing street trees are in poor condition and several are missing from the original Ave. Many have been severely lopped to accommodate powerlines. The new planting of incompatible species detracts from the streetscape.</p> <p>It is recommended that the original Ave of elms be retained and restored. It will be necessary to introduce concrete root control barriers (at the expense of both the City of Coburg and the property owner). It is recommended that the power lines be put underground. The owners of private gardens in The Grove should be encouraged to plant species compatible with the period and styles of their houses according to the Planting Guidelines.</p>
footpaths	It is recommended that the original asphalt footpaths be reintroduced.
kerb and channel	It is recommended that the original basalt pitcher gutters be retained.
road pavement	It is recommended that the existing hot-mix road surface be retained.
street furniture	No street furniture should be introduced.
drains	It is recommended that the original drains be retained.
services	It is recommended that the powerlines be put underground and all other services be concealed.

signs	Signs should be at a minimum and there should be no advertising with the exception of the commercial section of TheGrove Conservation Area in Sydney Road.
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The third type represents Interwar and Postwar development, the dominant type in Coburg, and includes: Balmoral Ave, Clarendon Street, Dale Ave, Gallipoli Parade, Glencairn Ave, Gordon Street, Melville Road and Turner Street.

<u>Element</u>	<u>Recommendations</u>
nature strips	It is recommended that the existing nature strips should be retained.
landscaping	It is recommended that original trees be retained and that new planting conform to the species described as appropriate to Interwar and Postwar Areas in Section 8.4.
footpaths	It is recommended that existing concrete footpaths be retained.
kerb & channel	It is recommended that original basalt or concrete kerb and channels be maintained or else reintroduced as appropriate.
road pavement	It is recommended that the existing hot mix be retained.
street furniture	No street furniture should be introduced.
drains	It is recommended that the existing concrete drains be retained.
services	It is recommended that existing services be retained, and new services placed underground.
signs	There should be a minimum of signs and no advertising.

The last type, represented by only one example, is that created by the Housing Commission of Victoria, Newlands Estate, Level 1

The Newlands estate, which strictly speaking includes Newlands, Roslyn, Dunville and Spring Meadows estates, was started in 1943 with



the land having 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 in particular was located at the centre of the overall development.

<u>Element</u>	<u>Recommendations</u>
nature strips	It is recommended that the existing nature strips should be retained.
landscaping	It is recommended that original trees be retained and that new planting conform to the species described as appropriate to Postwar Areas in Section 8.4.
footpaths	It is recommended that existing concrete footpaths be retained.
kerb and channel	It is recommended that original concrete kerb and channels be retained.
road pavement	It is recommended that the existing hot mix be retained.
street furniture	No street furniture should be introduced.
drains	It is recommended that the existing concrete drains be retained.
services	It is recommended that existing services be retained, and new services placed underground.
signs	There should be a minimum of signs and no advertising with the exception of the Newlands Shopping Centre.

## **8.8.2 Urban Design Areas**

### **Sydney Road and Bell Street Areas**

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 has a similar role as a commercial and traffic focus in Coburg, and shares a similar nature in terms of street character.

<u>Element</u>	<u>Recommendations</u>
nature strips	It is recommended that these streets should not have nature strips
landscaping	It is recommended that an Ave of elms be planted in Sydney Road (See below) and that specimen trees, either native or exotic, be planted in Bell Street at the intersection of Melville Road.
footpaths	It is recommended that the existing asphalt paths be retained and extended.
kerb and channel	It is recommended that original basalt or concrete kerb and channels be maintained or else reinstated as appropriate.
road pavement	It is recommended that the existing hot mix be retained.
street furniture	It is recommended that only the best quality street furniture be used in these Areas to foster an equivalent standard in private development.
drains	It is recommended that the existing concrete drains be retained.
services	It is recommended that all services be placed underground in these intensively used Areas.
signs	It is recommended that the City adopt and use its Signs and Advertising Policy with particular care in these Areas.

It is recommended that, subject to an investigation of services and traffic flow, an Ave of elms be introduced in Sydney Road north of Bell Street to take advantage of the potential for creating a boulevard in the wider section of the street. This should continue at least until Boundary Road.

The trees should be planted at fifteen metre centres about two metres from the kerb with parking spaces in between.

The possibility of introducing street trees in Sydney Road, Sth of Bell Street, is strictly limited and is not recommended.

### 8.8.3 Other Areas of Interest

Other areas in the City of Coburg have been identified as having good quality tree planting but do not have sufficient historic or architectural interest to warrant their protection as Conservation Areas. These tree plantings are a result of the program which was implemented by the Council in 1979 and reviewed in 1981. (6) These areas are:

#### Suburban Areas

#### Recreation Areas:

Merlynston

North-East Coburg

Beau Monde Reserve

Campbell Reserve

Anderson Reserve

Richards Reserve

Hosken Reserve

Hallam Reserve

Esselmont Reserve

Brearley Reserve

William Olver Reserve

Cox Reserve

Jackson Reserve

## **9.0 APPENDICES**

- 9.1 Glossary of Terms**
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## 9.1 Glossary of terms

Note: This glossary lists only those architectural terms used most frequently in the text. It does not purport to be exhaustive. For a more detailed understanding the reader is referred to one of the many standard textbook on the subject such as the *Illustrated Dictionary of Historic Architecture*, edited by Cyril M Harris, from which many of these entries have been taken.

<b>Acanthus</b>	a common plant of the Mediterranean whose leaves, stylised, form the characteristic decoration of Corinthian and Composite orders.
<b>Adamesque</b>	an architectural style based on the work of Robert Adam (1728-92) and his brothers, predominant in England in the late 18th century and strongly influential in the USA, Russia and elsewhere. Basically neo-classical, it also adapted neo-Gothic, Egyptian and Etruscan motifs. The style underwent a revival in the early 20th century, particularly for interior decoration.
<b>Architrave</b>	moulded frame around a door or window.
<b>Art Nouveau</b>	decorative movement in European architecture which evolved in the late 1880s and flourished strongly into the early 20th century. Its particular characteristics were a flowing and sinuous naturalistic ornament and avoidance of historical architectural traits.
<b>Ashlar</b>	smooth squared stones in regular courses.
<b>Baluster</b>	a member supporting a handrail or coping.
<b>Bargeboard</b>	fascia covering the edge of a gable.
<b>Baroque</b>	term applied to design during the late Renaissance period when architecture had achieved a particularly bold and theatrical expression.
<b>Boom style</b>	style of the Victorian period displaying a very grand scale and flamboyance in design as an illustration of wealth, often due to the gold rushes and property boom in Victoria.
<b>Boss</b>	(i) a projecting, usually richly carved ornament placed at the ribs, groins, beams etc or at the termination of a moulding; (ii) in masonry, a roughly shaped stone set to project for carving in place.
<b>Bracket</b>	a support, often angled, curved or decorated, for a projecting horizontal member; often found under eaves.
<b>Came</b>	a slender rod of cast lead, with or without grooves, used in casements and stained glass windows to hold together the panes or pieces of lead.
<b>Clinker brick</b>	overburnt bricks, resulting in purplish colour tones
<b>Cartouche</b>	an ornamental panel in the form of a scroll or sheet with curling edges.
<b>Casement</b>	a window sash hinged on one of its vertical sides so as to open inwards or outwards like a door.
<b>Classicism</b>	style inspired by ancient Greece and Rome, or at second hand by the classical trends in Renaissance Italy.
<b>Corbel</b>	block of stone, often elaborately moulded or carved, projecting from a wall, supporting the beams of a roof, floor, vault or other feature.
<b>Corinthian</b>	latest and most elaborate of the Greek orders, featuring columns with fluted shafts and capitals decorated with a design of acanthus leaves.
<b>Cornice</b>	projecting ornamental moulding along the top of a building or wall, that finishes or crowns it.
<b>Dentil</b>	one of a band of small, square, tooth like blocks forming part of the characteristic ornamentation of the Ionic, Corinthian and Composite orders and sometimes the Doric.
<b>Dormer</b>	a window placed vertically in a sloping roof and with a roof of its own.
<b>Dressings</b>	stone worked to a finish face, whether smooth or moulded and used around an angle or window; sometimes refers to wood imitating stone.
<b>Eaves</b>	the lower edge of a roof, intended to throw rainwater clear of the walls.
<b>Eclectic</b>	borrowing from a number of styles.
<b>Encaustic tile</b>	earthenware tiles glazed and decorated, much used for flooring.

<b>Entablature</b>	superstructure which lies horizontally along the columns in classical architecture and is divided into architrave (immediately above the column), frieze (the central space) and cornice (the upper projecting mouldings). Each of the orders has its appropriate entablature.
<b>Facade</b>	face or front of a building but especially the principal front.
<b>Fanlight</b>	a window above a door, usually semicircular.
<b>Fascia</b>	plain horizontal band usually forming the eaves.
<b>Festoon</b>	carved ornament in the form of a garland of fruit and flowers, tied with ribbons and suspended at both ends in a loop.
<b>Finial</b>	ornament finishing off apex of roof, upper portion of a pinnacle.
<b>Gable</b>	the upper, triangular portion of an external wall at the end of a doubly pitched roof.
<b>Glazing bars</b>	horizontal and vertical timber members dividing a window into frames.
<b>Half timbering</b>	a wall, section of wall or, most often, gable built of timber framework with the spaces filled in by plaster or brickwork.
<b>Ionic</b>	Greek order lying between the Doric and the Corinthian, identified by the scrolls or spirals on the capital.
<b>Jalousie</b>	a louvered window shutter.
<b>Jamb</b>	the side of a door or window opening.
<b>Keystone</b>	central stone of an arch, sometimes decorated or emphasised.
<b>Leadlight</b>	a window having small diamond shaped or rectangular panes of glass set in lead cames.
<b>Lintel</b>	a horizontal member that spans an opening.
<b>Loggia</b>	an open sided arcade or gallery.
<b>Mullion</b>	a vertical member dividing a window into sections.
<b>Nogging</b>	panels of brickwork or stone laid between the members of a timber wall frame, providing insulation as well as support for internal plastering.
<b>Niche</b>	a recess in a wall intended to contain a statue.
<b>Parapet</b>	a wall built up higher than the line of a roof, often hiding the roof surface.
<b>Parging</b>	hand trowelling of render or stucco to give a rough, often fan shaped decorative pattern.
<b>Patera</b>	a representation of a flat round or oval disk or medallion in bass-relief, often used as an ornament in friezes.
<b>Pebbledash</b>	plaster, mortar or stucco containing pebbles or coarse gravel to give a rough, knobbly texture to the walls.
<b>Pediment</b>	low pitched triangular gable finishing the end or ends of a sloping roof or as an ornamental feature above doors and windows. A segmental pediment is curved in shape.
<b>Pergola</b>	an open trellis-like roof intended for supporting climbing plants.
<b>Pilaster</b>	shallow pier or rectangular column projecting only slightly from a wall and, in classical architecture, conforming with one of the orders.
<b>Plinth</b>	projecting base of a wall or column pedestal.
<b>Polychrome</b>	multicolored, usually referring to masonry of several different colours.
<b>Porch</b>	a low structure projecting from the doorway of a house and forming a covered entrance.
<b>Portico</b>	a porch supported by columns and open on at least one side.
<b>Quoin</b>	the external angle or corner of a building, particularly when emphasised or decorated as blocks of stone.
<b>Rafter</b>	a sloping roof member, which generally supports the battens which support the roofing.
<b>Render</b>	coat of cement wash applied to an external wall usually over bricks.
<b>Roof</b>	the top, weatherproof construction of a building.
<b>Roughcast</b>	plaster, mortar or stucco given a rough finish, sometimes incorporating small stones or pieces of charcoal.
<b>Rustication</b>	stones cut in large blocks, laid out with deep joints between and often having a rough and boldly textured face.

<b>Sash</b>	a frame which holds the glass of a window. A sash window is one that consists of two or more vertically sliding sashes, usually counterweighted. A pair of such sashes is called double-hung.
<b>Shingles</b>	wooden tiles for covering roofs, often used on walls and for decorating gable ends.
<b>Sill</b>	the lower horizontal part of a window or door opening.
<b>Struck joints</b>	mortar joints cleaned level with the face of the brick to provide a unified, smooth surface.
<b>Stucco</b>	a thin decorative finish, composed traditionally of lime, sand and other ingredients such as whiting, applied to external masonry facades.
<b>Tuck pointing</b>	the application of a narrow strip of mortar over the joints in brickwork to give the appearance of precision and regularity; often white or coloured, sometimes black.
<b>Voussoir</b>	a wedge shaped stone block or brick making up the curve of an arch.
<b>Wing</b>	an appendage of a group of rooms to a building.

# THE AUSTRALIA ICOMOS CHARTER FOR THE CONSERVATION OF PLACES OF CULTURAL SIGNIFICANCE (The Burra Charter)

## Preamble

Having regard to the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1966), and the Resolutions of 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the following Charter was adopted by Australia ICOMOS on 19th August 1979 at Burra Burra. Revisions were adopted on 23rd February 1981 and on 23 April 1988.

## Definitions

Article 1. For the purpose of this Charter:

- 1.1 *Place* means site, area, building or other work, group of buildings or other works together with associated contents and surroundings.
- 1.2 *Cultural significance* means aesthetic, historic, scientific or social value for past, present or future generations.
- 1.3 *Fabric* means all the physical material of the *place*.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*. It includes *maintenance* and may according to circumstance include *preservation*, *restoration*, *reconstruction* and *adaptation* and will be commonly a combination of more than one of these.
- 1.5 *Maintenance* means the continuous protective care of the *fabric*, contents and setting of a *place*, and is to be distinguished from repair. Repair involves *restoration* or *reconstruction* and it should be treated accordingly.
- 1.6 *Preservation* means maintaining the *fabric* of a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning the EXISTING *fabric* of a *place* to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* as nearly as possible to a known earlier state and is distinguished by the introduction of materials (new or old) into the *fabric*. This is not to be confused with either re-creation or conjectural reconstruction which are outside the scope of this Charter.
- 1.9 *Adaptation* means modifying a *place* to suit proposed compatible uses.
- 1.10 *Compatible use* means a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.

## Explanatory Notes

These notes do not form part of the Charter and may be added to by Australia ICOMOS.

### Article 1.1

Place includes structures, ruins, archaeological sites and landscapes modified by human activity.

### Article 1.5

The distinctions referred to in Article 1.5, for example in relation to roof gutters, are:

- maintenance — regular inspection and cleaning of gutters
- repair involving restoration — returning of dislodged gutters to their place
- repair involving reconstruction — replacing decayed gutters.



## Conservation Processes

### Preservation

**Article 11.** *Preservation* is appropriate where the existing state of the *fabric* itself constitutes evidence of specific *cultural significance*, or where insufficient evidence is available to allow other conservation processes to be carried out.

**Article 12.** *Preservation* is limited to the protection, *maintenance* and, where necessary, the stabilization of the existing *fabric* but without the distortion of its *cultural significance*.

### Restoration

**Article 13.** *Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric* and only if returning the *fabric* to that state reveals the *cultural significance* of the *place*.

**Article 14.** *Restoration* should reveal anew culturally significant aspects of the *place*. It is based on respect for all the physical, documentary and other evidence and stops at the point where conjecture begins.

**Article 15.** *Restoration* is limited to the reassembling of displaced components or removal of accretions in accordance with Article 16.

**Article 16.** The contributions of all periods to the *place* must be respected. If a *place* includes the *fabric* of different periods, revealing the *fabric* of one period at the expense of another can only be justified when what is removed is of slight *cultural significance* and the *fabric* which is to be revealed is of much greater *cultural significance*.

### Reconstruction

**Article 17.** *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration and where it is necessary for its survival, or where it reveals the *cultural significance* of the *place* as a whole.

**Article 18.** *Reconstruction* is limited to the completion of a depleted entity and should not constitute the majority of the *fabric* of a *place*.

**Article 19.** *Reconstruction* is limited to the reproduction of *fabric*, the form of which is known from physical and/or documentary evidence. It should be identifiable on close inspection as being new work.

### Adaptation

**Article 20.** *Adaptation* is acceptable where the *conservation* of the *place* cannot otherwise be achieved, and where the *adaptation* does not substantially detract from its *cultural significance*.

#### Article 11

Preservation protects fabric without obscuring the evidence of its construction and use.

The process should always be applied:

where the evidence of the fabric is of such significance that it must not be altered. This is an unusual case and likely to be appropriate for archaeological remains of national importance;

where insufficient investigation has been carried out to permit conservation policy decisions to be taken in accord with Articles 23 to 25.

New construction may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 8.

#### Article 12

Stabilization is a process which helps keep fabric intact and in a fixed position. When carried out as a part of preservation work it does not introduce new materials into the fabric. However, when necessary for the survival of the fabric, stabilization may be effected as part of a reconstruction process and new materials introduced. For example, grouting or the insertion of a reinforcing rod in a masonry wall.

#### Article 13

See explanatory note for Article 2.

**Article 21.** *Adaptation* must be limited to that which is essential to a use for the *place* determined in accordance with Articles 6 and 7.

**Article 22.** *Fabric of cultural significance* unavoidably removed in the process of *adaptation* must be kept safely to enable its future reinstatement.

## **Conservation Practice**

**Article 23.** Work on a *place* must be preceded by professionally prepared studies of the physical, documentary and other evidence, and the existing *fabric* recorded before any intervention in the *place*.

**Article 24.** Study of a *place* by any intervention in the *fabric* or by archaeological excavation should be undertaken where necessary to provide data essential for decisions on the *conservation* of the *place* and/or to secure evidence about to be lost or made inaccessible through necessary *conservation* or other unavoidable action. Investigation of a *place* for any other reason which requires physical disturbance and which adds substantially to a scientific body of knowledge may be permitted, provided that it is consistent with the conservation policy for the *place*.

**Article 25.** A written statement of conservation policy must be professionally prepared setting out the *cultural significance* and proposed *conservation* procedure together with justification and supporting evidence, including photographs, drawings and all appropriate samples.

**Article 26.** The organisation and individuals responsible for policy decisions must be named and specific responsibility taken for each such decision.

**Article 27.** Appropriate professional direction and supervision must be maintained at all stages of the work and a log kept of new evidence and additional decisions recorded as in Article 25 above.

**Article 28.** The records required by Articles 23, 25, 26 and 27 should be placed in a permanent archive and made publicly available.

**Article 29.** The items referred to in Articles 10 and 22 should be professionally catalogued and protected.

*Words in italics are defined in Article 1.*

### **Article 25**

The procedure will include the conservation processes referred to in Article 1.4 and other matters described in Guidelines to the Burra Charter: Conservation Policy.

# GUIDELINES TO THE BURRA CHARTER: CONSERVATION POLICY

These guidelines, which cover the development of conservation policy and strategy for implementation of that policy, were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 25 May 1985 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

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## 1.0 PREFACE

- 1.1 **Intention of guidelines**

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for development of the conservation policy for a place, for the statement of conservation policy and for the strategy for the implementation of that policy.

- 1.2 **Cultural significance**

The establishment of cultural significance and the preparation of a statement of cultural significance are essential prerequisites to the development of a conservation policy (refer to Guidelines to the Burra Charter: Cultural Significance).

- 1.3 **Need to develop conservation policy**

The development of a conservation policy, embodied in a report as defined in Section 5.0, is an essential prerequisite to making decisions about the future of the place.

- 1.4 **Skills required**

In accordance with the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to develop a conservation policy and prepare the appropriate report. In the course of the task it may be necessary to consult with other practitioners and organisations.

## 2.0 THE SCOPE OF THE CONSERVATION POLICY

- 2.1 **Introduction**

The purpose of the conservation policy is to state how the conservation of the place may best be achieved both in the long and short term. It will be specific to that place.

The conservation policy will include the issues listed below.

- 2.2 **Fabric and setting**

The conservation policy should identify the most appropriate way of caring for the fabric and setting of the place arising out of the statement of significance and other constraints. A specific combination of conservation actions should be identified. This may or may not involve changes to the fabric.

- 2.3 **Use**

The conservation policy should identify a use or combination of uses, or constraints on use, that are compatible with the retention of the cultural significance of the place and that are feasible.

- 2.4 **Interpretation**

The conservation policy should identify appropriate ways of making the significance of the place understood consistent with the retention of that significance. This may be a combination of the treatment of the fabric, the use of the place and the use of introduced interpretative material.

In some instances the cultural significance and other constraints may preclude the introduction of such uses and material.

- 2.5 **Management**

The conservation policy should identify a management structure through which the conservation policy is capable of being implemented. It should also identify:

- (a) those to be responsible for subsequent conservation and management decisions and for the day-to-day management of the place;
- (b) the mechanism by which these decisions are to be made and recorded;
- (c) the means of providing security and regular maintenance for the place.

- 2.6 Control of physical intervention in the fabric**  
The conservation policy should include provisions for the control of physical intervention. It may:
- (a) specify unavoidable intervention;
  - (b) identify the likely impact of any intervention on the cultural significance;
  - (c) specify the degree and nature of intervention acceptable for non-conservation purposes;
  - (d) specify explicit research proposals;
  - (e) specify how research proposals will be assessed;
  - (f) provide for the conservation of significant fabric and contents removed from the place;
  - (g) provide for the analysis of material;
  - (h) provide for the dissemination of the resultant information;
  - (i) specify the treatment of the site when the intervention is complete.

- 2.7 Constraints on investigation**  
The conservation policy should identify social, religious, legal or other cultural constraints which might limit the accessibility or investigation of the place.

- 2.8 Future developments**  
The conservation policy should set guidelines for future developments resulting from changing needs.

- 2.9 Adoption and review**  
The conservation policy should contain provision for adoption and review.

## **3.0 DEVELOPMENT OF CONSERVATION POLICY**

- 3.1 Introduction**  
In developing a conservation policy for the place it is necessary to assess all the information relevant to the future care of the place and its fabric. Central to this task is the statement of cultural significance. The task includes a report as set out in Section 5.0. The contents of the report should be arranged to suit the place and the limitations of the task, but it will generally be in three sections:
- (a) the development of a conservation policy (see 3.2 and 3.3);
  - (b) the statement of conservation policy (see 3.4 and 3.5);
  - (c) the development of an appropriate strategy for implementation of the conservation policy (see 4.0).

- 3.2 Collection of information**  
In order to develop the conservation policy sufficient information relevant to the following should be collected:

- 3.2.1 Significant fabric —**  
Establish or confirm the nature, extent, and degree of intactness of the significant fabric including contents (see Guidelines to Burra Charter: Cultural Significance).

- 3.2.2 Client, owner and user requirements and resources —**  
Investigate needs, aspirations, current proposals, available finances, etc., in respect of the place.

- 3.2.3 Other requirements and concerns —**  
Investigate other requirements and concerns likely to affect the future of the place and its setting including:
- (a) federal, state and local government acts, ordinances and planning controls;
  - (b) community needs and expectations;
  - (c) locational and social context.

- 3.2.4 Condition of fabric —**  
Survey the fabric sufficiently to establish how its physical state will affect options for the treatment of the fabric.

- 3.2.5 Uses —**  
Collect information about uses, sufficient to determine whether or not such uses are compatible with the significance of the place and feasible.

- 3.2.6 Comparative information —**  
Collect comparative information about the conservation of similar places (if appropriate).

- 3.2.7 Unavailable information —**  
Identify information which has been sought and is unavailable and which may be critical to the determination of the conservation policy or to its implementation.

- 3.3 Assessment of information**  
The information gathered above should now be assessed in relation to the constraints arising from the statement of cultural significance for the purpose of developing a conservation policy. In the course of the assessment it may be necessary to collect further information.

- 3.4 Statement of conservation policy**  
The practitioner should prepare a statement of conservation policy that addresses each of the issues listed in 2.0, viz.:
- fabric and setting;
  - use;
  - interpretation;
  - management;
  - control of intervention in the fabric;
  - constraints on investigation;
  - future developments;
  - adoption and review.

The statement of conservation policy should be cross-referenced to sufficient documentary and graphic material to explain the issues considered.

- 3.5 Consequences of conservation policy**  
The practitioner should set out the way in which the implementation of the conservation policy will or will not:
- (a) change the place including its setting;
  - (b) affect its significance;
  - (c) affect the locality and its amenity;
  - (d) affect the client, owner and user;
  - (e) affect others involved.

#### **4.0 IMPLEMENTATION OF CONSERVATION POLICY**

Following the preparation of the conservation policy a strategy for its implementation should be prepared in consultation with the client. The strategy may include information about:

- (a) the financial resources to be used;
- (b) the technical and other staff to be used;
- (c) the sequence of events;
- (d) the timing of events;
- (e) the management structure.

The strategy should allow the implementation of the conservation policy under changing circumstances.

#### **5.0 THE REPORT**

##### **5.1 Introduction**

The report is the vehicle through which the conservation policy is expressed, and upon which conservation action is based.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

##### **5.2 Written material**

Written material will include:

- (a) the statement of cultural significance;
- (b) the development of conservation policy;
- (c) the statement of conservation policy;
- (d) the strategy for implementation of conservation policy.

It should also include:

- (a) name of the client;

- (b) names of all the practitioners engaged in the task, the work they undertook, and any separate reports they prepared;
- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 5.4).

##### **5.3 Graphic material**

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, clearly reproduced.

Material which does not serve a specific purpose should not be included.

##### **5.4 Sources**

All sources used in the report must be cited with sufficient precision to enable others to locate them.

All sources of information, both documentary and oral, consulted during the task should be listed, whether or not they proved fruitful.

In respect of source material privately held, the name and address of the owner should be given, but only with the owner's consent.

##### **5.5 Exhibition and adoption**

The report should be exhibited and the statement of conservation policy adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

# GUIDELINES TO THE BURRA CHARTER: CULTURAL SIGNIFICANCE

These guidelines for the establishment of cultural significance were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 14 April 1984 and revised on 23 April 1988. They should be read in conjunction with the Burra Charter.

## Contents

- 1.0 Preface
- 1.1 Intention of guidelines
- 1.2 Applicability
- 1.3 Need to establish cultural significance
- 1.4 Skills required
- 1.5 Issues not considered
- 2.0 The Concept of Cultural Significance
  - 2.1 Introduction
  - 2.2 Aesthetic value
  - 2.3 Historic value
  - 2.4 Scientific value
  - 2.5 Social value
  - 2.6 Other approaches
- 3.0 The Establishment of Cultural Significance
  - 3.1 Introduction
  - 3.2 Collection of information
  - 3.3 The assessment of cultural significance
    - 3.3.1 Extent of recording
    - 3.3.2 Intervention in the fabric
    - 3.3.3 Hypotheses
  - 3.4 Statement of cultural significance
- 4.0 The Report
  - 4.1 Content
  - 4.2 Written material
  - 4.3 Graphic material
  - 4.4 Sources
  - 4.5 Exhibition and adoption

## 1.0 PREFACE

### 1.1 Intention of guidelines

These guidelines are intended to clarify the nature of professional work done within the terms of the Burra Charter. They recommend a methodical procedure for assessing the cultural significance of a place, for preparing a statement of cultural significance and for making such information publicly available.

### 1.2 Applicability

The guidelines apply to any place likely to be of cultural significance regardless of its type or size.

### 1.3 Need to establish cultural significance

The assessment of cultural significance and the preparation of a statement of cultural significance, embodied in a report as defined in section 4.0, are essential prerequisites to making decisions about the future of a place.

### 1.4 Skills required

In accordance with Article 4 of the Burra Charter, the study of a place should make use of all relevant disciplines. The professional skills required for such

study are not common. It cannot be assumed that any one practitioner will have the full range of skills required to assess cultural significance and prepare a statement. Sometimes in the course of the task it will be necessary to engage additional practitioners with special expertise.

### 1.5 Issues not considered

The assessment of cultural significance and the preparation of a statement do not involve or take account of such issues as the necessity for conservation action, legal constraints, possible uses, structural stability or costs and returns. These issues will be dealt with in the development of a conservation policy.

## 2.0 THE CONCEPT OF CULTURAL SIGNIFICANCE

### 2.1 Introduction

In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

### 2.2 Aesthetic value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

### 2.3 Historic value

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic figure, event, phase or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

#### 2.4 Scientific value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

#### 2.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

#### 2.6 Other approaches

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.

### 3.0 THE ESTABLISHMENT OF CULTURAL SIGNIFICANCE

#### 3.1 Introduction

In establishing the cultural significance of a place it is necessary to assess all the information relevant to an understanding of the place and its fabric. The task includes a report comprising written material and graphic material. The contents of the report should be arranged to suit the place and the limitations on the task, but it will generally be in two sections: first, the assessment of cultural significance (see 3.2 and 3.3) and second, the statement of cultural significance (see 3.4).

#### 3.2 Collection of information

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- (a) the developmental sequence of the place and its relationship to the surviving fabric;
- (b) the existence and nature of lost or obliterated fabric;
- (c) the rarity and/or technical interest of all or any part of the place;
- (d) the functions of the place and its parts;
- (e) the relationship of the place and its parts with its setting;
- (f) the cultural influences which have affected the form and fabric of the place;
- (g) the significance of the place to people who use or have used the place, or descendants of such people;
- (h) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- (i) the scientific or research potential of the place;
- (j) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin;
- (k) any other factor relevant to an understanding of the place.

#### 3.3 The assessment of cultural significance

The assessment of cultural significance follows the collection of information.

The validity of the judgements will depend upon the care with which the data is collected and the reasoning applied to it.

In assessing cultural significance the practitioner should state conclusions. Unresolved aspects should be identified.

Whatever may be considered the principal significance of a place, all other aspects of significance should be given consideration.

#### 3.3.1 Extent of recording —

In assessing these matters a practitioner should record the place sufficiently to provide a basis for the necessary discussion of the facts. During such recording any obviously urgent problems endangering the place, such as stability and security, should be reported to the client.

#### 3.3.2 Intervention in the fabric —

Intervention in, or removal of, fabric at this stage should be strictly within the terms of the Burra Charter.

#### 3.3.3 Hypotheses —

Hypotheses, however expert or informed, should not be presented as established fact. Feasible or possible hypotheses should be set out, with the evidence for and against them, and the line of reasoning that has been followed. Any attempt which has been made to check a hypothesis should be recorded, so as to avoid repeating fruitless research.

#### 3.4 Statement of cultural significance

The practitioner should prepare a succinct statement of cultural significance, supported by, or cross referenced to, sufficient graphic material to help identify the fabric of cultural significance.

It is essential that the statement be clear and pithy, expressing simply why the place is of value but not restating the physical or documentary evidence.

### 4.0 THE REPORT

#### 4.1 Content

The report will comprise written and graphic material and will present an assessment of cultural significance and a statement of cultural significance.

In order to avoid unnecessary bulk, only material directly relevant to the process of assessing cultural significance and to making a statement of cultural significance should be included.

See also Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.

#### 4.2 Written material

The text should be clearly set out and easy to follow. In addition to the assessment and statement of cultural significance as set out in 3.2, 3.3 and 3.4 it should include:

- (a) name of the client;
- (b) names of all the practitioners engaged in the task;

- (c) authorship of the report;
- (d) date;
- (e) brief or outline of brief;
- (f) constraints on the task, for example, time, money, expertise;
- (g) sources (see 4.4).

#### **4.3 Graphic material**

Graphic material may include maps, plans, drawings, diagrams, sketches, photographs and tables, and should be reproduced with sufficient quality for the purposes of interpretation.

All components discussed in the report should be identified in the graphic material. Such components should be identified and described in a schedule.

Detailed drawings may not be necessary. A diagram may best assist the purpose of the report.

Graphic material which does not serve a specific purpose should not be included.

#### **4.4 Sources**

All sources used in the report must be cited with sufficient precision to enable others to locate them.

It is necessary for all sources consulted to be listed, even if not cited.

All major sources or collections not consulted, but believed to have potential usefulness in establishing cultural significance, should be listed.

In respect of source material privately held the name and address of the owner should be given, but only with the owner's consent.

#### **4.5 Exhibition and adoption**

The report should be exhibited and the statement of cultural significance adopted in accordance with Guidelines to the Burra Charter: Procedures for Undertaking Studies and Reports.



# **GUIDELINES TO THE BURRA CHARTER: PROCEDURES FOR UNDERTAKING STUDIES AND REPORTS**

These guidelines for the preparation of professional studies and reports were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) on 23 April 1988. They should be read in conjunction with the Burra Charter.

## **Contents**

- 1.0 Preface
- 2.0 Agreements between client and practitioner
- 3.0 Responsibility for content of report
- 4.0 Draft report
- 5.0 Urgent action
- 6.0 Additional work
- 7.0 Recommendations for further investigations
- 8.0 Exhibition and comment
- 9.0 Adoption and review of report
- 10.0 Further evidence
- 11.0 Accessibility of information

### **1.0 Preface**

These guidelines make recommendations about professional practice in the preparation of the studies and reports within the terms of the Burra Charter.

Attention is also drawn to the advice about ethical, procedural and legal matters provided in the practice notes issued by various professional bodies.

### **2.0 Agreements between client and practitioner**

Before undertaking a study or report, the client and the practitioner should agree upon:

- (a) the extent of the task, for example, up to the preparation of a statement of significance, up to the preparation of a statement of conservation policy or up to the preparation of a strategy for implementation;
- (b) the boundaries of the place;
- (c) any aspect which requires intensive investigation;
- (d) the dates for the commencement of the task, submission of the draft report and submission of the final report;
- (e) the fee and the basis upon which fees and disbursements will be paid;
- (f) the use of any joint consultant, sub-consultant or other practitioner with special expertise;
- (g) the basis for any further investigation which may be required, for example, within the terms of 7.0 below or section 3.3 of Guidelines to the Burra Charter: Conservation Policy;
- (h) the representative of the client to whom the practitioner will be responsible in the course of the task;
- (i) the sources, material or services to be supplied by the client including previous studies or reports;
- (j) any requirements for the format or reproduction of the report;
- (k) the number of copies of the report to be supplied at each stage;
- (l) copyright and confidentiality;
- (m) how the authorship will be cited;

- (n) the condition under which the report may be published or distributed by the client, the practitioner or others;
- (o) the procedure for any required exhibition of the report;
- (p) the basis for comment upon the report and any consequent amendment;
- (q) the responsibility for effecting archival storage in accordance with Article 28 of the Burra Charter.

### **3.0 Responsibility for content of report**

The content of the report is the responsibility of the practitioner. The report may not be amended without the agreement of the practitioner.

### **4.0 Draft report**

It is useful for the report to be presented to the client in draft form to ensure that it is understood and so that the practitioner may receive the client's comments.

### **5.0 Urgent action**

If the practitioner believes that urgent action may be necessary to avert a threat to the fabric involving, for example, stability or security, the practitioner should immediately advise the client to seek specialist advice.

### **6.0 Additional work**

Where it becomes clear that some aspect of the task will require more investigation or more expertise than has been allowed within the budget or the terms of the agreement, the practitioner should advise the client immediately.

### **7.0 Recommendations for further investigations**

In respect of major unresolved aspects of cultural significance, conservation policy or of strategies for implementation of conservation policy, recommendations for further investigation should be made only where:

- (a) the client has been informed of the need for such investigation at the appropriate stage and it has been impossible to have it undertaken within the budget and time constraints of the task;
- (b) further information is anticipated as a result of intervention in the fabric which would not be proper at this stage, but which will become appropriate in the future.

Such recommendations should indicate what aspects of cultural significance, conservation policy or implementation might be assisted by such study.

### **8.0 Exhibition and comment**

The report for any project of public interest should be exhibited in order that interested bodies and the public may comment and reasonable time should be allowed for the receipt and consideration of comment. Where public exhibition is not appropriate, comment should be sought from relevant individuals, organisations and specialists.

### **9.0 Adoption and review of report**

Recommendations should be made for the formal adoption of the report and for any subsequent review.

**10.0 Further evidence**

If after the completion of the report further evidence is revealed, for example, by intervention in the fabric or information from other sources, it is desirable for this evidence to be referred to the original practitioner so that the report may be amended if necessary.

**11.0 Accessibility of information**

All material relating to the cultural significance of the place should be made readily available to increase the common pool of knowledge. Publication by the client and/or practitioner should be encouraged.

1850

Minimum  
Radius 4 1/2 Miles  
G.P.O.

Undulating  
Contour 250 ft.  
above Sea Level

Efficient  
Drainage

Ample Travel-  
ling Facilities.  
Fast Electric  
Trains & Trams

Water, Gas, and  
Sewerage  
Reticulation

Modern Shop-  
ping Centres

Improving  
Values in Real  
Estate

Moderate Muni-  
cipal Taxation.  
Putting upon  
Unimproved  
Values

Maximum  
Radius 6 1/2 miles  
G.P.O.

Municipal  
Electric Supply,  
Power and  
Lighting

Zoned Factory  
and Residential  
Areas

Abundant  
Available Labor  
all Classes

Numerous  
State Educa-  
tional Institu-  
tions, including  
High and Tech-  
nical Schools

Recreation and  
Sporting  
Reserves

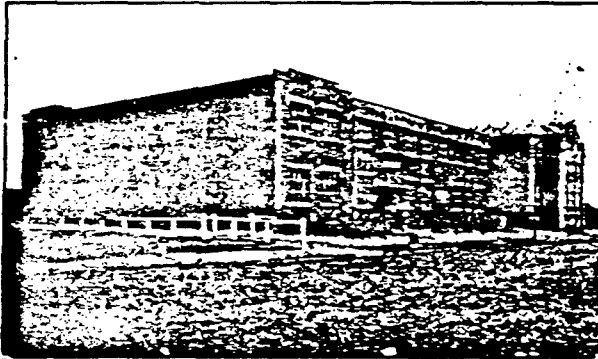
Industrial  
opportunities  
for Employer  
and Employee

Improved con-  
ditions of living  
over more  
densely popula-  
ted districts

1922

# THE CITY OF WILKES

# THE CITY OF COBURG



## Brunswick Technical School and School of Pottery

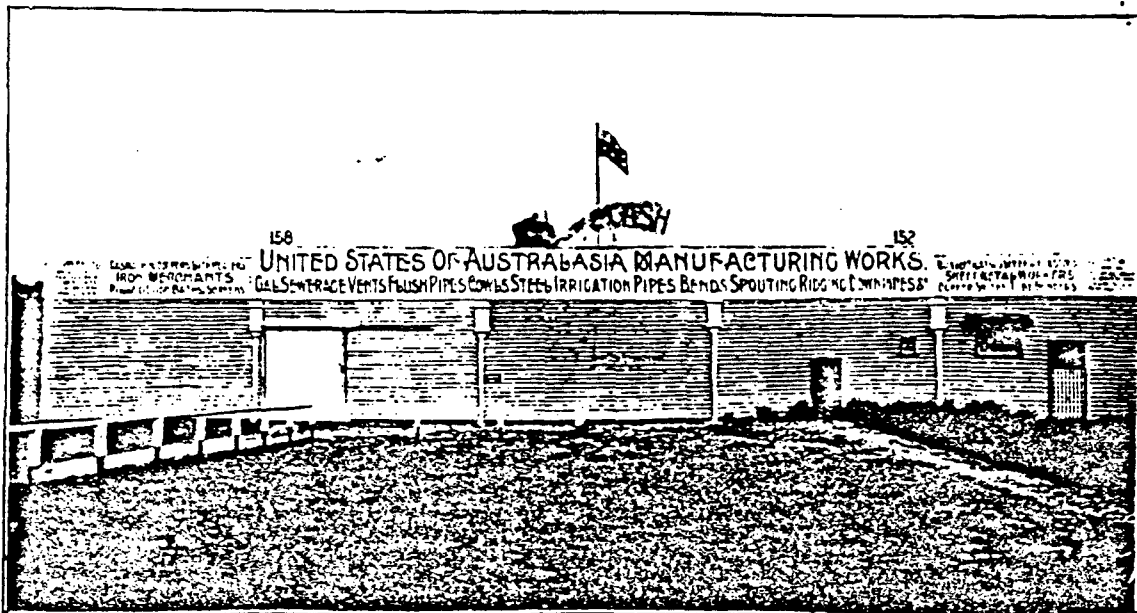
This is the most  
complete Pottery in  
the Commonwealth

: Write for Prospectus :

Dawson St., Brunswick



## W. E. CASH, 152-158 Sydney Road, COBURG



The products manufactured at our works are of the highest quality, and are distributed all over  
Australasia. We can manufacture anything in sheet metals.

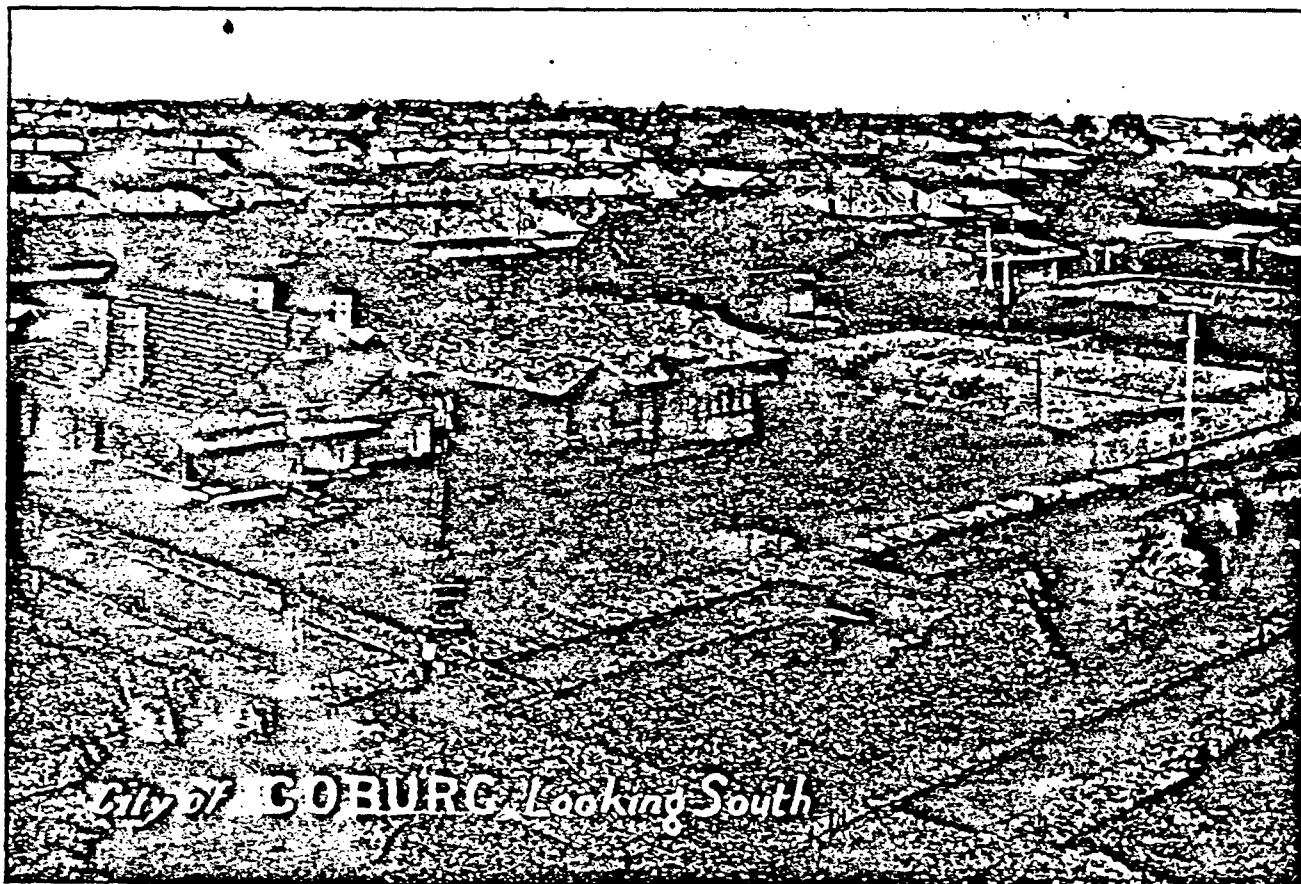
# The Call of the North

The call of the Northern Suburbs, and more especially of Coburg, is one that should appeal to any citizen residing in the crowded areas south of the Yarra; that is, any citizen who has the forethought to look a little ahead. The expansion of Melbourne has been going on for some years at an almost phenomenal rate, and the tide has swept to a great extent southward until the area between the metropolis and from 10 to 12 miles out has become thickly crowded with dwelling houses resembling rabbit warrens. Who has not seen from the windows of trains passing through the southern suburbs mile after mile of houses, closely packed with yards in which it would be difficult to perform the proverbial feat of swinging a cat? It is not till the market garden areas abutting on the Bay are reached that any open land is seen, and even then the little available for building purposes anywhere near travelling facilities is quoted at prices far above the average citizen's limit. The tide has gone so far south that to reside in any healthy area means an hour's journey to and from the city, and correspondingly high fare.

Take the Other Side of the Picture.

From the Coburg Station fast electric trains take residents to Flinders Street in 21 minutes at

reasonable fares, 3½d. single, 6½d. return, while electric and cable trams furnish an almost as rapid and exceptionally cheap transit. In the west of Coburg extends a huge area, high, well drained, and with picturesque views eminently suited for residential purposes, and, above all, at reasonable prices. Figures absolutely unobtainable south of the Yarra, and all this within a distance of from 4½ to 6½ miles of the G.P.O. When it is remembered that the extreme northern boundary of the municipality is only distant 6½ miles from the heart of the metropolis, the fallacy of imagining that Coburg is too far from the city is at once exposed. Opportunities exist for the acquisition of suitable areas at extremely low prices, and the erection of residences with ample surrounding spaces at prices which cannot be approached in any suburb south of the river. This, and all this, can be proved by the best method of reasoning, "figures." It is your opportunity to secure a home in a progressive healthy locality, excellently served by electric train and tram, with assured extensions of the latter, and with no greater outlay in most cases than the rent being paid for inferior houses in more congested areas. As our American friends say, "We have the goods." Please inspect; you will certainly buy.

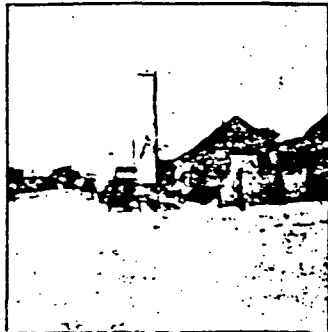


City of COBURG Looking South

CITY OF COBURG.

# TRAILL & WALLIS

Auction Mart



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Sydney Rd. & Gaffney St.  
COBURG

Horses, Carts, Harness, Poultry, and Furniture  
of every description.

Sales Every Wednesday  
Starting 1.45 p.m.



Hail to our New City!

**COBURG**

Pre-eminent of Northern Suburbs! Where hundreds of  
Artistic Homes have been secured for well-satisfied Clients

By ... **JOHN RYAN**  
Auctioneer and Estate Agent,

106 SYDNEY ROAD, MORELAND  
PHONE BRUNSWICK 820 (CORNER THE GROVE)

## Walker's Stores

are suppliers of

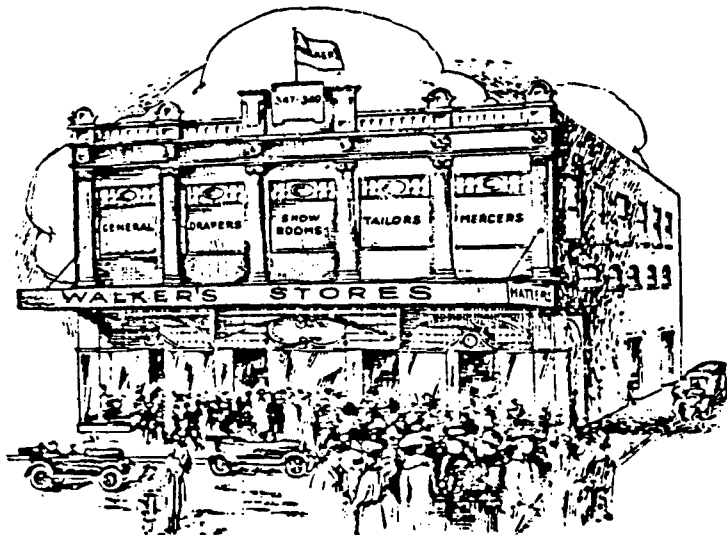
Sheetings. Calicoes.  
Longcloths. Blankets.  
Rugs. Window Blinds.  
Dressgoods. Hosiery.  
Ribbons and Laces.  
Millinery. Mantles.  
Underclothing.  
Knitted Goods.

## MEN'S WEAR

Overcoats.  
Suits. Hats.  
Shirts. Ties.  
Braces. Socks.

All Boy's Wear  
and are  
HIGH-CLASS TAILORS

## Coburg City's Popular Stores



The Excellent Values offered is the secret why we are always busy.

**WALKER'S STORES**

OUTFITTERS :: MANUFACTURERS :: IMPORTERS

# CITY OF COBURG

Constituted Pentridge District Road Board, 1859; Coburg District Road Board, 1869; Shire of Coburg, 1875; Borough of Coburg, 1905; Town of Coburg, 1912; City of Coburg, 1922.

## COUNCIL, 1921-22.

Mayor: Cr. W. E. Cash, J.P., The Grove, Coburg.  
Councillors J. J. Anderson, J.P., D. S. Bain, J.P., G. A. Brown, \*A. G. Campbell, J.P., \*W. E. Cash, J.P., John Robinson, J.P., F. Keane, D. McDonald, and \*H. J. Richards, J.P.

\*Have occupied the Mayoral Chair.

## PERMANENT COMMITTEES.

### Public Works.

Cr. H. J. Richards (Chairman) and the whole Council.

### Health.

Cr. F. Keane (Chairman), Crs. D. S. Bain, John Robinson, and the Mayor.

### Finance.

Cr. D. McDonald (Chairman), Crs. Anderson, Brown, Campbell and Richards.

### Parks and Gardens.

Cr. D. S. Bain (Chairman), Crs. John Robinson, Keane and the Mayor.

### Advisory.

Crs. Anderson, Bain, Campbell, McDonald and Richards.

### Hall.

The Mayor (Chairman) and the whole Council.

### Electric Light.

Cr. Anderson (Chairman), Crs. Brown, Campbell, McDonald and Richards.

### Officers and Servants.

Cr. D. S. Bain (Chairman), Crs. Campbell, John Robinson, and Keane.

### Quarry.

Cr. A. G. Campbell (Chairman), Crs. Anderson, Brown, McDonald and Richards.

### Electric Supply Sub-Committee.

Cr. Anderson (Chairman), Cr. Bain and the Mayor.

The Mayor is ex-officio a member of all Committees

Representatives of the Council on other Public Bodies.

### Board of Public Health.

Cr. A. Wheeler, M.B., J.P. (Fitzroy)

Gas Conference . . . . . Cr. D. McDonald

M.B. & C.T.T. Crs. Richards and Cash

M.M.B. Works . . . . . Cr. A. G. Campbell

Municipal Association of Victoria . . Cr. Richards  
Met. Fire Brigades Board . Cr. A. F. Showers, J.P. (Essendon)

New Melb. Gen. Cemetery . . Cr. J. J. Anderson

Q.M.I.D. Hospital . . . . . Cr. W. E. Cash

Weights & Measures Union, Crs. Anderson & Bain

Heatherton Sanatorium . . Cr. E. J. Coulson, J.P. (Collingwood)

## OFFICERS.

Town Clerk and Treasurer . . . . . Walter Mitchell, F.A.I.S., J.P.

Town Surveyor and Engineer . . . . . Robert McG. Dawson, C.E.

Valuer and Collector . . . . . J. H. Ward

Assistant Town Clerk . . . . . F. W. Shore

Health Inspector . . . . . Wm. H. Budds

Assist. Health Inspector and Dog Registrar . . Donald Ross

Meat Inspector . . . . . Thomas Arnold

Electrician-in-Charge . . . . . J. Watson

Collector . . . . . W. W. Westhorpe

Meter Reader . . . . . H. Rogers

Junior Clerk, Electric Supply . . . . . T. Welch

Foreman of Works . . . . . William Smith

Curator . . . . . J. Gray

Hall Keeper . . . . . G. Bull

Draughtsman, Surveyor's Office . . A. S. Collings

Junior Clerk . . . . . R. Bell

Clerk, Rate Office . . . . . St. E. Barkley

Typistes . . . . . E. D. Landells, V. Allott

## STATISTICS, 1st OCTOBER, 1921.

Area, 7½ square miles. Population, 19,110.

Number of Dwellings, 4,110.

Rate, 4d. in the £ Unimproved Value.

Pan Charge, £1/11/- per annum.

Valuations—1917-18, £100,012; 1918-19, £107,594;

1919-20, £117,000; 1920-21, £162,818.

Unimproved Capital Value, 1919-20, £1,108,812;

1920-21, £1,220,928.

Loan Liability—Municipal Fund, £46,984.

Electric Supply, £19,725.

### Total Receipts.

### Expenditure.

Municipal Fund, £34,105 . . £32,560/16/11

Electric Supply, £9,066/5/4 . . £14,299/15/11

Reserves—Lake, Bell st. (2), Moreland, Reynard

St. W., Gaffney St. W. Approx. Area, 60 acres.

Pound Fees—Cattle and Horses, 4/6 per day;

Sheep, 6d. per day; Goats and Pigs, 5/- per day.

Trespass Fees—On Tilled Land, 6/-; On Untilled

Land, 1d. per head.

## PARLIAMENTARY REPRESENTATIVES.

### Commonwealth.

House of Representatives—

Division of Maribyrnong:

J. E. FENTON, M.H.R.

### State.

Legislative Council—

Melbourne North Province:

Hon. E. L. KIERNAN, M.L.C.

Hon. W. J. BECKETT, M.L.C.

Legislative Assembly—Electoral

District of Essendon.

THOMAS RVAN, M.L.A.

## IMPORTANT DATES.

Dog Registration Fees due 1st March.

Rates payable on or before 10th June.

Claims to be Enrolled on Voters' List or Separate

Voters' List to be lodged on or before 15th

July.

Revision Court between 21st and 27th July.

Voters' Roll completed 12th August.

Annual Election Fourth Thursday in August.

Nomination Day a day not less than 4 or more

than 7 clear days from Notice of Election.

Notice of Election not less than 14 or more than

21 clear days before the day of Annual

Election.

Last day for Candidates retiring not less than four

clear days before Election.

Accounts balanced to 30th September.

Annual Audit November.

Meeting for Examining and Settling Accounts,

21st December, 1921.

Rate Struck, 21st December, 1921.



The Mayor:  
Cr. W. E. CASH,  
J.P.

## South Eastern Portion of City of Coburg—Moreland

Water Mains — — — — —  
 Electric Light Mains - - - - -  
 Postal Receivers <—  
 Fire Alarms ■■

The most thickly populated area of the City; close to Tram, Train, and Shopping Centres; teeming with people, yet not overcrowded, owing to a strict supervision over subdivisions.

St. Paul's R.C.

Ch. & School.

Holy Trinity Church of England and School.

Methodist Church and School.

Town Hall and Municipal Buildings.

Higher Elementary and State Schools.

Entrance Cricket and Football Gd.

Coburg Bowling Green and Croquet Lawn.

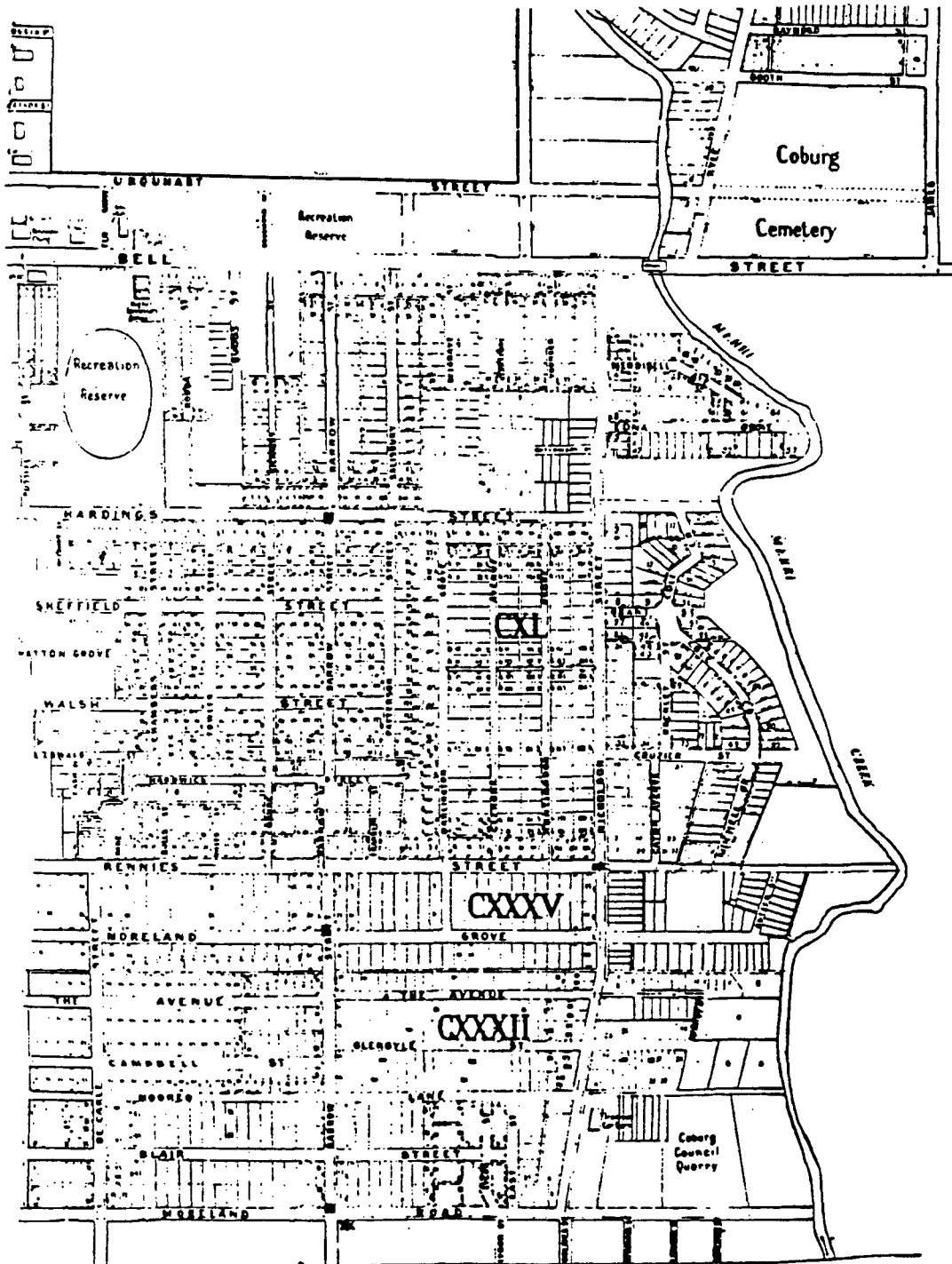
"Grand" Picture Theatre.

Baptist Church.

State School (The Avenue).

Salvation Army Citadel.

Electric Tram to City (Queensberry Street).



To Preston (via Bell St.).

Electric Tram to Coburg Cemetery (Nicholson St.).

A limited Number of Excellent Building Allotments obtainable this District from £1 10s. to £6 10s. per ft.

Residential Area Only. No. Factories Permitted.

Minimum Area Allotments.

Sewerage and Water Reticulation.

Electric and Gas Mains.

Moreland Bowling Green and Tennis Courts, The Grove.

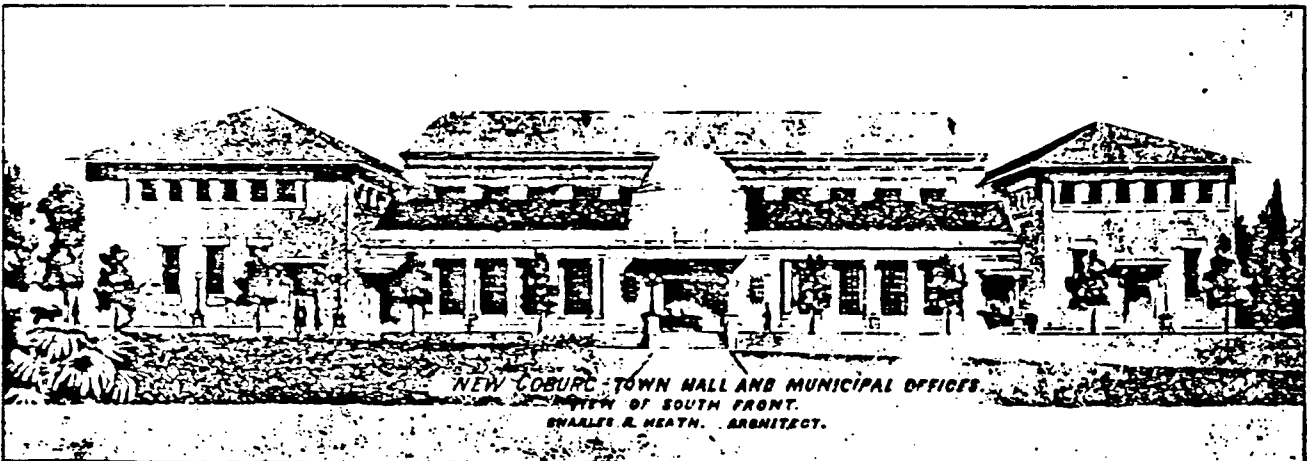
Moreland Post Office.

State School (Infants).

Electric Tram to City (Queensberry Street).

Within 4½ and 5½ miles Radii of G.G.O.

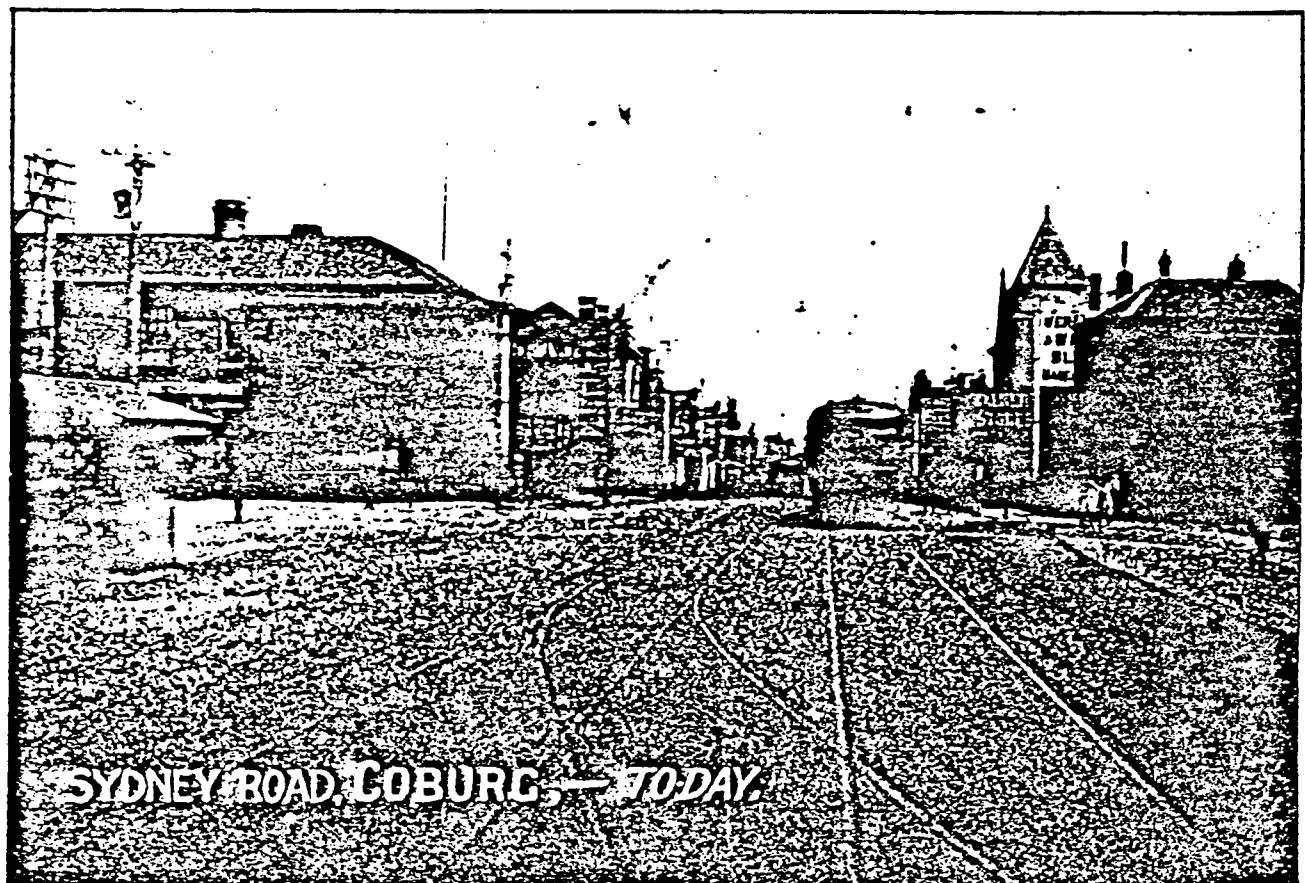
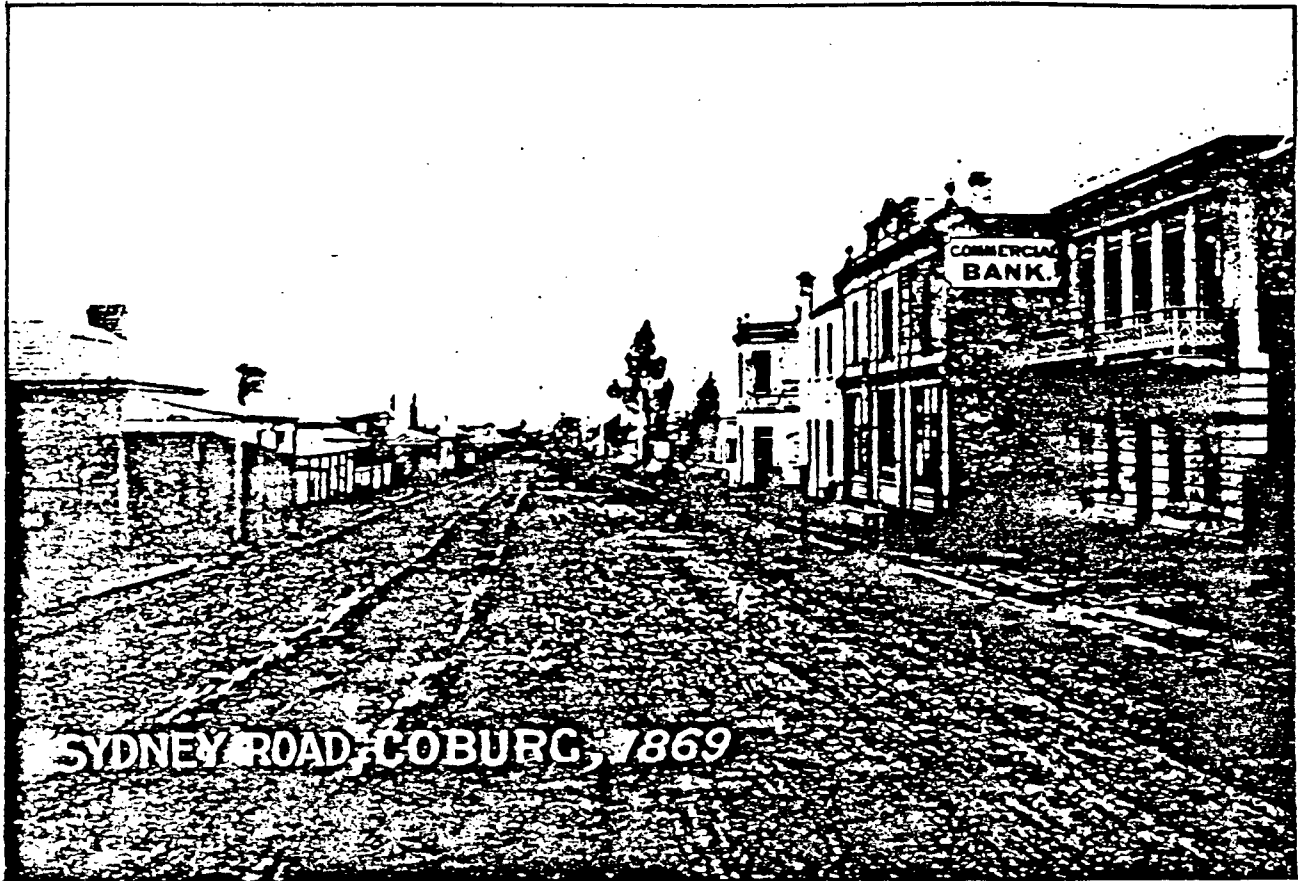




Extract from "Argus," 28th March, 1922.

Sixty years ago Coburg was a bush outpost, with a farming population of 250 persons, its green lanes intersecting the Sydney road, along which bullock teams toiled laboriously, and frequently became bogged. To-day electric tram-run where bullocks strained at their yokes; instead of isolated little homesteads surrounded by crops are to be seen rows on rows of modern villas, in which are housed Coburg's 20,000 or more inhabitants. Where the modest post office, store, and smithy, and the wayside hotel stood

flanking the main thoroughfare, modern shops have been built, fronted by broad smooth pavements. Powerful electric arc lights glow where once flickering kerosene lamps threw feeble beams over the muddy road. Municipally, Coburg's progress of recent years has been rapid. It was proclaimed a borough in January, 1905, and a town in September, 1912. On Saturday, April 1, it will attain the crown of municipal achievement by being proclaimed a city.



# Means of Communication

There are few places around Melbourne so well served in the main with train and tram service. First and foremost comes the electric train service, which, although the citizens emulating Oliver Twist, are always asking for more, is admittedly excellent. Commencing from 5.20 a.m. in the "up" service and 5.10 a.m. in the "down," there are no fewer than 75 trains each way during the day. These are so distributed that during the busy hours of the morning and evening there is practically little or no waiting, while even in the slack hours there is never an interval of more than a quarter of an hour between trains. When, in addition to this, it is known that the fast electric service takes one into Flinders Street in 21 minutes from the Coburg and 19 from the Moreland stations, it can be easily realised that the service may very well be termed efficient, and considered eminently satisfactory. It will certainly compare favorably with the time-tables and speed from places with anything approaching the same residential conditions south of the Yarra, or, indeed, anywhere else.

As might well be expected, the excellence of the electric railway service has put the Tramway Board on its mettle, and there is a first-class

service, especially during the busy hours through to Queensberry Street from the northern portion of the suburb and from the Coburg Cemetery. This traverses both the suburbs of Brunswick and Carlton, and the large shopping centres of these districts are easily get-at-able. For those seeking places in Brunswick, Parkville and Elizabeth Street, City, a change can be made to the cable tramway, which have an almost continuous service to the city. Whenever there is a tendency, as there is liable to be, to "ease off" in the matter of tramway service and convenience, the local council gets to work promptly, and keeps the Tramway Board up to the mark.

Extensions of the service is absolutely a matter of the very near future. In the west surveys have already been made for a line affording direct communication between the north-west of the suburb and the metropolis. This will be the final touch in the scheme of adequate communication that will place Coburg an easy first in regard to transit facilities. This is, of course, one of the most important, if not the main consideration with business people choosing a suburban home.

## Industrial Opportunities

The City of Coburg offers rare opportunities for the establishment of industries, and already there are several. Reasonably priced sites and cheap electric power from the municipality's undertaking have appealed to enterprising capitalists, with the result that spinning mills, implement works, and various other factories have sprung up on what was yesterday vacant area. Practically the northern extremity of the suburb opens into the country, and there is ample land for all purposes. The council has, however, wisely set apart a zone for industrial establishments, an area—or rather several areas—which affords ample scope for the erection of factories, and the full development of industries on an extensive scale. The zoned industrial areas extend from Gaffney Street on the south to Short's Road on the north, and from Sussex Street on the west to the railway line on the east. There is again a smaller area of six acres east of the Batman railway station, upon which an extensive implement manufactory has been established. Another huge area is from Gaffney Street on the north to O'Hea Street on the south, and from Cumberland Road on the west to Sussex Street on the east.

When, in addition to the provision of adequate areas for industrial enterprise, it is known that the surrounding district provides low-priced al-

lotments for workers' dwellings, it can easily be seen what special advantages Coburg offers for industrial enterprise.

By this admirable system of zoning, intending home-builders may select their sites, with the knowledge that in their immediate vicinity no factories or industrial establishments may be erected, and the worker desirous of living as close to his daily avocation may select his allotment within the industrial zone should he so desire, or as near that zone as may be his fancy.

"A place for everything, and everything in its place" is the slogan of the Coburg City Council.

### COBURG MUNICIPAL ELECTRIC SUPPLY UNDERTAKING. LIGHTING.

#### TARIFF FOR POWER AND HEATING.

Light .. .. .	6d. per unit
Power .. .. .	2½d. " "
Heating .. .. .	3d. " "

Power and Heating: Provided that electricity is consumed between 12 midnight and 5 p.m. next day—

For the first 500 units ..	2½d. per unit
For the next 3000 units	2d. " "
For all over 3500 units ..	1½d. " "

# The Old Firm in a New City



Since 1888 we have seen many changes—many milestones have been passed—Over 30 years ago we started in a humble fashion—to-day we constitute **The Largest and Most Up-to-Date Bakery in Melbourne.** :: :: :: :: ::

*Caterers for:*

BANQUETS,  
WEDDINGS,  
PICNICS,  
TEA MEETINGS, ETC.



*Specialties:*

GENUINE DIABETIC BREAD,  
VIENNA BREAD & ROLLS,  
MALT, BROWN, AND THE  
FINEST WHITE BREAD



HIGH-GRADE PASTRY  
MANUFACTURED UNDER  
IDEAL CONDITIONS.

*Generating our own power,  
our Factory is self-contained  
and equipped with modern  
devices, including an Ice  
Making and Refrigerating  
Plant, the whole covering  
an area of 3 acres, and  
employing 100 hands. : :*



The Passfield Delivery Service covers Coburg, Brunswick,  
Moreland, Essendon, Moonee Ponds, Fitzroy, East  
Melbourne, and Melbourne. Always at Your Service.

## Passfield & Sons Pty. Ltd.

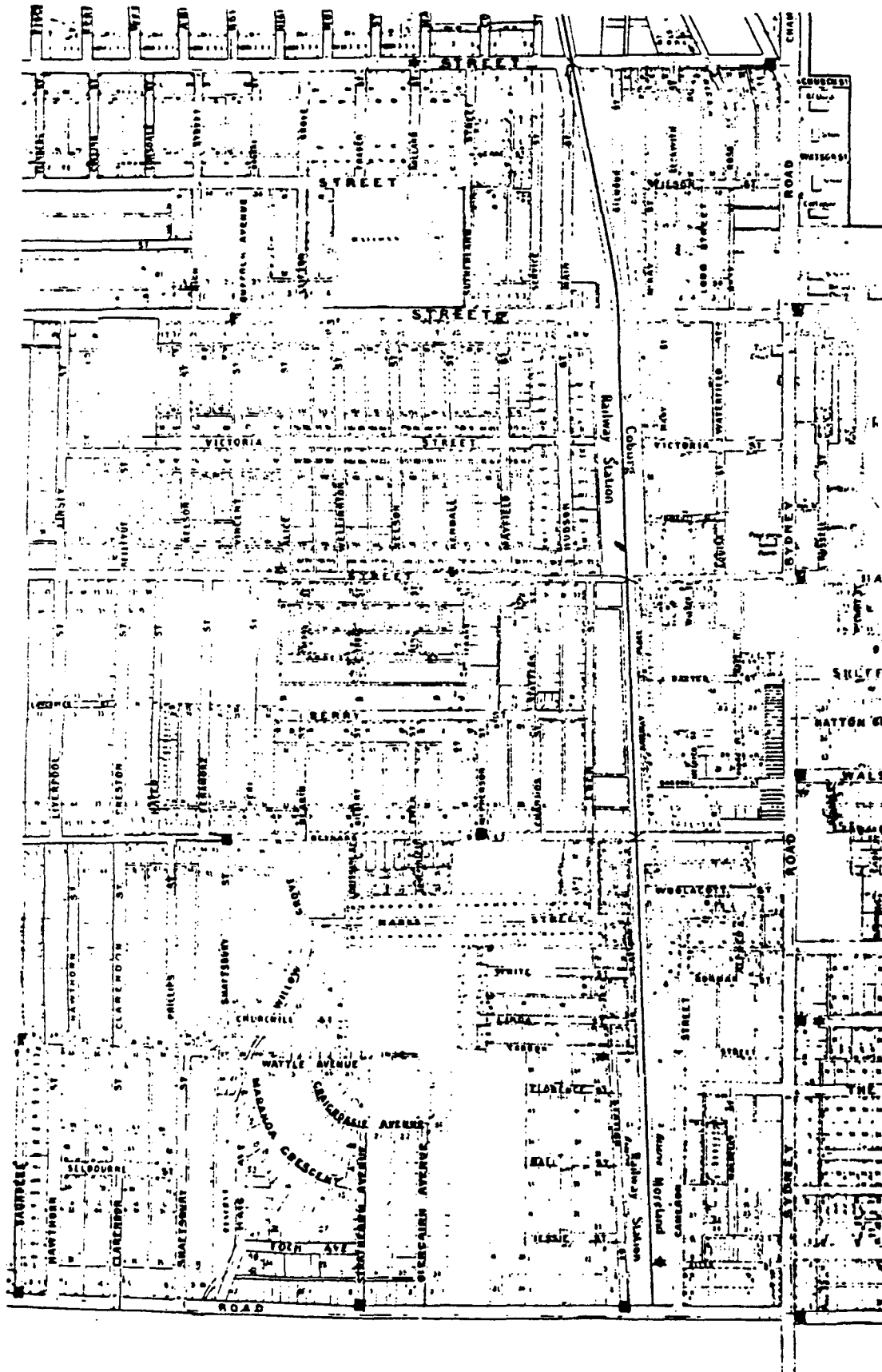
REG. OFFICE:

SYDNEY ROAD, MORELAND

Phone: Brunswick 20

## South Centre Portion City of Coburg.

This section contains the Business and Shopping Centres of the City—(Sydney Road and Bell Street)  
—Up-to-date shops and stores are numerous, and commodities of all descriptions may be obtained locally (see advts.).



United  
Friendly  
Societies'  
Dispensary,  
Sydney Rd.,  
Cr. Wilson St.

Presbyterian  
Church  
Sydney Rd.

Coburg Truby  
King Centre,  
Sydney Rd.

Fast and Fre-  
quent Electric  
Train Service  
from Coburg  
and Moreland  
Stations. 75  
trains daily,  
averaging 15  
minutes'  
interval.  
Fares:  
Moreland, 4d.  
Coburg, 6d.  
return.

Moreland  
Methodist  
Church,  
Sydney Road.

Southern  
Limit, 4 1/2 miles  
of G.P.O.

Bedfellow's  
Hall,  
(Sydney Rd.).

Reeling Club's  
Hall,  
Baxter St.

Salvation  
Army Citadel,  
Bell Street.

Church of  
Christ  
(Bell Street).

Speedy Electric  
Tram Service  
via Sydney  
Road, connect-  
ing with  
Brunswick  
Cable Cars  
and via More-  
land Road,  
direct to City.  
Fares:  
1d. Sections.  
Through Fare,  
3d.

Fire Station,  
Victoria St.

Labor Hall,  
Sheffield St.

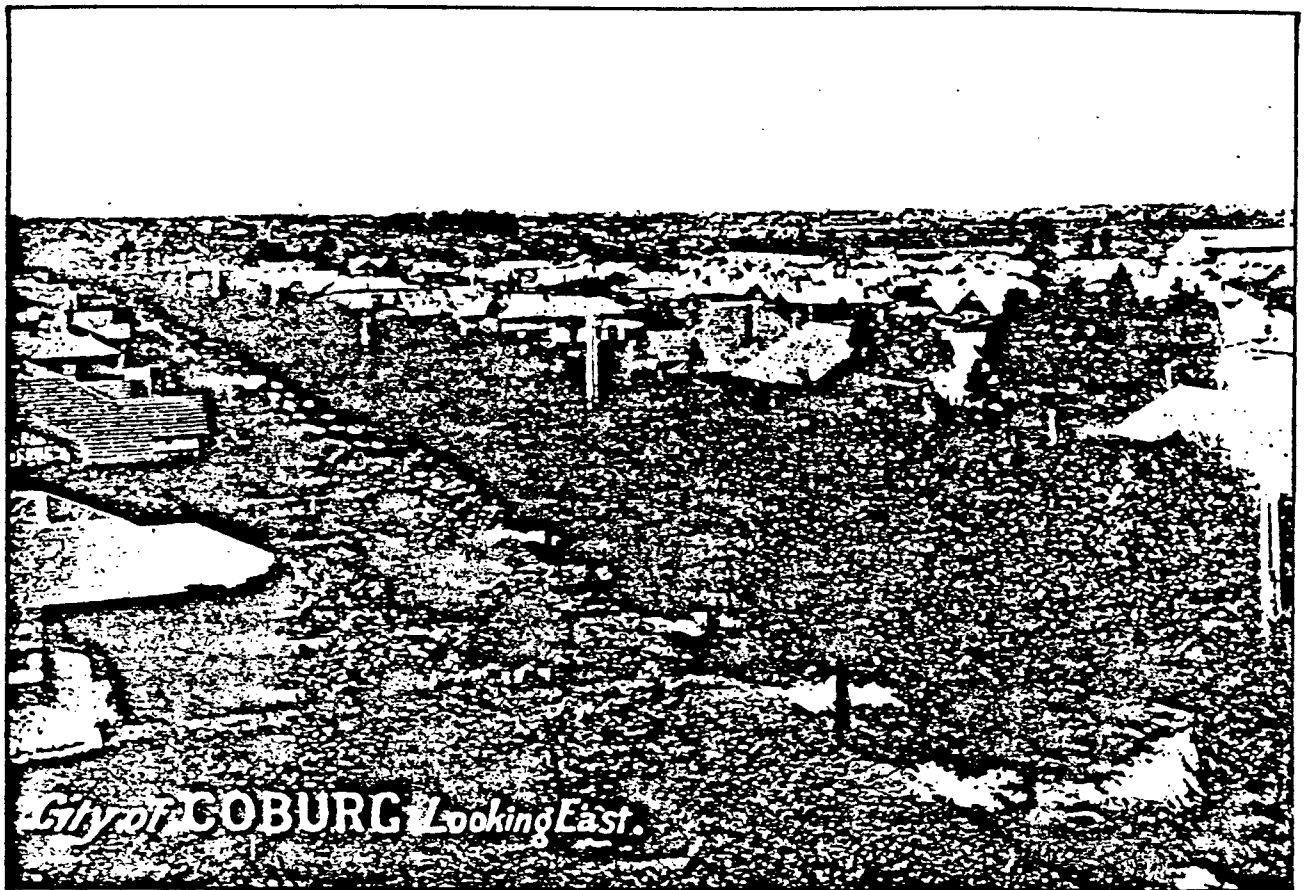
Seventh Day  
Adventist Ch.,  
Woolacott St.

Northern Limit  
5 1/2 miles of  
G.P.O.

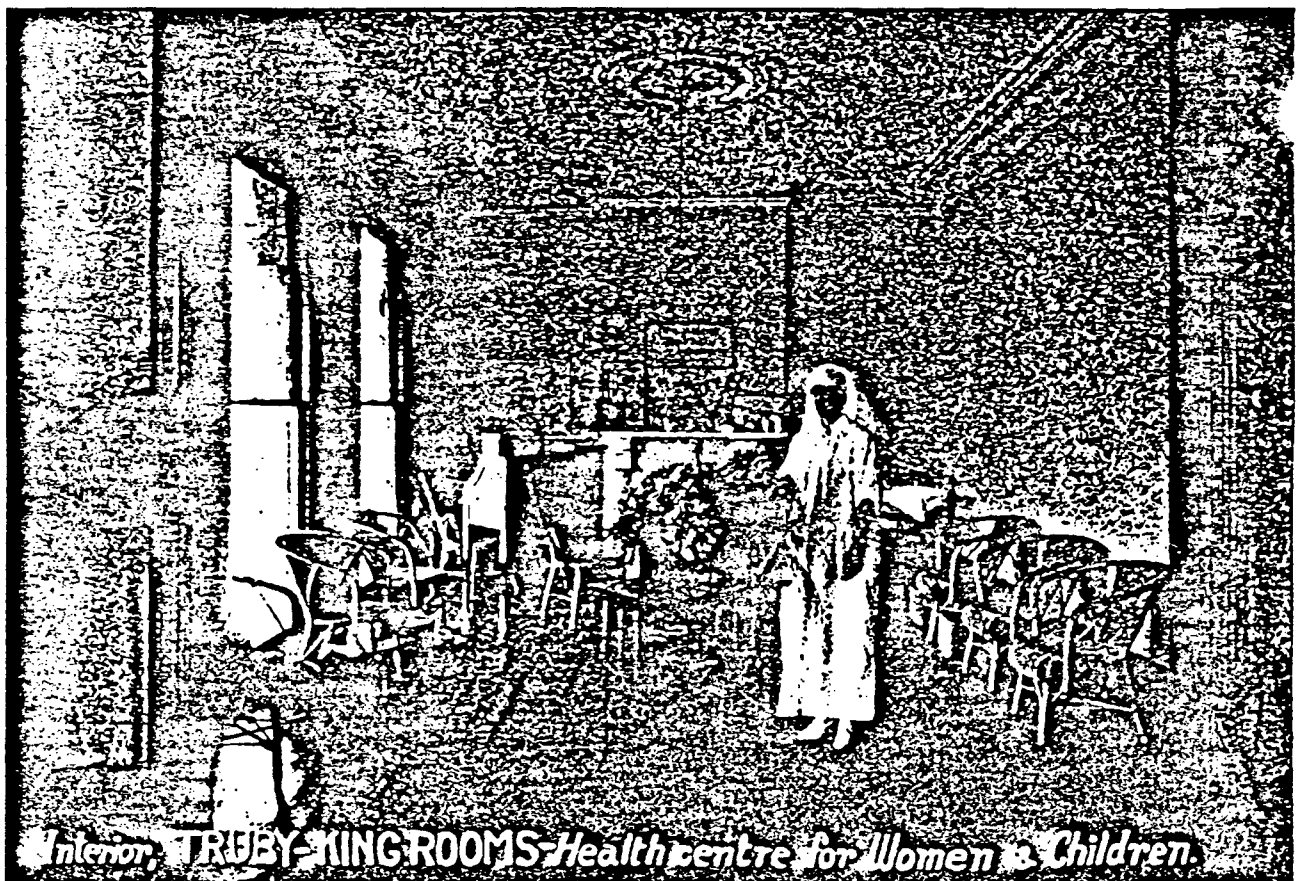
Drill Hall,  
Reynolds Rd.

Masonic Hall  
(Bell Street).

Residential Area. No Factories permitted. Minimum Area Allotments. Sewerage and Water Reticu-  
lation. Electric Light and Gas Mains. Numerous Building Allotments obtainable.



*City of COBURG Looking East.*



*Interior, TRUEBY-KING ROOMS Health Centre for Women & Children.*



# A Splendid Health Record

One of the predominant, if not the most vital, considerations in selecting a place of residence is that of health. All the most picturesque scenery possible, all the most advantageous terms as to acquisition of land, all the possibilities of expansion dwindle in the scale of comparison with the question of the healthiness or otherwise of the locality. In this respect Coburg can fairly challenge comparison. On the land agents' and speculators' announcements not too much reliance can be placed. It stands above contradiction, however, that this suburb is situated in high and what should be healthy surroundings; that it has natural advantages that should secure health to those living within its boundaries; but, as an ancient saying has it, the "proof of the pudding is in the eating," and the "eating" is surely and effectively furnished in the official Government statistics—a statement unprejudiced, unbiassed and absolutely reliable. It is to this solid basis of fact rather than panegyrics of interested people that we direct attention.

Many persons, looking forward, pin their faith to an extent upon the birth rate of a community, and here Coburg shines as the birthplace of a rising generation of Australians, for, according to official figures, the birth rate for 1920 is 31.7 per thousand of the population, only surpassed in a small degree by Oakleigh, Footscray and Northcote. The lowest rate, it may be remarked, is in St. Kilda, a favorite suburb, and Malvern, the home of the well-to-do.

Now as to mortality Coburg compares favorably, very favorably, with other municipalities around Melbourne, the Coburg rate for 1920 being 10.9 per thousand, while such places as Fitzroy (14.1), Collingwood (14.3), Oakleigh (13.1), Footscray (13.6), and Prahran (12.3) shows conclusively that the crowded areas south of the Yarra, and within anything like the same distance from the metropolis as Coburg, are far less conducive to longevity and the enjoyment of good health than the north.

In one respect this suburb can claim a unique credit in the matter of health precaution. It was absolutely the first place in Victoria to establish a Truby King Centre, the wife of the last Governor-General, Her Excellency Lady Helen Munro Ferguson, performing the opening ceremony in the presence of Dr. Truby King. The centre has already proved of unquestionable advantage to the health of the infantile portion of the community, and has proved a boon to young and inexperienced mothers in putting them in the right way to bring up their offsprings to a strong and healthy life.

The general supervision of the health of the locality is excellent, and every precaution is taken, under the supervision of a most energetic health officer and staff of inspectors. Without undue exaggeration the locality may claim to be the nearest approach to a sanatorium within easy access of the metropolis, and to combine with those two attractions a suitable residential area.

## THE SANATORIUM OF THE NORTH

### Birth Rate for 1920.

Oakleigh	34.87	per 1000
Footscray	32.35	" "
Coburg	31.70	" "
Northcote	31.93	" "
Prahran	30.18	" "
Caulfield	27.87	" "
Richmond	27.50	" "
Brunswick	25.85	" "
Port Melbourne	25.00	" "
Williamstown	23.70	" "
Hawthorn	23.51	" "
Kew	23.10	" "
Camberwell	21.49	" "
Essendon	22.48	" "
Brighton	20.67	" "

### Death Rate for 1920.

Richmond	12.22	per 1000
Port Melbourne	12.50	" "
Melbourne	14.30	" "
Fitzroy	14.14	" "
Collingwood	11.35	" "
Oakleigh	13.10	" "
Prahran	12.38	" "
South Melbourne	11.78	" "
Williamstown	12.81	" "
Footscray	13.68	" "
Brunswick	11.70	" "
Coburg	10.97	" "

## South Western Portion, City of Coburg

To be shortly connected with the centre of the City of Melbourne by direct Electric Train.

Admirable building land, 250 feet above sea level, overlooking picturesque Moonee Valley and Hobson's Bay. Destined to be the Toorak of Coburg on account of its charming situation and wise subdivision.

Area of 77 acres acquired by War Service Homes Commission for Model Soldiers' Homes Settlement.

West Coburg Recreation Reserve

(Reynards Rd.)  
8½ acres.

Modern State School  
(Reynards Rd.)

West Coburg Methodist Church,  
Menro Street.

Note:—  
Dimensions of  
Allotments  
Subdivided.

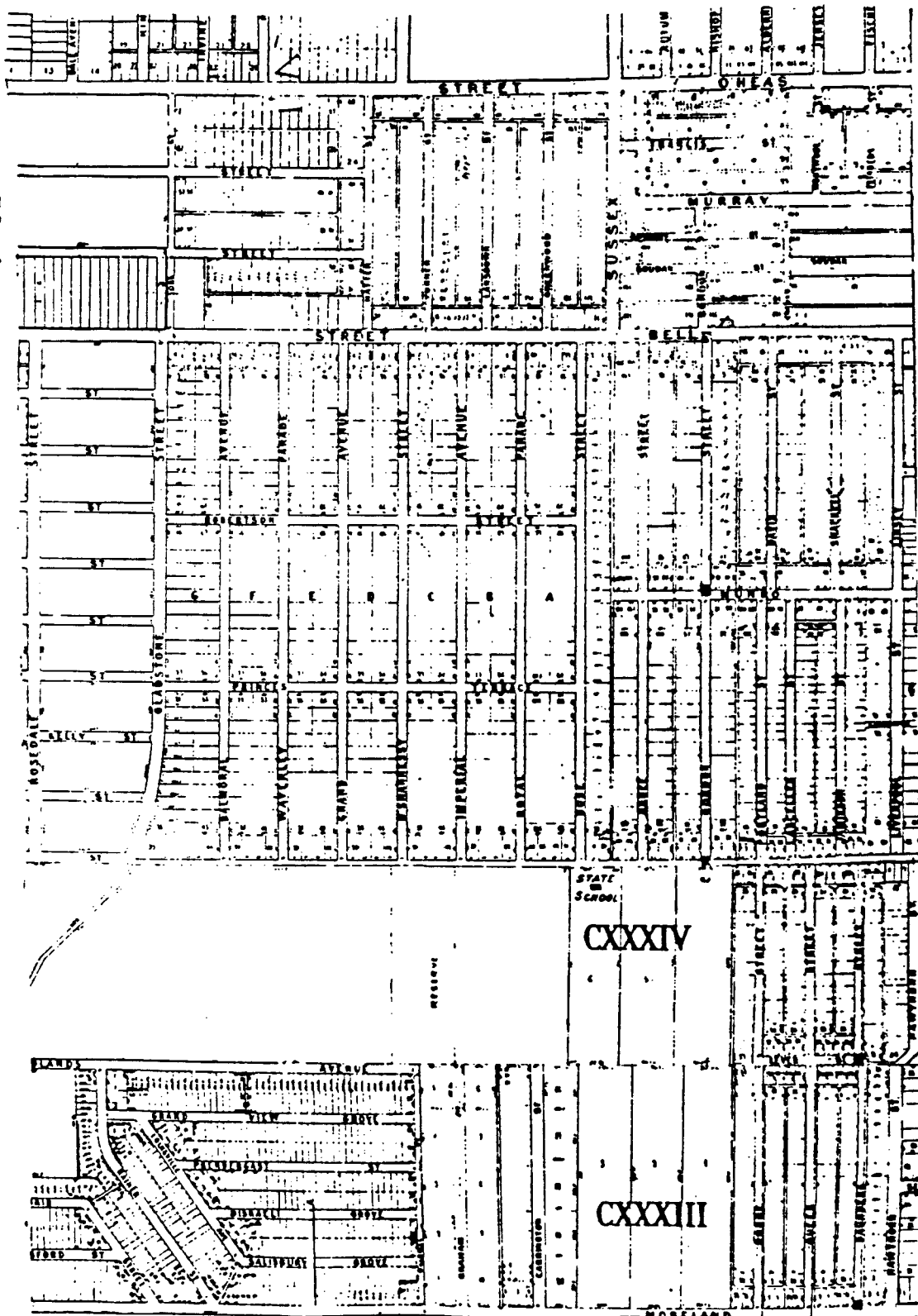
Electric Light  
Mains.

Portion Water  
and Sewerage  
Reticulation.

Residential  
Area. No  
Factories  
Permitted.

Large Amount  
of Building  
Land Availab

from \$1 to 4  
per foot.  
From 4½ miles  
to 5½ miles  
of G.P.O.



Present Terminus West Brunswick-Coburg Electric Tram.

Extract from Parliamentary Standing Committee's Report upon Tramway for West Brunswick:—

The whole of the West Brunswick and West Coburg district . . . is the most thickly populated area without a railway or tramway at a convenient distance. In the opinion of the Committee it is entitled to better travelling facilities, both because of the distance the residents are from train or tram and the prospects of rapid development as a residential district.



# Rating Upon Unimproved Values

This system of rating, exempting as it does all improvements from municipal taxation, must be an important factor in building, either from the point of view of the home builder or the investor and speculator. For example, take the individual building his own residence. In districts where this system is not in operation, the moment his house is ready for occupation the city valuer assesses him upon the net annual value—i.e., the amount at which the house might reasonably be expected to let. As a concrete instance, a house costing £600, because it can command a rent of £60 per annum, will be rated at £50 (some allowance is made for taxes, repairs and insurance). Now most municipalities in the metropolis are levying a rate of 2/6 in the £, so that the municipal taxes upon the property under review would be £6/5/- per annum. Suppose this particular house to be erected upon land having a

frontage of 50 ft., valued at £2 per foot. The capital unimproved value would be £100, and the municipal taxation at 4d. in the £ would amount to £1/13/4—a clear saving of £4/11/8 per annum, which, spread over a period of 20 years with interest, means that the land has cost nothing, the saving in municipal taxes over the period having paid for it. Lower-priced allotments mean a correspondingly greater saving, and this system has brought upon the market at reasonable prices very desirable building land, close to tram and train, which until the introduction of this method of rating was being held by persons waiting for the phenomenal rise in values which must come with the progress of the City of Coburg.

Consult to-day any local estate agent, who will verify these statements by actual example.

## Coburg Postal Pillars

### Times of Clearance

Cr. Gordon and Reynard Streets.	
Times Cleared.	Times Due G.P.O.
8.0 a.m.	10.20 a.m.
3.20 p.m. (Sat. ex.)	7.15 p.m.

Cr. Alice and Munro Streets.	
8.38 a.m. (Sat. only)	10.20 a.m.
9.20 a.m. (Sat. ex.)	11.0 a.m.
5.20 p.m. (Sat. ex.)	7.15 p.m.

Cr. Walsh Street and Sydney Road.	
8.40 a.m. (Sat. only)	10.20 a.m.
9.25 a.m. (Sat. ex.)	11.0 a.m.
12.45 p.m.	2.25 p.m.
10.30 p.m. (Sat. ex.)	Midnight
10.30 p.m. (Sun.)	Midnight

Cr. Moreland Grove and Sydney Road.	
8.45 a.m. (Sat. only)	10.20 a.m.
9.30 a.m. (Sat. ex.)	11.0 a.m.
12.10 p.m. (Sat. only)	1.45 p.m.
12.50 p.m. (Sat. ex.)	2.25 p.m.
10.30 p.m. (Sat. ex.)	Midnight
10.30 p.m. (Sun.)	Midnight

Cr. Station and Carron Streets.	
8.47 a.m. (Sat. only)	10.20 a.m.
9.32 a.m. (Sat. ex.)	11.0 a.m.
3.20 p.m. (Sat. ex.)	7.15 p.m.

Times Cleared.	Times Due G.P.O.
Cr. Moreland Road and Barrow Street.	
8.30 a.m.	10.20 a.m.
3.20 p.m. (Sat. ex.)	7.15 p.m.
10.45 p.m. (Sat. ex.)	Midnight

Cr. Nicholson and Rennie Streets.	
9.15 a.m.	2.25 p.m.
3.15 p.m. (Sat. ex.)	7.15 p.m.

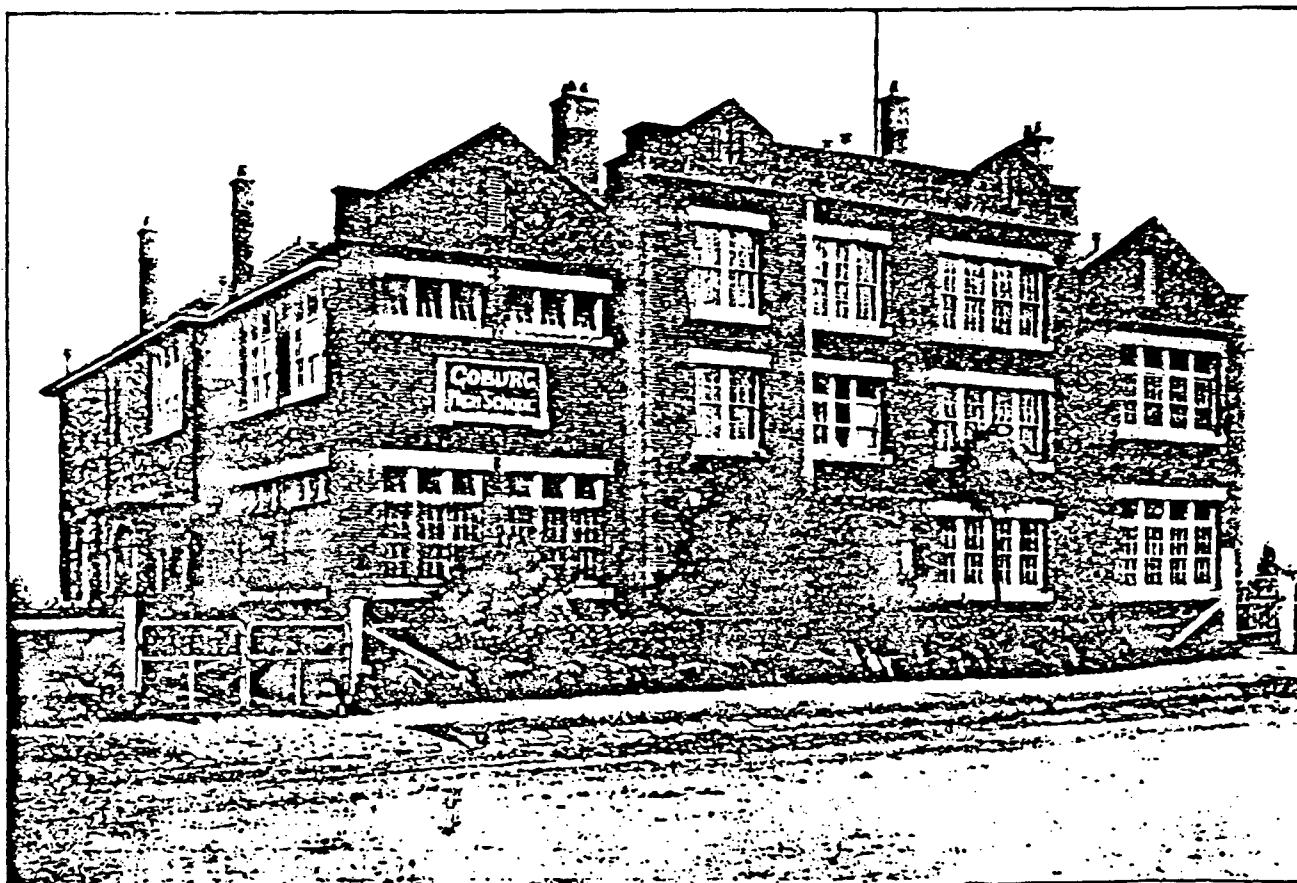
Cr. Gaffney Street and Sydney Road.	
8.15 a.m. (Sat. only)	10.20 a.m.
9.0 a.m. (Sat. ex.)	11.0 a.m.
5.0 p.m. (Sat. ex.)	7.15 p.m.

Cr. Gordon and Bell Streets.	
8.15 a.m. (Sat. only)	10.20 a.m.
8.35 a.m. (Sat. ex.)	11.0 a.m.
5.30 p.m. (Sat. ex.)	7.15 p.m.

Cr. Rolland and O'Hea Streets.	
8.20 a.m. (Sat. only)	10.20 a.m.
9.5 a.m. (Sat. ex.)	11.0 a.m.
5.10 p.m. (Sat. ex.)	7.15 p.m.

Gaffney Street (Opposite Lincoln Mills).	
8.15 a.m. (Sat. only)	10.20 a.m.
9.0 a.m. (Sat. ex.)	11.0 a.m.
5.5 p.m. (Sat. ex.)	7.15 p.m.

Cr. Baker Street and Sydney Road.	
8.10 a.m. (Sat. only)	10.20 a.m.
8.55 a.m. (Sat. ex.)	11.0 a.m.
4.55 p.m. (Sat. ex.)	7.15 p.m.



## S. L. WILLIAMS

*Authorised News Agent  
for City of COBURG*

**370 SYDNEY ROAD**

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Books, Periodicals, etc.

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GROVE

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1886

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*Designer and Manu-  
facturer of Furniture  
and all kinds  
of Fitted Woodwork  
Ironmongery & Crockery*

Showrooms: 853-857 Sydney Road, North Brunswick  
510-512 Sydney Road, Central Brunswick  
25-29 Puckle Street, Moonee Ponds  
130-136 Bell Street, Coburg

Factory: Sydney Road, Coburg

*Buy Direct from the Manufacturer*

## Citizens of Coburg!

Alleviation of your ailments  
is our watchword; the preser-  
vation of your health is our  
main objective; and your con-  
fidence and goodwill are our  
most desirable assets.

Hoping to merit a continu-  
ance of your favours, and  
thanking you for those of the  
past,  
We are,

## O'DONOGHUE

CHEMISTS

POST OFFICE SYDNEY ROAD.  
PHARMACY COBURG

(Next Savings Bank)

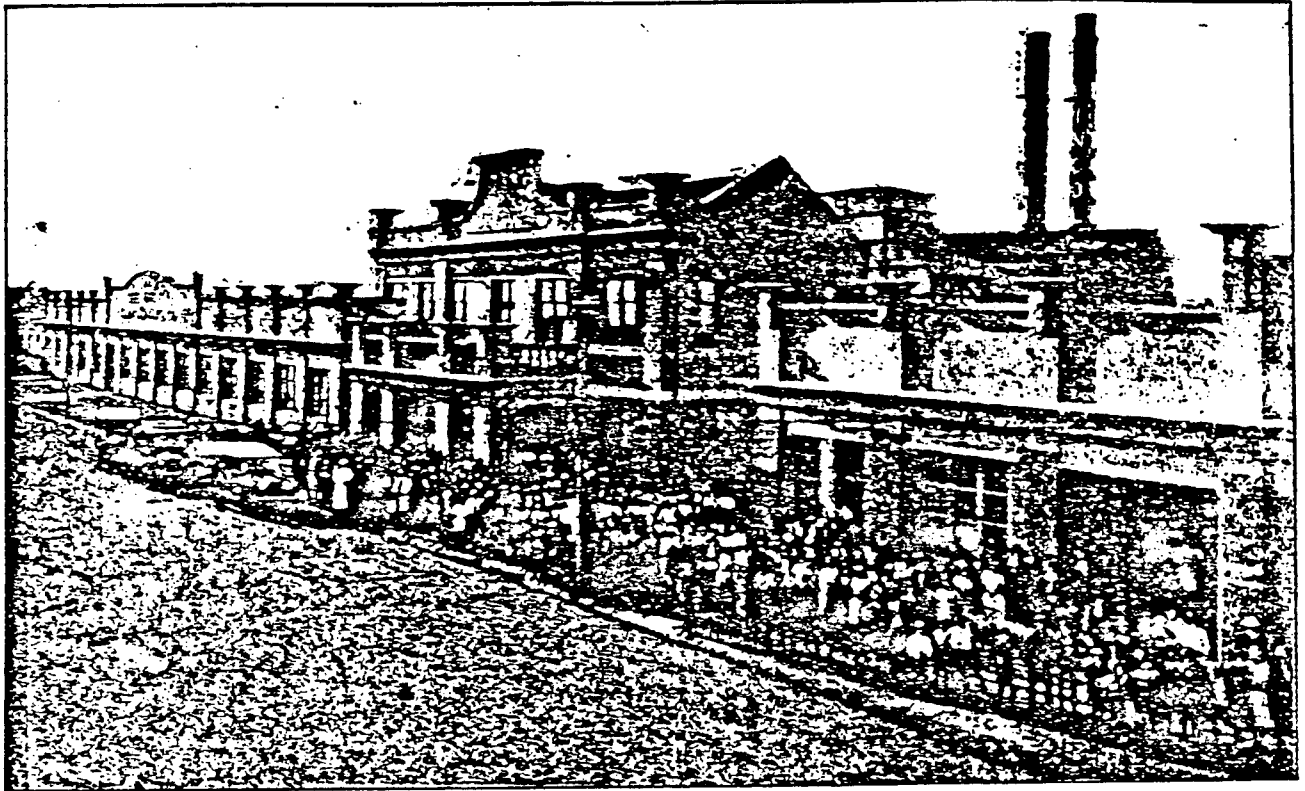
PHONE 8 WICK 1209

## W. H. SEWELL & CO.

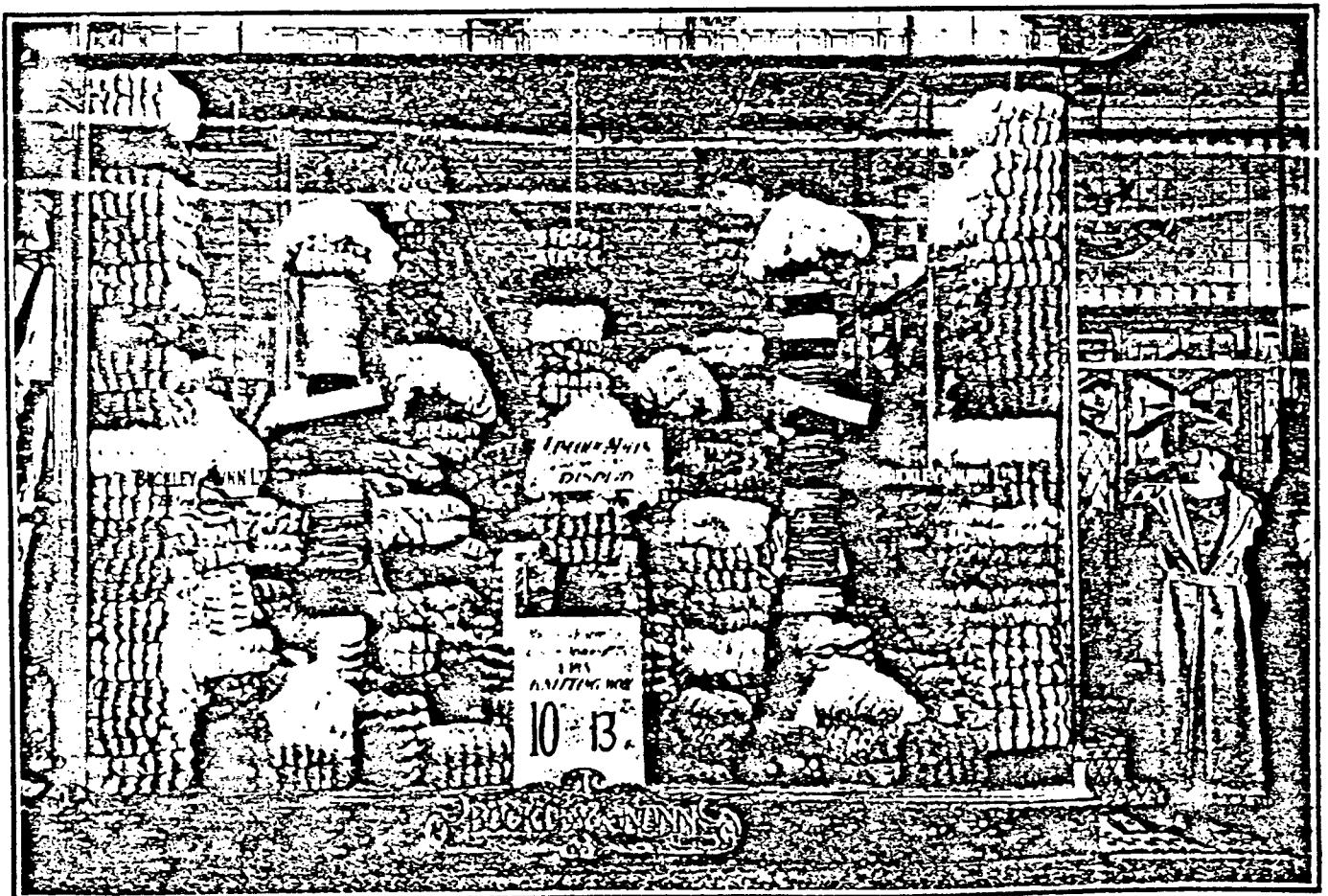
**AUCTIONEERS**  
House, Land & Estate Agents  
Oldest Established Agency

LOANS ARRANGED  
RENTS COLLECTED  
AUCTION SALES  
CONDUCTED  
ESTATES SUB-DIVIDED  
CONSULT US FOR  
ALL KINDS OF  
PROPERTY

**307 Sydney Rd., Coburg**



Portion of Front View of the Lincoln Knitting and Spinning Mills (Gaffney Street), with Group of Workers.



Yarn of Every Description and Variety of Colour produced at above Mills.

# Lincoln Knitting and Spinning Mills

With the start of the Lincoln mills some years ago, 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 big industrial enterprise within the boundaries of the town. From its inception as a portion of the life of the place the industry has been a veritable growing concern. Like the plants in certain tropical countries, one might almost watch its daily growth, until at present it spreads northwards into the open country, westward for a big distance, and on the east has as its handmaid, as it were, the electric railway system running direct to the metropolis.

The mills now occupy an area of twelve acres, and still there is expansion. As a natural consequence of their existence there has sprung up quite an industrial suburb within a suburb, for a very large number of the employees, appreciating the advantages of healthy homes convenient to their work, in fine, open, health-giving surroundings, and within less than half an hour from Melbourne, provided with electric railway and tram transport, have settled down, and there are already practical signs of a thriving township. This is one of the things that have been done for the place by the mills. They have opened up a fine residential area, formerly neglected and unappreciated, and they have also shown a beacon light to other industries as to the potentialities of the district as a suitable area for industrial enterprise.

From the outset there have been established cordial and mutually beneficial relations between the proprietors of the Lincoln mills and the municipal council, and, while the latter, fully appreciating the advantages to the district of so big an enterprise, have been always ready to meet

the wants of the mills as far as laid in their power, the former have in turn recognised the advantages of a council that is prepared to assist them in every way, and give them every reasonable accommodation.

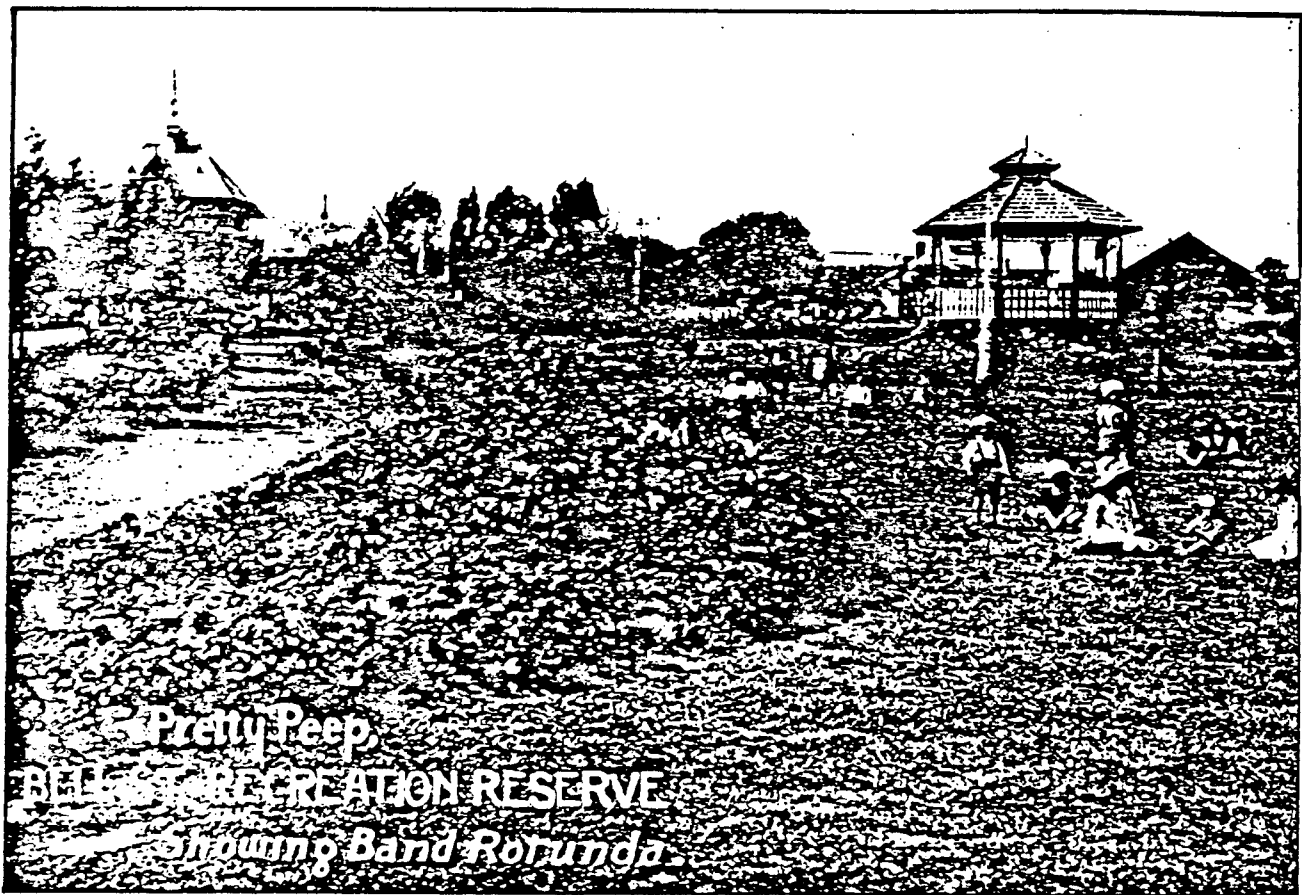
The knitting mills are engaged in the manufacture of hosiery, sports coats, vests, underwear and sweaters, and, in addition, there is a dye house, yarn store, and, by no means last in importance, the silk department, a very large-sized business in itself. There is to be seen in working a complete, up-to-date equipment for the manufacture of silk hose, including winding, tramming and knitting machines.

There is a complete equipment at hand for the repair and maintenance of the plant, and this has enabled the industry to keep going without those vexatious stoppages which are such a marked disadvantage in many big industrial concerns.

Now comes an important feature of the whole business, and that is the care and consideration for the employees, of whom there is a small army of both sexes, in addition to the corps of expert supervisors in charge of the various departments.

Dining-rooms have been established at a cost of over £1000. The largest of these will accommodate 450 girls, and the smaller 160 men. Tables seating a dozen persons each are decorated with palms and other plants. During the winter these rooms are heated by means of steam pipes. Though most of the employees bring their own meals, provisions can be obtained at nominal charges. Altogether one of the most pleasing features of this vast establishment is the care of its employees.

The industry has become identified with the city, and is one of the features in its progress.



# Recreation Reserves

The highest medical authorities have always impressed upon the public the vital necessity of having "lungs," or adequate breathing spaces, in every community. In all conscience, there is plenty of breathing space in and around Coburg, but that is not enough. It is necessary to provide attractions at certain of these open spaces, so as to draw the residents there. This has been done on an ample scale at Coburg. First and foremost, there is the New Reserve, in Bell Street, right in the heart of the city, and within one minute's walk of the electric tram and two of the train. This is unquestionably one of the largest, and probably the prettiest, reserves around Melbourne, with a playing arena of 185 yards by 165 yards, which meets with the entire approval of the Victorian Football League, and which has been graded and prepared under expert supervision. There is ample provision for football, cricket and other sports, while a bowling green affords an attraction under municipal patronage to the more sedate and elderly portion of the community. A croquet ground is in the making, and tennis courts, in addition to those already constructed at the Old Reserve, are contemplated. It is not, however, upon the sporting portion of the reserve that the claim to special excellence is based. There is an extent of beautifully laid out gardens, splendidly tended, which present an exquisitely charming appearance with the varied flowers in bloom. In the centre is a commodious band rotunda, where the municipal and other bands from time to time give per-

formances. The whole extent of the reserve is 15 acres 12 roods 32 perches, and it has a frontage to Bell Street of 560 feet.

Next in importance comes the Lake Reserve, and here is found a unique attraction in the shape of a fine body of water, formed by the construction of a weir across the Merri Creek. This beautiful sheet of water is surrounded by a natural park, with ample room for citizens to congregate and enjoy the scenery and fresh air. Public bathing boxes or sheds have been erected, and the creek now forms one of the finest swimming pools in the State. A fine avenue of trees, which have been planted in memory of the lads from the district who gave their lives in the Great War, furnishes a striking memento of that tragic episode.

In addition to these, there is the picturesque Old Reserve in Bell Street (5½ acres), the small Moreland Reserve adjoining the Moreland station, the Mailer Reserve in Moreland Road West (2½ acres), the West Coburg Reserve adjacent to the State school, Reynard Street (8 acres), and the Pascoe Vale Reserve, Gaffney Street West (8½ acres)—altogether a total of over 75 acres devoted to reserves, and, as the district progresses, more to follow. Thus it will be seen that Coburg can claim to be specially well provided with air spaces and sporting grounds, a state of affairs due to the wise municipal policy of securing the necessary areas while available, and providing for the future.

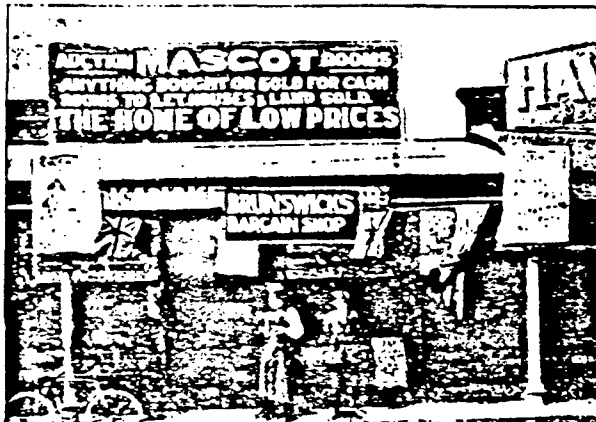
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Extract from the "Argus," March 28, 1922:—

The civic centre is in Bell Street East, where new and commodious municipal buildings are now in course of erection. Near by are municipal gardens, covering an area of 12½ acres, and there also is a group of modern State school buildings, which is known as the "ladder of education," comprising as it does kindergarten, intermediate, and high schools. Bell Street is a two-chain road, fringed with elms and wattles; and when the new municipal buildings are completed, and the proposal of the council to con-

struct lawns on both sides of the street is carried out, it should present an imposing appearance. The policy of planting the streets with trees has been a feature of the municipal enterprise of Coburg, and it has not gone unremarked. One American journal referred to Coburg as a model of street tree-planting. Canadian elms, flowering gums, and many species of acacia have been planted. Allied with this scheme of street beautification has been the provision of adequate reserves.





*This is the Place where you get*

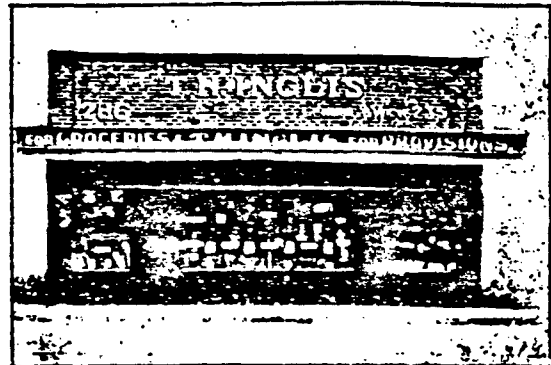
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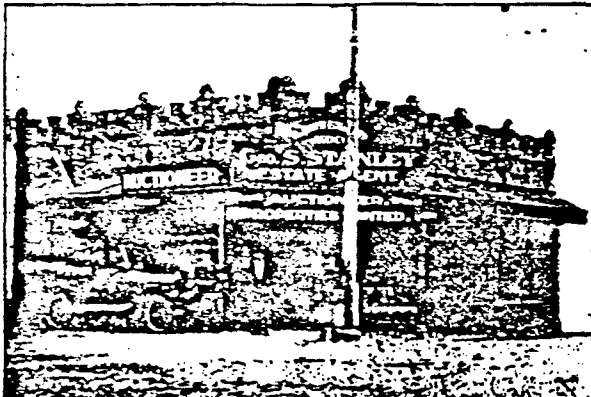
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The high-class quality of our Goods, at prices that are an invitation to buy, combined with efficient service, has built our business. You want our Goods. We want your Custom. Come along and enjoy complete satisfaction with us.

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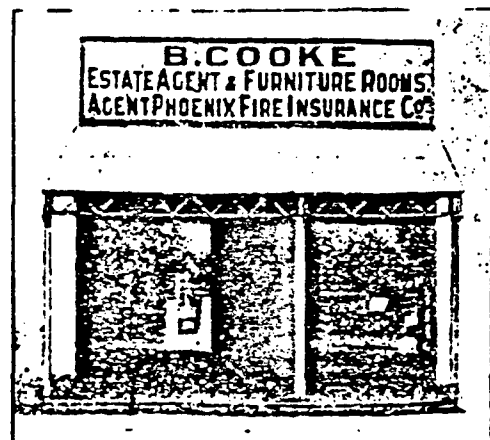
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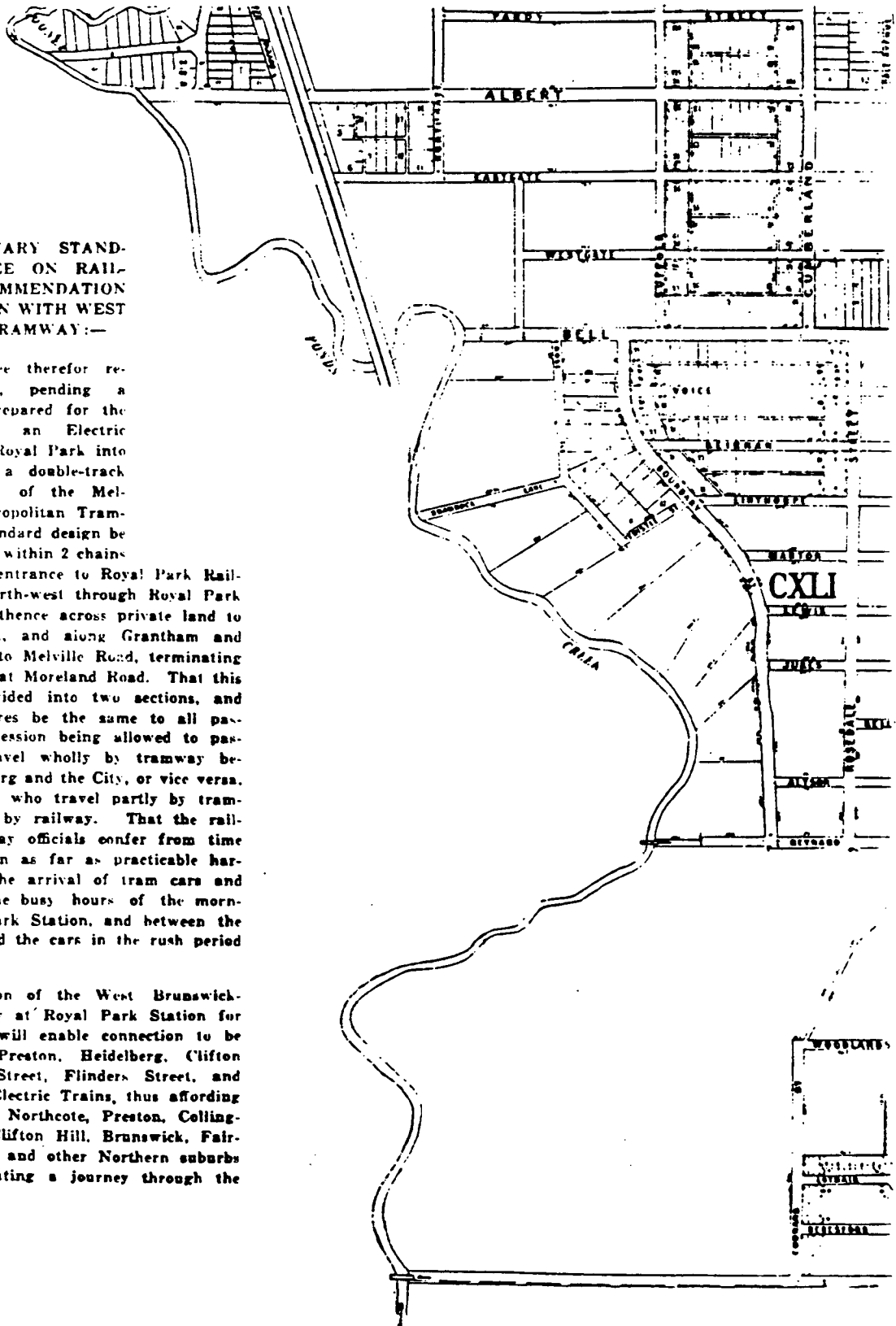
## Western Portion City of Coburg

looking Moonee Valley and the City of Essendon. Beautiful undulating country. Magnificent s. High, well drained subdivisinal land. Slightly more than  $\frac{1}{2}$  mile from Essendon-Broadmeadows Electric Train.

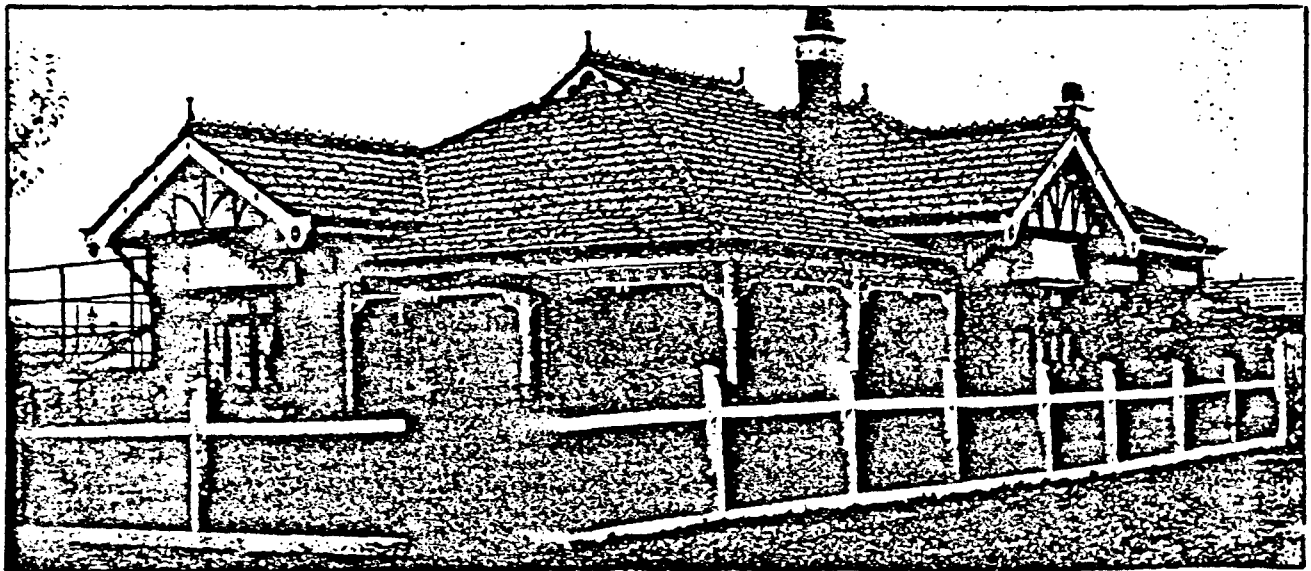
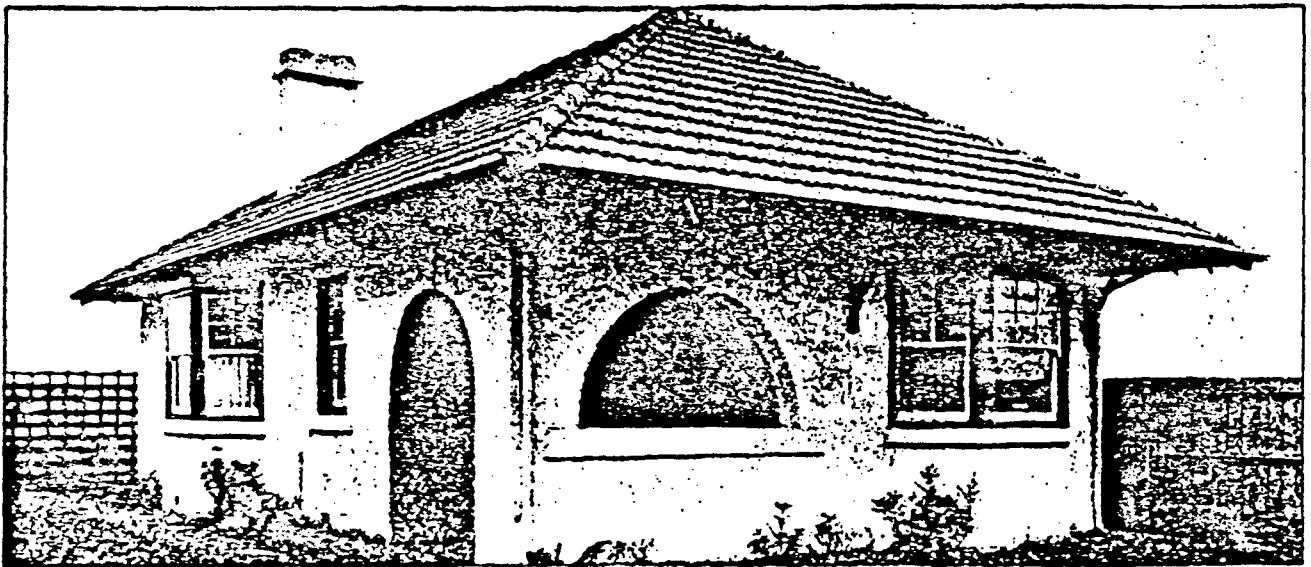
### PARLIAMENTARY STAND- ING COMMITTEE ON RAIL- WAYS' RECOMMENDATION IN CONNECTION WITH WEST BRUNSWICK TRAMWAY:—

"The Committee therefor recommends that, pending a scheme being prepared for the construction of an Electric Tramway from Royal Park into the City . . . a double-track electric tramway of the Melbourne and Metropolitan Tramways Board's standard design be constructed from within 2 chains of the Western entrance to Royal Park Railway Station, north-west through Royal Park to Park Street, thence across private land to Grantham Street, and along Grantham and Dawson Streets to Melville Road, terminating from the outset at Moreland Road. That this tramway be divided into two sections, and the sectional fares be the same to all passengers, no concession being allowed to passengers who travel wholly by tramway between West Coburg and the City, or vice versa, as against those who travel partly by tramway and partly by railway. That the railway and tramway officials confer from time to time to obtain as far as practicable harmony between the arrival of tram cars and 'up' trains in the busy hours of the morning at Royal Park Station, and between the 'down' trains and the cars in the rush period of the evening."

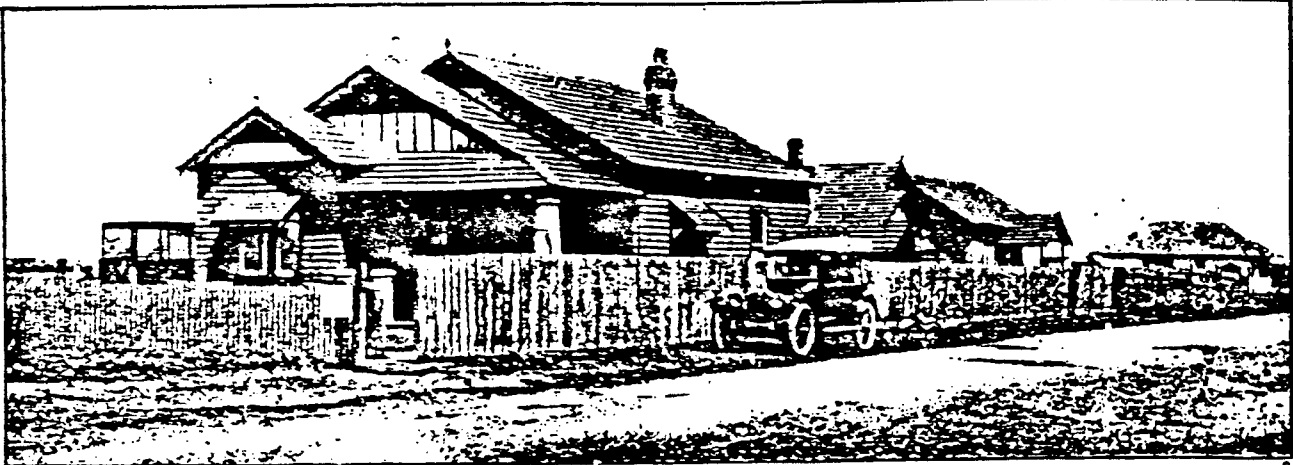
The termination of the West Brunswick-Coburg Tramway at Royal Park Station for the time being will enable connection to be made with the Preston, Heidelberg, Clifton Hill, Spencer Street, Flinders Street, and Princes Bridge Electric Trains, thus affording quick transit to Northcote, Preston, Collingwood, Fitzroy, Clifton Hill, Brunswick, Fairfield, Heidelberg, and other Northern suburbs without necessitating a journey through the City.



A model suburb in embryo, capable of rapid and modern development. Within  $\frac{1}{2}$  miles of G.P.O.



TYPICAL HOMES IN THE DISTRICT



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THE NEW  
SUBURB

Merlynston Estate adjoins Merlynston Railway Station, c. Miles City. Line Electrified. Handy to Town. High Situation. Only Houses of approved design permitted, as Vendors have set out to make a Model Suburb of Merlynston

Every Block within Five Minutes of Railway Station

MODERN BRICK HOMES for £755 - with £200 Dep.

TIMBER BUNGALOWS £650 - - with £100 Dep.

With positions of communication so good Merlynston must develop into one of the choicest Residential Suburbs in the Coburg Municipality. Thirty-four Blocks in Estate sold to War Service Homes Dept. for Soldiers' Homes. All particulars from Owner living on Estate, or the controlling Agents who are specialising in Coburg and District Properties

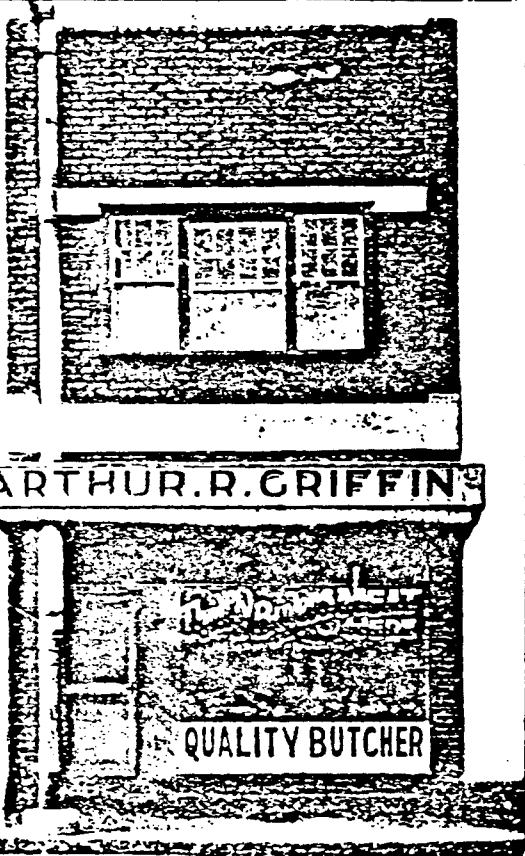
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One Address only -

320 Sydney Rd., Coburg.

No connection with any other shop under same name.

# The State Savings Bank Housing Scheme

Towards the close of 1920 the Parliament of Victoria passed an Act to facilitate the provision of dwellings for persons of small means. The Commissioners of the State Savings Bank of Victoria were given authority to acquire land, erect buildings thereon, and then sell the properties to eligible persons. This Act is now in operation, and the Commissioners are building houses at the rate of about 15 a week, which are being sold on extended terms of payment.

Persons desirous of obtaining a home under the provisions of this Act are advised to select a suitable block of land, having a frontage of 45 to 50 feet, and costing not more than £150. The applicant should not buy, nor enter into a contract to buy the land, but should have it put under offer in writing. The bank will not take over land already purchased if the price paid is in excess of the bank's valuation. Having chosen the land, the applicant will consult the bank, and select one of the standard designs of dwellings prepared by the bank's architects. There are a considerable number of types to choose from, of varying accommodation and cost. The bank will value the land, and, if approved, will purchase it, and advertise for tenders for erection of dwelling according to the plan selected. Should a satisfactory tender be received, the building will then be erected under the supervision of the bank's architects. On completion, accounts will be adjusted, and the purchaser enter into occupation.

The total capital cost of dwelling house and land, including outbuildings, fences, lighting, water supply, drainage, sewerage, and all other costs, must not in any case exceed £800.

Any person who is not the owner of a dwelling house in Victoria or elsewhere, and is not in receipt of an income of more than £400 a year, is eligible under the Act to obtain a house. A married woman will not be eligible for a house under these conditions unless her husband is also eligible, but only one of them may obtain a house. Every purchaser for whom a house is erected must personally occupy it.

The applicant is required to provide at least one-tenth of the total capital cost, and to pay the legal costs in connection with the transfer of the land, and contract of sale between the Commissioners and the purchaser, or mortgage to the Commissioners. A charge of £2 is made for valuation fee, and of £4/4/- for architect's fee, advertising tenders, and the services of the clerk of works. Interest on the amounts paid to the contractor from time to time is adjusted when the building has been completed.

The amount provided by the bank is repayable by monthly instalments at the rate of 9 per cent. per annum, including interest at the rate of 7½ per cent. This works out at 15/- per month for

each £100, and payments must be made on the last day of each calendar month at a branch of the bank most convenient to the purchaser. These payments will discharge the whole debt in 22 years and 8 months, but purchasers may reduce the period by paying additional sums, which will be received at any time, and which will earn interest at the same rate as is charged on the debt. The purchaser may at any time pay off the balance of his debt with interest to date of payment, and obtain his deeds. All legal costs in connection therewith must be paid by the purchaser.

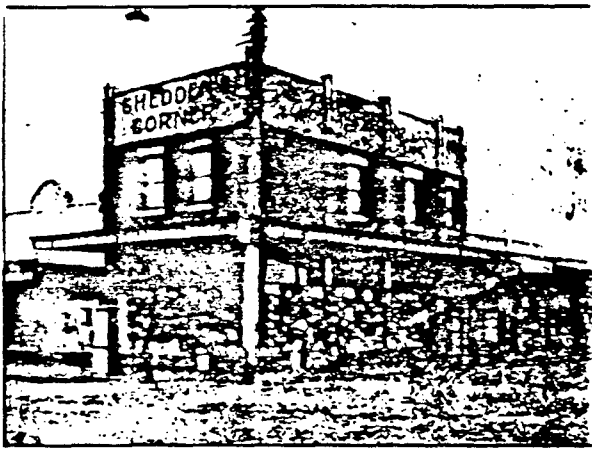
All dwellings erected by the State Savings Bank are insured with the Commissioners, who are authorised to keep an insurance trust account. Premiums are paid annually by purchasers into such account, and in the event of damage or destruction by fire of any insured property, the Commissioners may restore the property, pay compensation to the purchaser, or apply the insurance money in reduction or in liquidation of the debt to the Commissioners.

## METHOD OF BUILDING.

Are you aware that the State Savings Bank or any Building Society will advance you money to build your own home? The following are tables showing repayments of principal and interest. Compare this with the rent you are paying, and then decide which is the better financial proposition:—

	For Every £100 Borrowed.														
Year.	Amount Paid.			Interest at 7½ per cent.			Principal.			Balance Owning.					
	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.	£	s.	d.
1st	9	0	0	7	3	11	1	16	1	98	3	11			
2nd	9	0	0	7	1	2	1	18	10	96	5	1			
3rd	9	0	0	6	18	1	2	1	11	94	3	2			
4th	9	0	0	6	15	1	2	4	11	91	18	3			
5th	9	0	0	6	11	8	2	8	4	89	9	11			
6th	9	0	0	6	8	1	2	11	11	86	18	0			
7th	9	0	0	6	4	2	2	15	10	84	2	2			
8th	9	0	0	6	0	0	3	0	0	81	2	2			
9th	9	0	0	5	15	6	3	4	6	77	17	8			
10th	9	0	0	5	10	8	3	9	4	74	8	4			
11th	9	0	0	5	5	5	3	14	7	70	13	9			
12th	9	0	0	4	19	9	4	0	3	66	13	6			
13th	9	0	0	4	14	0	4	6	0	62	7	6			
14th	9	0	0	4	7	5	4	12	7	57	14	11			
15th	9	0	0	4	0	7	4	19	5	52	15	6			
16th	9	0	0	3	13	0	5	7	0	47	8	6			
17th	9	0	0	3	5	0	5	15	0	41	13	6			
18th	9	0	0	2	16	4	6	3	8	35	9	10			
19th	9	0	0	2	7	0	6	13	0	28	16	10			
20th	9	0	0	1	17	1	7	2	11	21	13	11			
21st	9	0	0	1	6	4	7	13	8	14	0	3			
22nd	9	0	0	0	14	6	8	5	6				5	14	9
22½rd	5	17	9	0	3	0	5	14	9						

CITY OF COBURG



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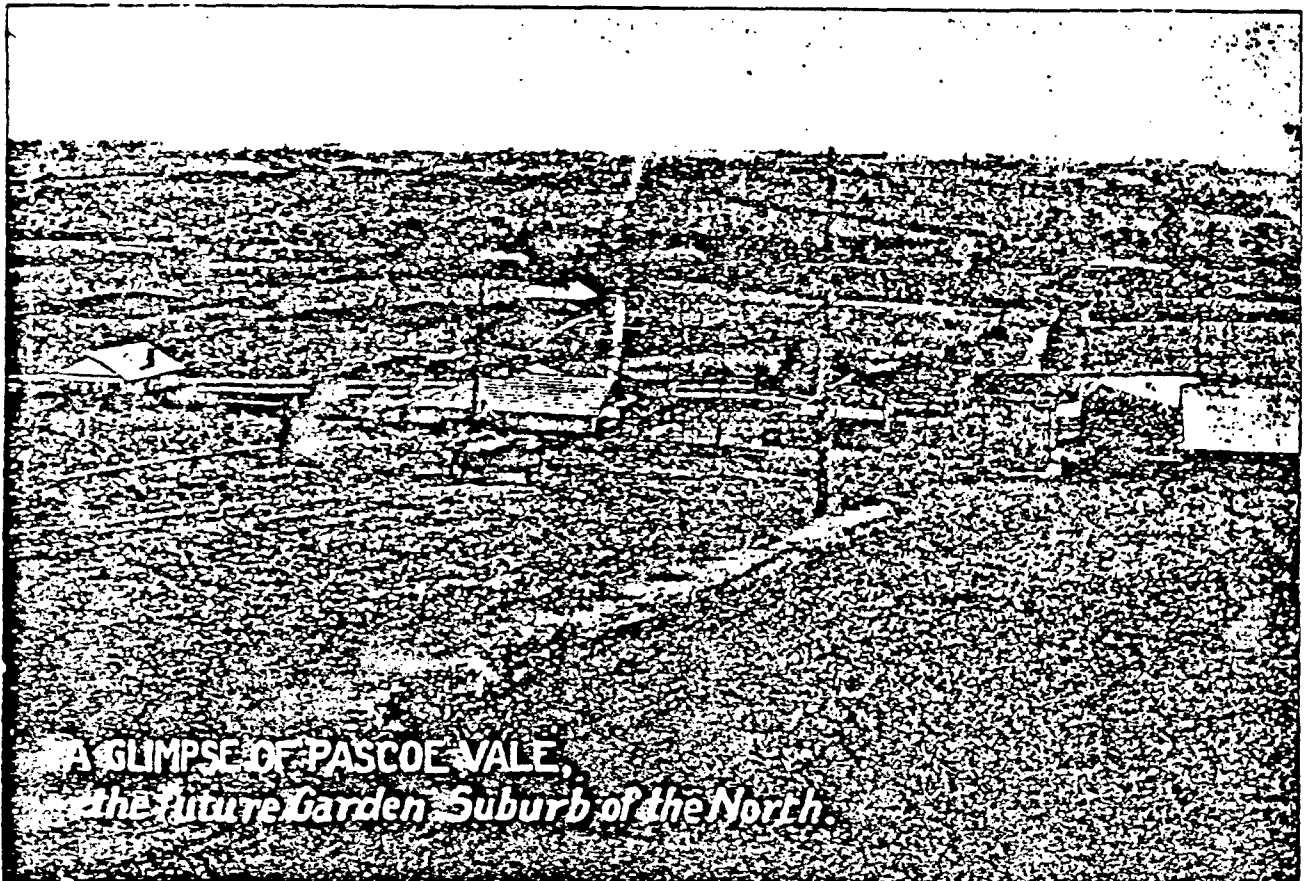
Tel. 454 Brunswick

Rents Collected.

Valuations Made. Insurances Effectuated.

Loans Negotiated. Estates Managed.

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A GLIMPSE OF PASCOE VALE,  
the Future Garden Suburb of the North.

## Picturesque Pascoe Vale: the Garden Suburb of the North

Connected with the City by Fast Electric Train Service at regular intervals.

A rapidly progressing locality, served with Electric Light and Water, and truly known as the Garden of the North. Splendid drainage, good metalled main roads, subdivided into building allotments of generous proportions, shortly to be connected with Coburg's shopping centre by motor 'bus service.

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Charming Views of Broadmeadows and Glenroy Valleys.

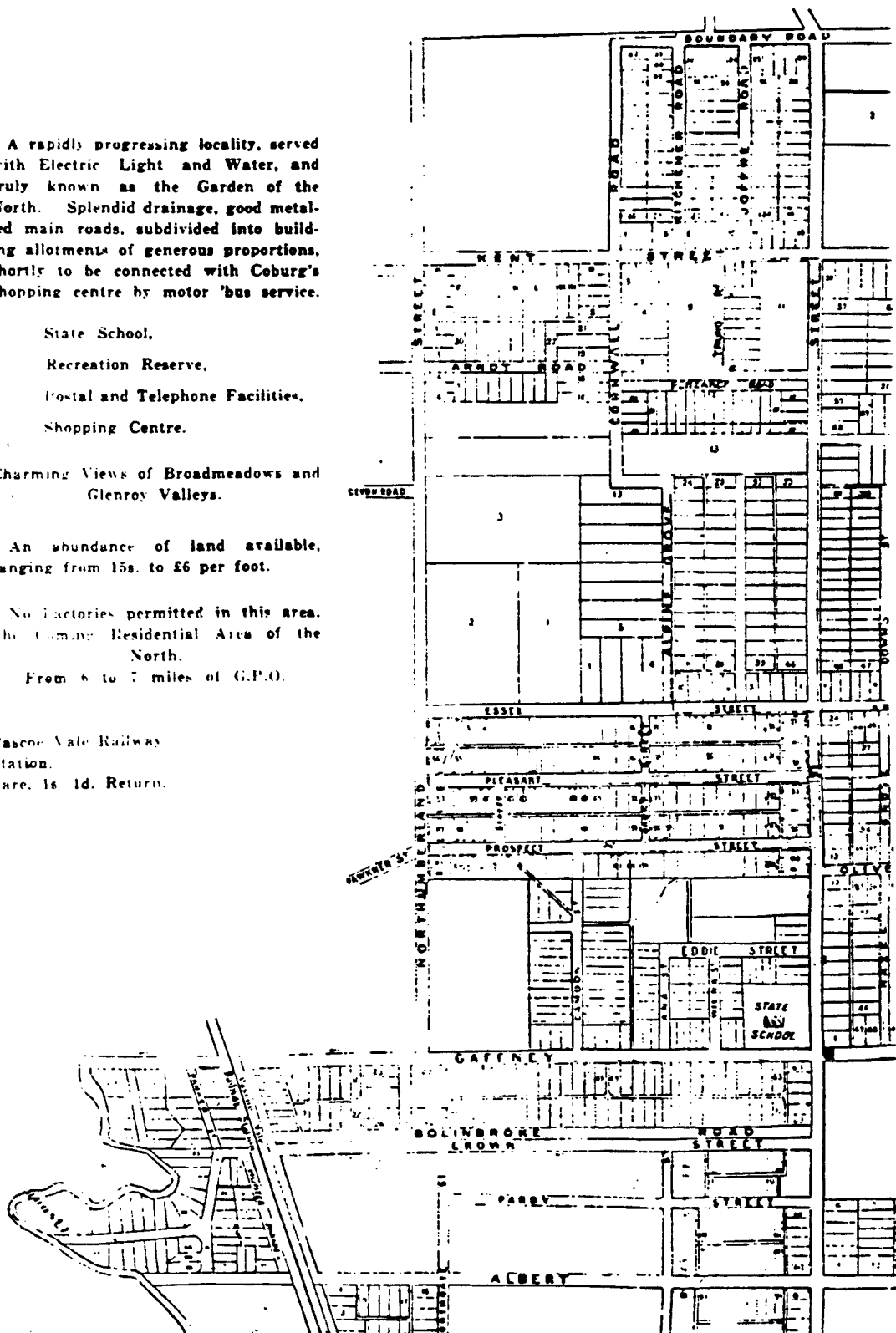
An abundance of land available, ranging from 15s. to £6 per foot.

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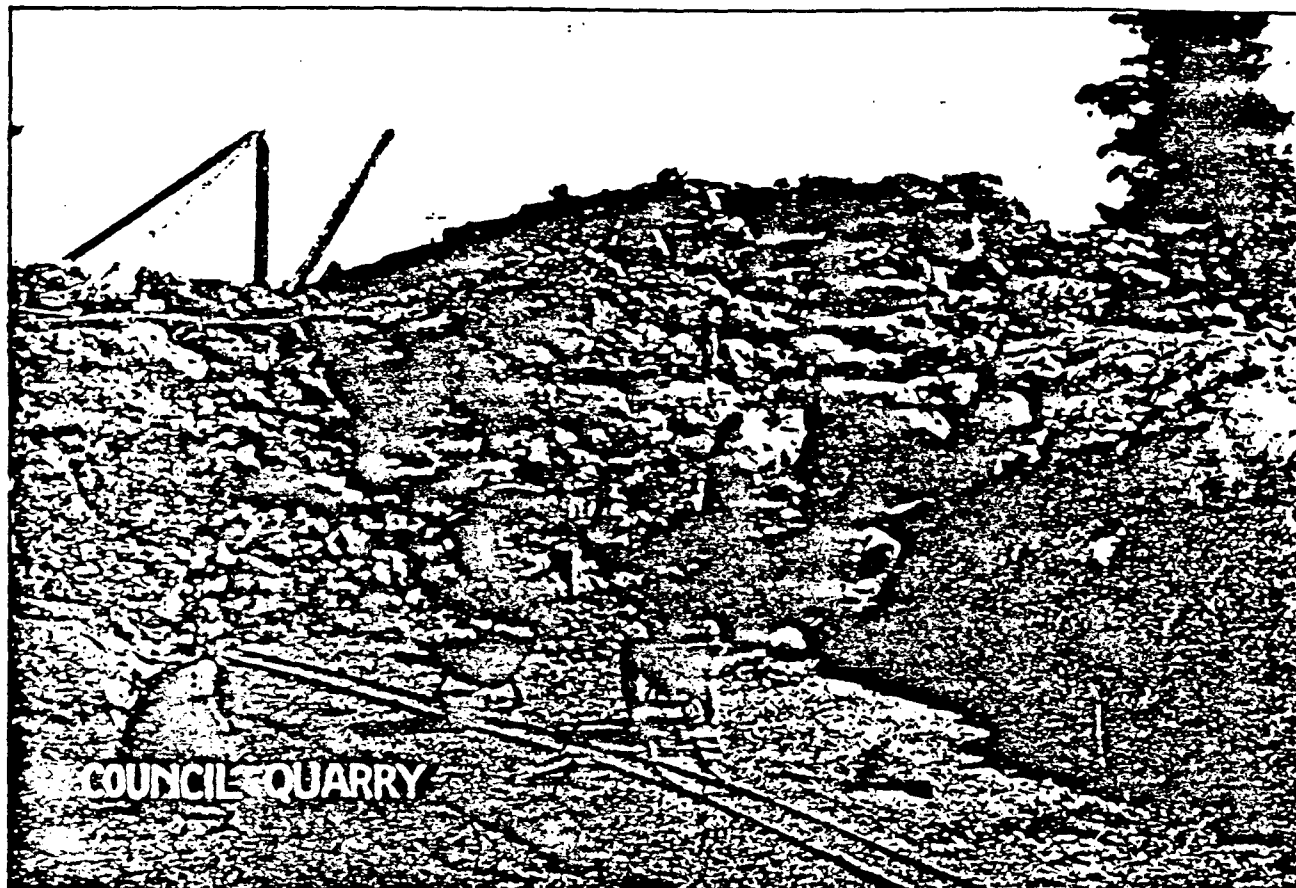
Church of England.

Post Office, Prospect St.

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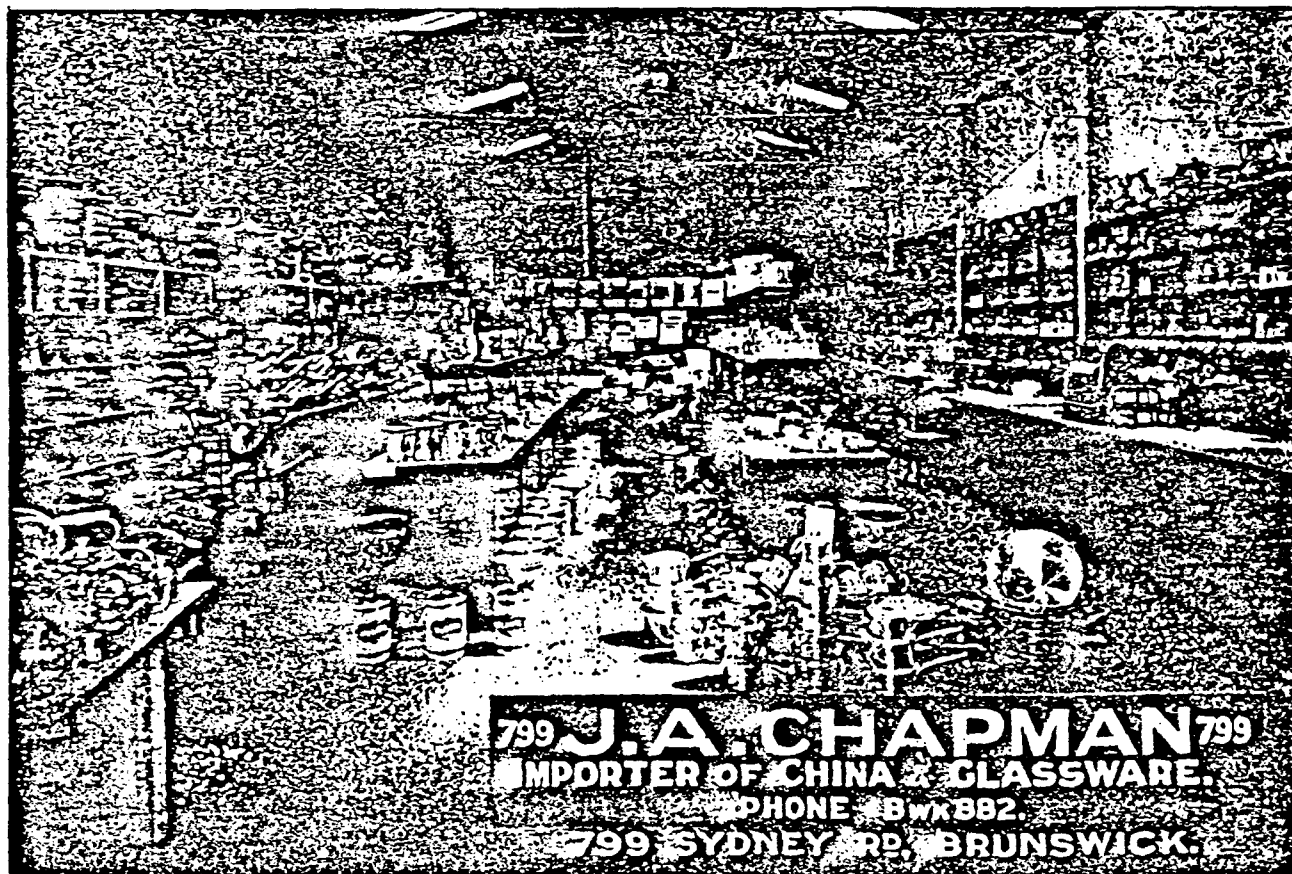
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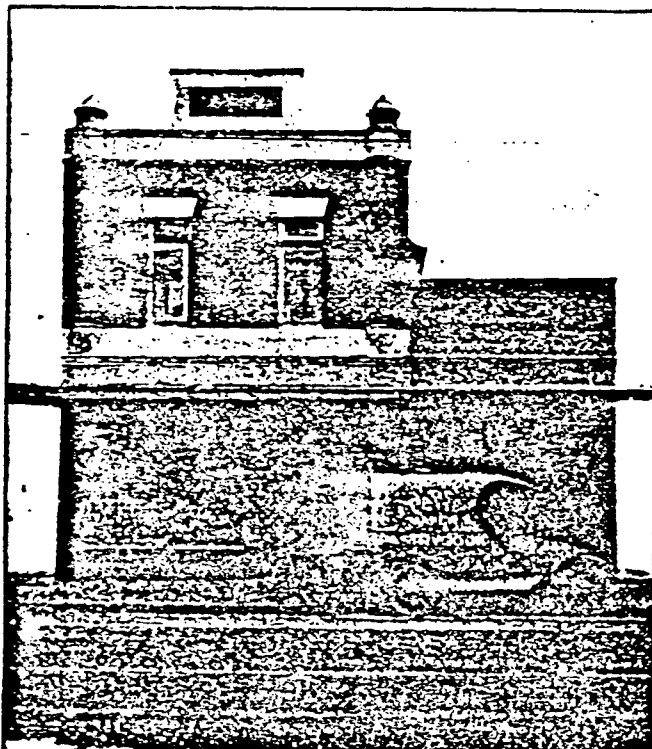
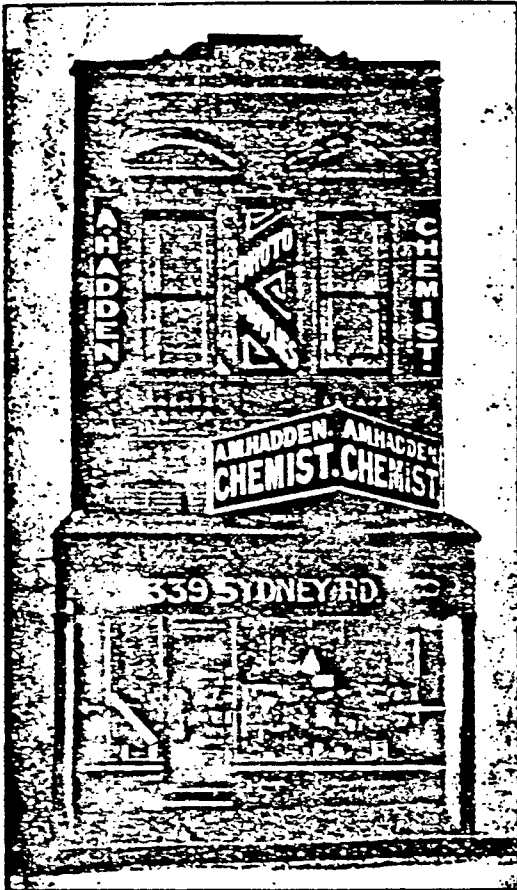
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## City of Coburg: mid-North.

Partly residential, partly industrial. Zone for Factories, etc., West of Sussex Street. South of Gaffney Street, North of O'Hea Street, and East of Cumberland Road; also East of Sussex Street, North of Gaffney Street. South of Short's Road, extending to Railway Line.

Ideal district for Homes of all descriptions.

The Zone for Industries offers rare opportunities for the establishment of Factories, etc.

Cheap sites abundant.

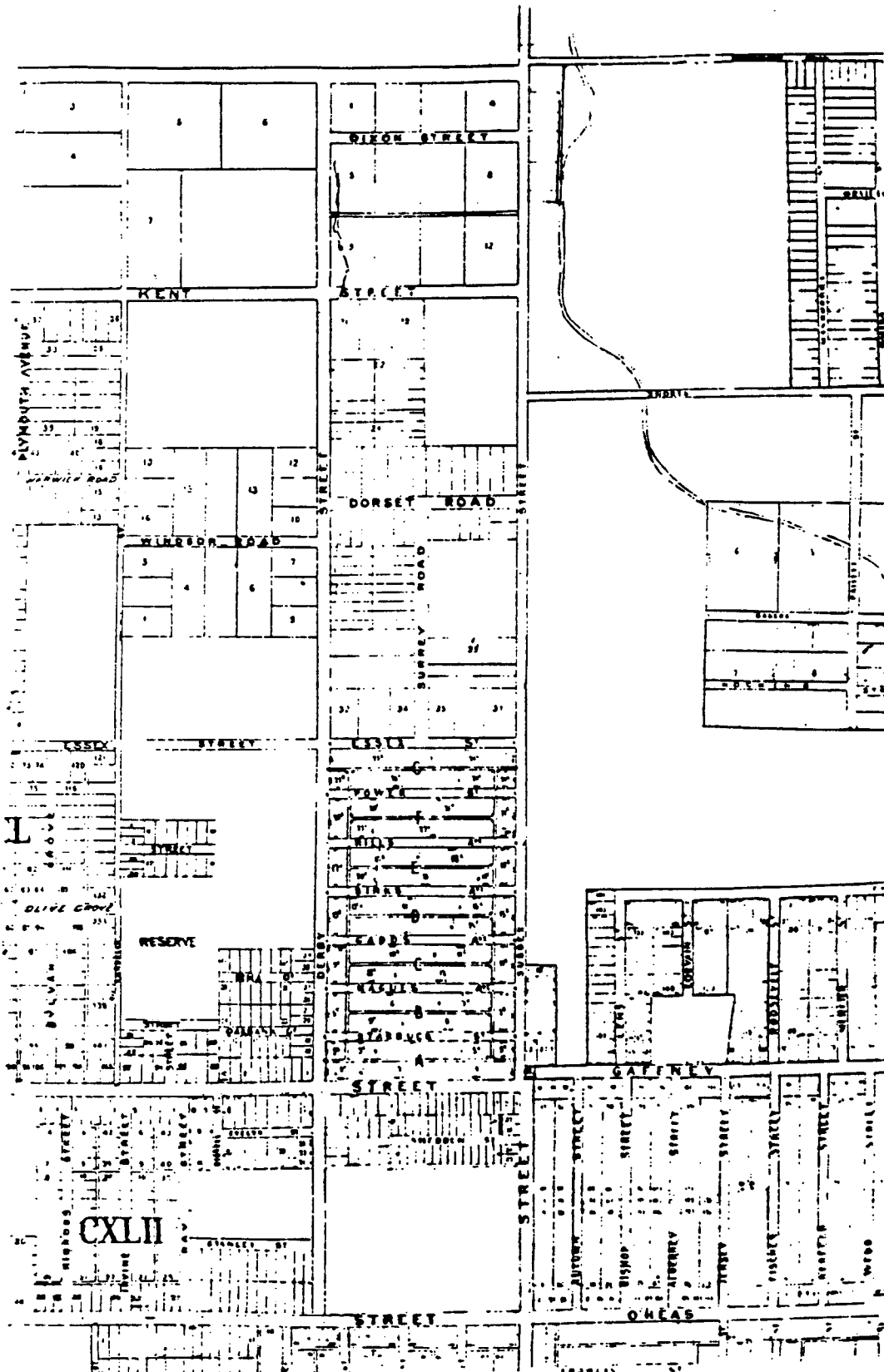
Electric power at low rates.

Available Labor all Classes.

Railway sidings with facilities for extension into works.

Ample space surrounding for Workmen's Homes.

Recreation Reserve, Gaffney St., 12 acres.



High, gently sloping land, subdivided into Building Allotments of ample proportion, this area offers every inducement to home-seekers.

Situated midway between two Electric Railways and in close proximity to the industrial centre of Coburg, it is bound to develop rapidly.

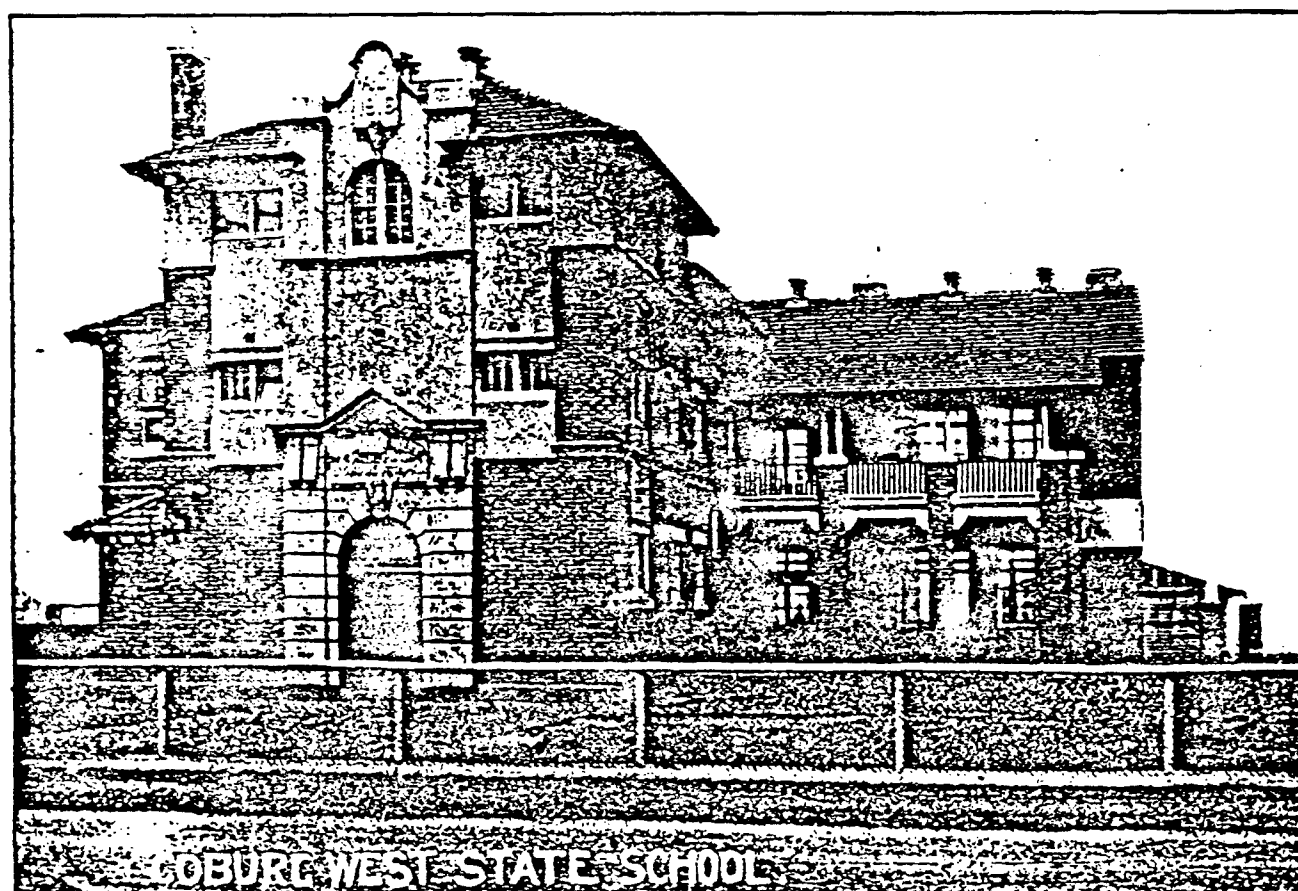
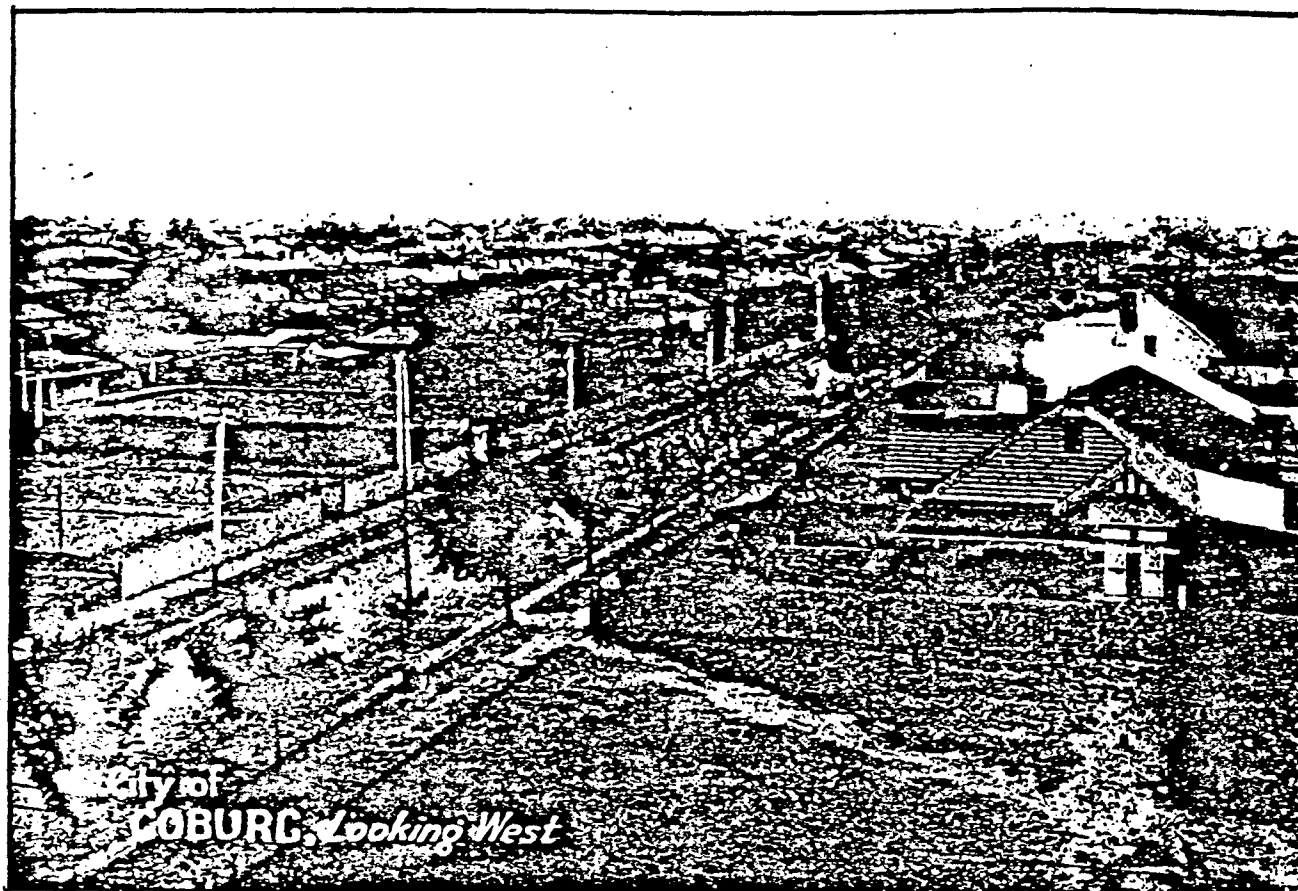
Its Eastern portion, in the vicinity of the Lincoln Knitting Mills, is already thickly populated, and the wide, tree-planted, brick-paved streets of this particular locality present a modern and inviting appearance.

Electric mains throughout almost entire area, and rapidly extending.

Water and Sewerage Reticulation in more thickly populated area.

Abundance of Land available from 21 to 24 per ft.

O'Hea's Road is 6 miles and Boundary Road 7 miles only from G.P.O.



*In all matters concerning property  
in this district consult—*

## James Mannix

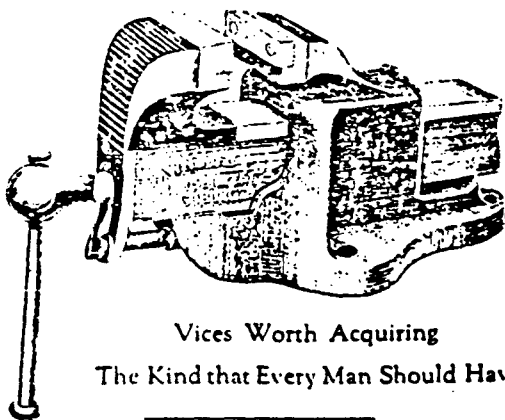
Moreland Corner

Phone: Bwk. 683

Money to Lend on all classes  
of Property. Fire, Accident,  
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The Kind that Every Man Should Have

Made by  
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Pty. Ltd.  
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Phone Brunswick 100

## Corner Hotel

F. J. FOX - - Proprietor

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FOX at the CORNER

Cr. Sydney Road  
and Bell Street

First Class Accommodation  
Terms Moderate

# Sports and Recreations

The city is well supplied with ample means for sport and recreation of all kinds. Football and cricket clubs which have gained high honors in the arena of athletic games, and are steadily but surely pushing their way by sheer merit of performance into the first grades, are associated with the place and its growth. Bowls, tennis, cycling and harriers' clubs are well known, and have been established for years, while the lake in itself is an attractive gathering place between certain hours for swimmers.

As to pastimes for those who prefer to take their pleasure easily, there has been recently established what is certainly the best equipped and most satisfactory picture theatre around Melbourne. "The Grand," as its name implies,

is of very large dimensions, and possesses accommodation and convenience for patrons not to be seen in any like establishment around the metropolis. One feature of the Grand is its lofty ceiling and ample air space, also its up-to-date ventilation and means of securing a constant current of cool air. The programmes are well selected, the pictures screened being carefully selected by a management which is not tied down by a big proprietorship, involving the consideration of the wants of half a dozen other picture theatres. Altogether "The Grand" opened last year with due ceremony by the Mayor, not only fills a want, but is in every respect a welcome and gratifying addition to the recreations of the city.



GRAND THEATRE, SYDNEY ROAD, COBURG

## City of Coburg—Northern Portion—(Merlynston), (Batman).

The Northern portion of this section contains highly desirable building land in close proximity to Electric Train and Tram; whilst South of Short's Road, West of the Railway Line, and North of Gaffney Street is situated the future Birmingham of the North. An Electric Train Service, with Goods Siding at Batman, traverses the centre of this district; whilst an Electric Tram in Sydney Road provides speedy transit for residents.

Merlynston and district is situated within 6½ miles of the G.P.O. on gently rising country towards the Fowler Heights. Postal, Telephone and Travelling Facilities exist and already settlement is very marked, notwithstanding the fact that the land has only recently been subdivided and placed upon the market.

Numerous Building Allotments Available. Prices ranging from 15s. to £5 per ft.

Electric Light Mains throughout district.

Partly Reticulated with Water and Sewerage Mains. Rapidly Extending

Batman and district contains many industrial establishments, such as Lincoln Knitting and Spinning Mills, Rawlings and Co. Agricultural Implement Works, etc.

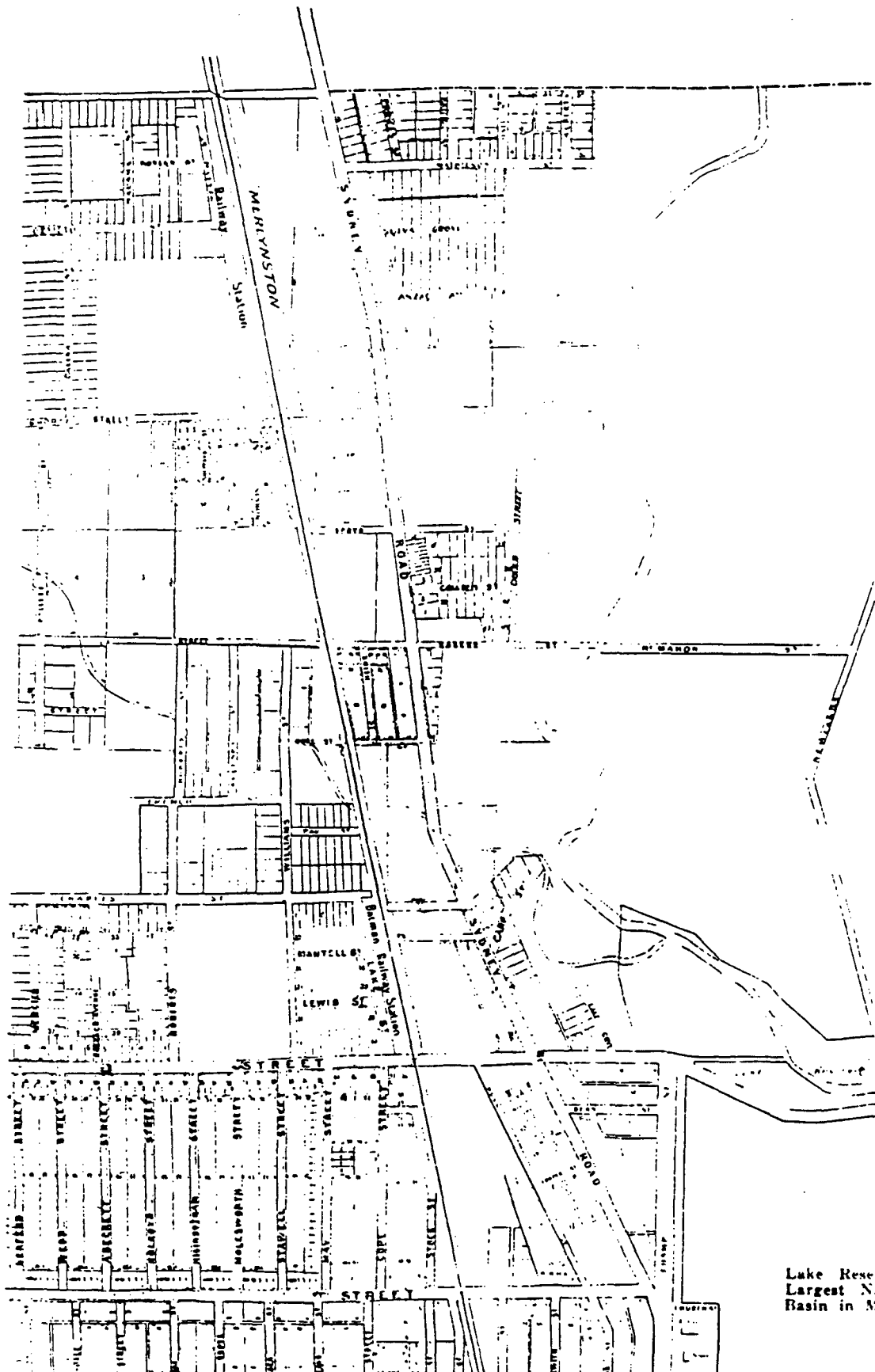
Surrounding these establishments are streets of Modern Dwellings abutting tree-planted, brick-paved streets, laid out in conformity with the most modern town planning ideas.

Shopping Centre has naturally followed the development and are to be found in Gaffney St. and Sydney Road North.

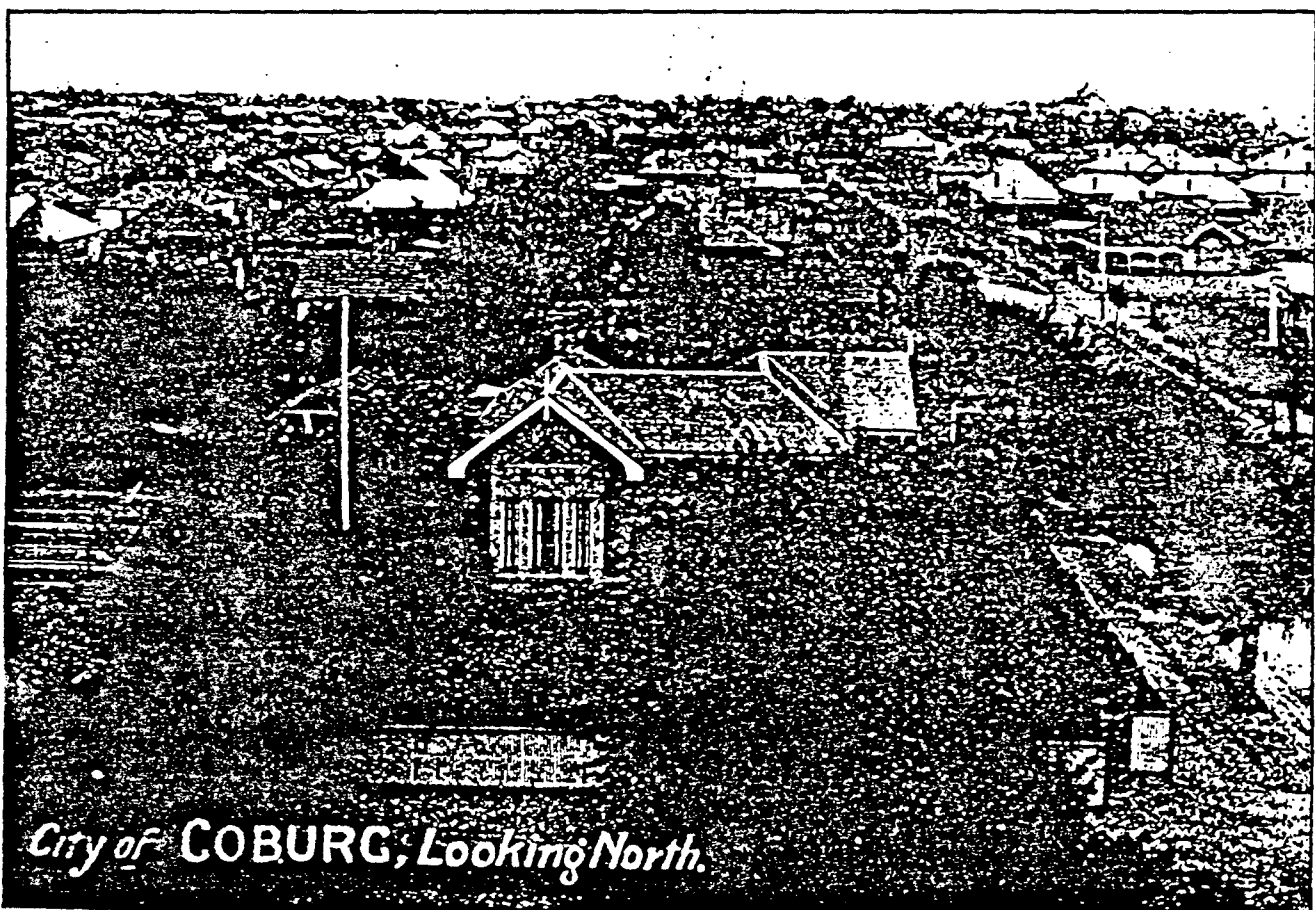
King's Theatre, Falkner

Council's Crusher and Quarry, Carr Street

Lake Reserve, Gaffney St. Largest Natural Swimming Basin in Metropolitan Area.

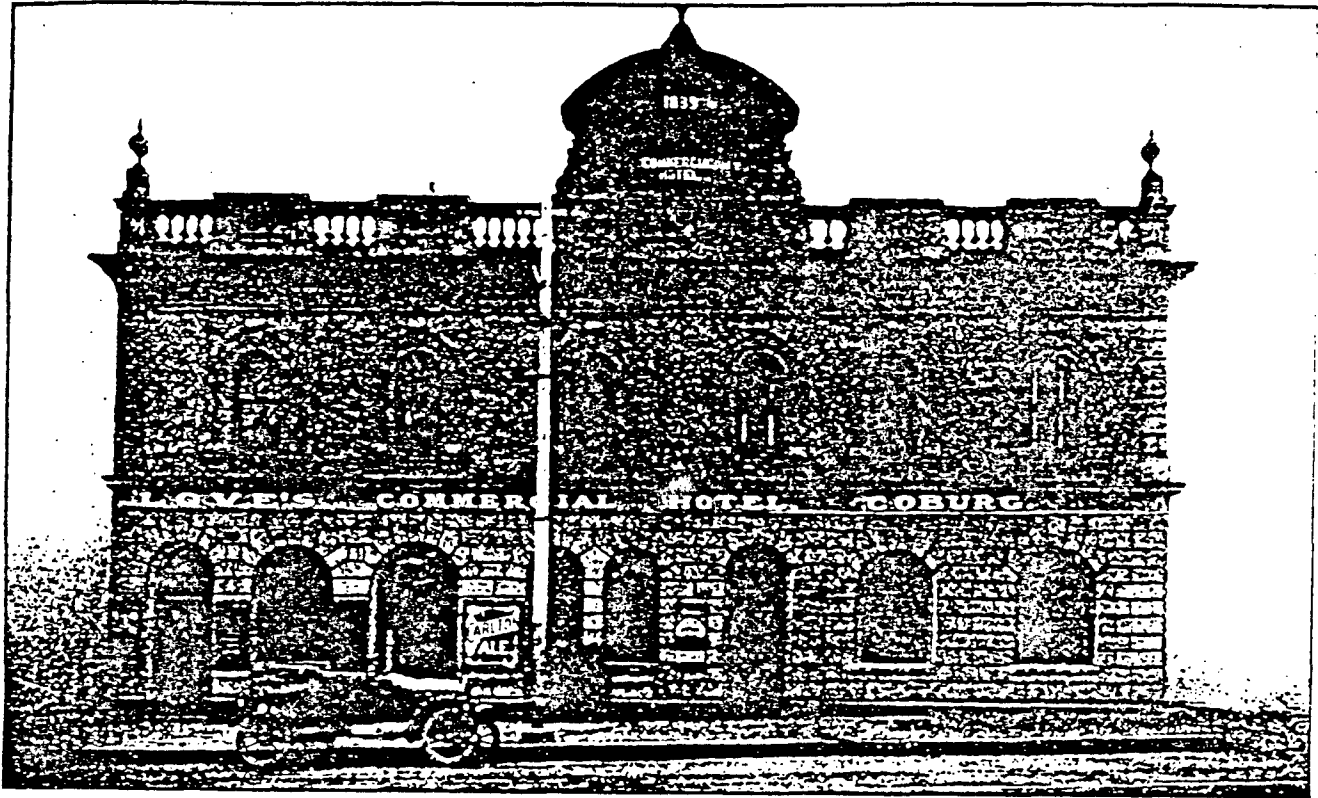


Batman Station is approximately 6 miles, and Merlynston Station 6½ miles from the G.P.O.

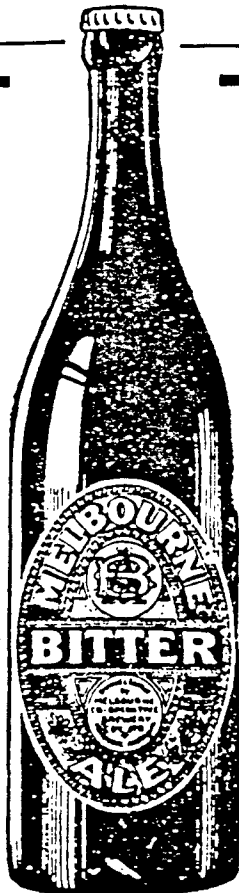




THE CITY OF COBURG



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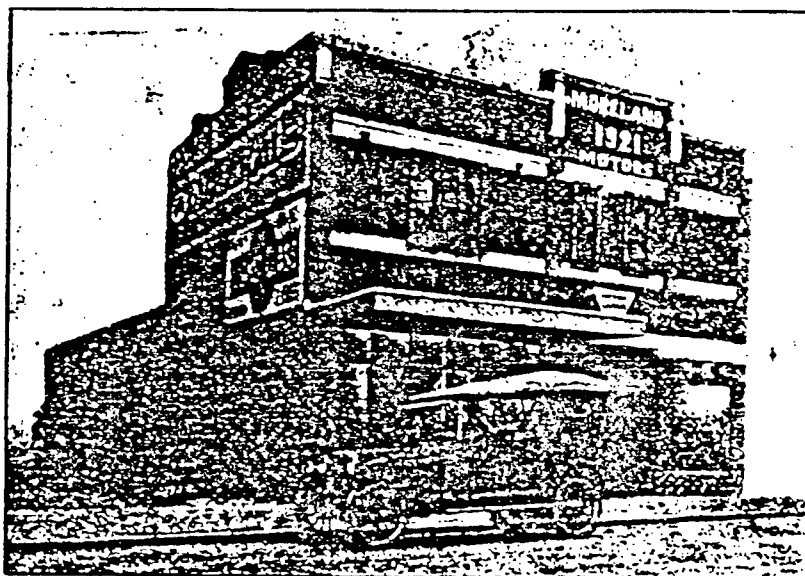
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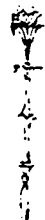
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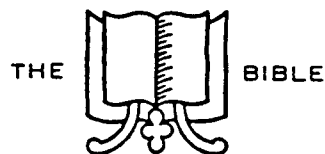
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2. A complete reproduction of Christianity as it is revealed in its only authoritative documents - the writings of the New Testament.
3. As a result of the foregoing, the unity of all believers in Christ.

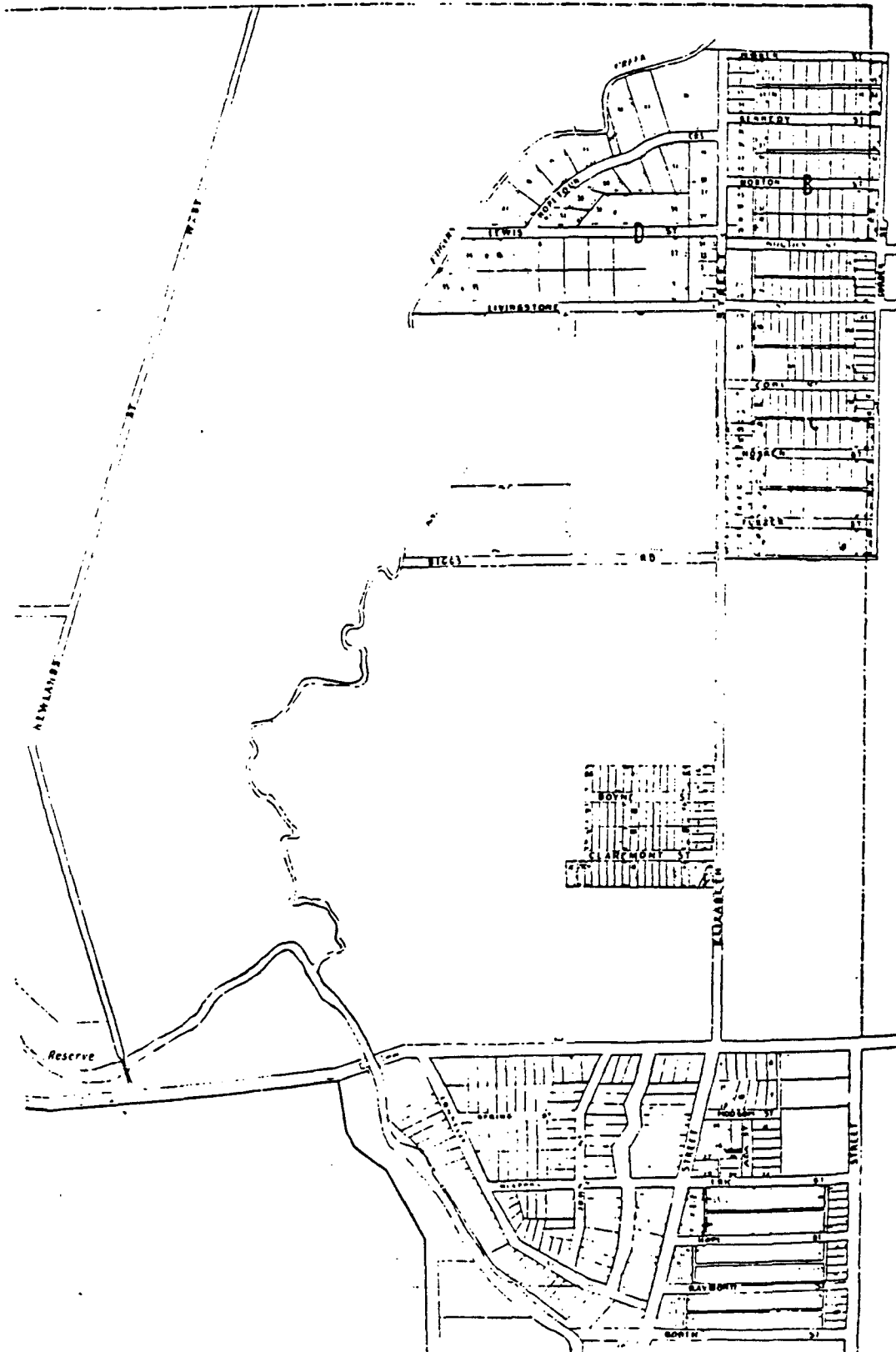
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## City of Coburg: North-Eastern Portion—Newlands

For the time being Newlands is the rural area of the City. Within its boundaries the dairying industry flourishes, and incidentally furnishes to the city a pure milk supply, besides other farm produce. It may be rightly termed the Sanitorium of the North, and, being within easy reach of both Tram and Train, it is rapidly being subdivided and placed upon the market.

The Lake Reserve is a reserve of great natural beauty. Through its entire length flows the pretty Merri Creek, converted, before it reaches Newlands Road, into a broad Lake by means of a weir. This lake forms an ideal swimming basin, and attracts throughout the summer months crowds of citizens who thoroughly relish the cool waters of the creek.

An avenue of Honor, planted in memory of Soldiers of the District who made the supreme sacrifice during the Great War, 1914-18, relieves the Natural Grandeur of the reserve, and extensive improvements are contemplated by the Council.



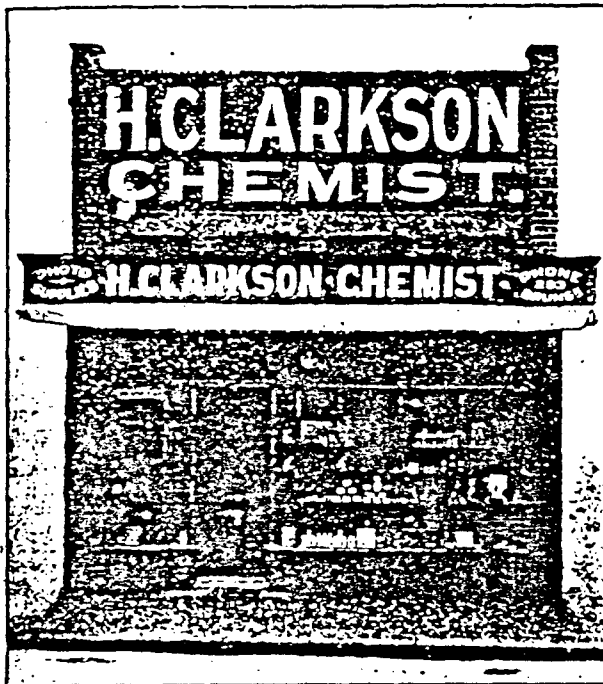
The South-Eastern portion of this area is situated close to the Nicholson St. Electric Tramway, and is subdivided and ready for building upon.

The whole of the area is outside the Industrial Zone, and is partly reticulated with water and Electric Light.

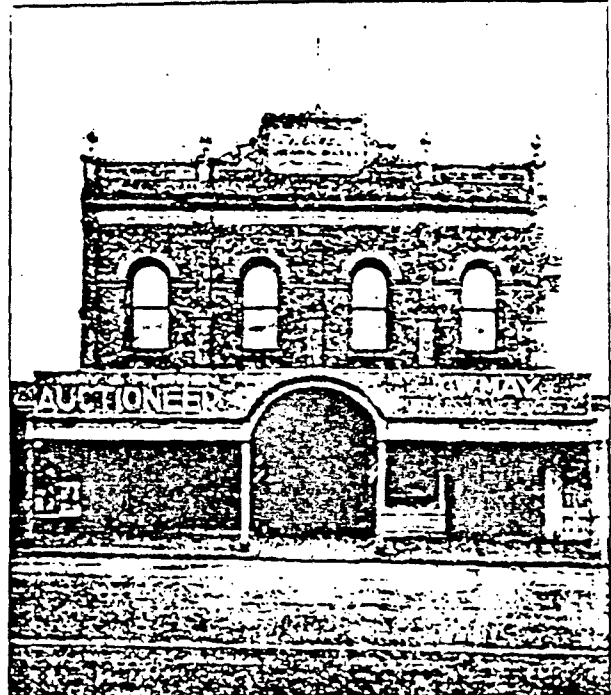
The land is high and undulating, and the course of the Merri Creek affords many little beauty spots which have become popular picnic resorts.

Fishing in the Merri Creek is strictly prohibited, as the stream has been recently stocked with Macquarie Perch. It is anticipated, however, that this restriction will be removed at the end of 1923.

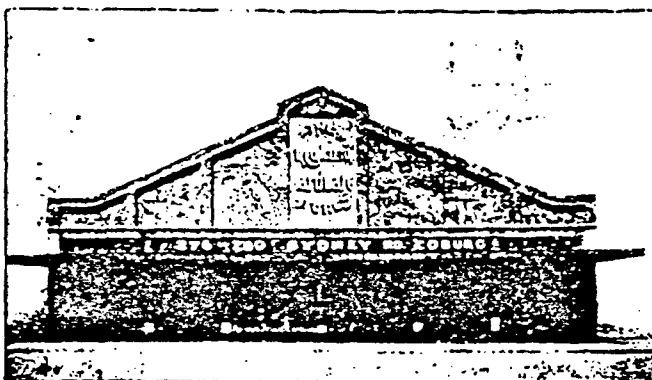
The Lake Reserve is approximately 6 miles from the G.P.O., and can be reached by Electric Car, Sydney Road (Gaffney Street stop).



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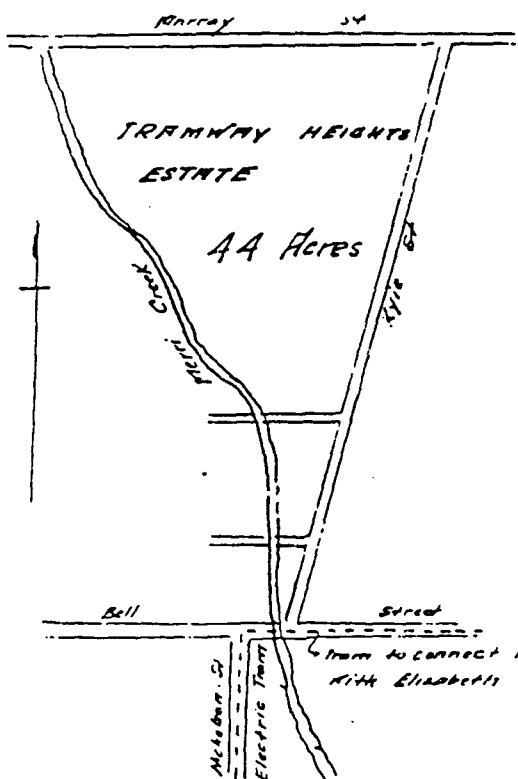
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15-MINUTE SERVICE. WEEK DAYS.

	Depart Q'sbry. Street.	Depart Princes Street.	Arrive Weston Street.	Arrive Nichsn. Street.	Depart Sydney Road.	Arrive Bell Street.	Arrive Bakers Road.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.40	6.48	6.54	7.1	5.50	5.56	6.1
	p.m.	p.m.	p.m.	a.m.	a.m.	a.m.	a.m.
L'st car	11.40	11.48	11.54	12.1	12.3	12.10	12.15

Baker's Road to Queensberry Street.

15-MINUTE SERVICE. WEEK DAYS.

	Depart Bakers Road.	Depart Bell Street.	Arrive Sydney Road.	Arrive Nichsn. Street.	Depart Weston Street.	Depart Princes Street.	Arrive Q'sbry. Street.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.3	6.8	6.15	6.17	6.24	6.30	6.38
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
L'st car	11.3	11.8	11.15	11.17	11.24	11.30	11.38

Queensberry Street to Baker's Road and Bell Street; Moreland Road to Baker's Road.

15-MINUTE SERVICE. SATURDAYS.

	Depart Q'sbry. Street.	Depart Princes Street.	Arrive Weston Street.	Arrive Nichsn. Street.	Depart Sydney Road.	Arrive Bell Street.	Arrive Bakers Road.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.40	6.48	6.54	7.1	5.50	5.56	6.1
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
L'st car	12.25	12.33	12.39	12.46	12.48	12.55	1.0

Baker's Road to Queensberry Street.

15-MINUTE SERVICE. SATURDAYS.

	Depart Bakers Road.	Depart Bell Street.	Arrive Sydney Road.	Arrive Nichsn. Street.	Depart Weston Street.	Depart Princes Street.	Arrive Q'sbry. Street.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.3	6.8	6.15	6.17	6.24	6.30	6.38
	p.m.	p.m.	a.m.	a.m.	a.m.	a.m.	a.m.
L'st car	11.46	11.53	12.0	12.2	12.9	12.15	12.23

Queensberry Street to Baker's Road and Bell Street; Moreland Road to Baker's Road.

15-MINUTE SERVICE. SUNDAYS.

	Depart Q'sbry. Street.	Depart Princes Street.	Depart Weston Street.	Arrive Nichsn. Street.	Depart Sydney Road.	Depart Bell Street.	Arrive Bakers Road.
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
F'st car	1.25	1.33	1.39	1.46	1.21	1.28	1.32
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
L'st car	10.55	11.3	11.9	11.16	11.18	11.25	11.30

Baker's Road to Queensberry Street.

15-MINUTE SERVICE. SUNDAYS.

	Depart Bakers Road.	Depart Bell Street.	Arrive Sydney Road.	Arrive Nichsn. Street.	Depart Weston Street.	Depart Princes Street.	Arrive Q'sbry. Street.
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
F'st car	1.33	1.38	1.45	1.47	1.54	2.0	2.8
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
L'st car	10.18	10.23	10.30	10.32	10.39	10.45	10.53

Queensberry Street to Nicholson Street and Coburg Cemetery.

15-MINUTE SERVICE. WEEK DAYS.

	Depart Q'sbry. Street.	Depart Princes Street.	Depart Weston Street.	Depart Albion Street.	Depart Nichsn. Street.	Arrive Coburg Cemet.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.51½	6.59½	7.5½	7.11½	7.13½	7.19½
	p.m.	p.m.	p.m.	p.m.	p.m.	a.m.
L'st car	11.36½	11.44½	11.50½	11.56½	11.58½	12.4½

Coburg Cemetery to Queensberry Street.

15-MINUTE SERVICE. WEEK DAYS.

	Depart Coburg Cemet.	Depart Nichsn. Street.	Depart Albion Street.	Depart Weston Street.	Depart Princes Street.	Arrive Q'sbry. Street.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.21½	6.27½	6.29½	6.35½	6.41½	6.49½
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
L'st car	11.6½	11.12½	11.14½	11.20½	11.26½	11.34½

Queensberry Street to Nicholson Street and Coburg Cemetery.

15-MINUTE SERVICE. SATURDAYS.

	Depart Q'sbry. Street.	Depart Princes Street.	Depart Weston Street.	Depart Albion Street.	Depart Nichsn. Street.	Arrive Coburg Cemet.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.51½	6.59½	7.5½	7.11½	7.13½	7.19½
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
L'st car	12.6½	12.14½	12.20½	12.26½	12.28½	12.34½

Coburg Cemetery to Queensberry Street.

15-MINUTE SERVICE. SATURDAYS.

	Depart Coburg Cemet.	Depart Nichsn. Street.	Depart Albion Street.	Depart Weston Street.	Depart Princes Street.	Arrive Q'sbry. Street.
	a.m.	a.m.	a.m.	a.m.	a.m.	a.m.
F'st car	6.21½	6.27½	6.29½	6.35½	6.41½	6.49½
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L'st car	11.36½	11.42½	11.44½	11.50½	11.56½	12.4½

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	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
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	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
L'st car	10.51½	10.59½	11.5½	11.11½	11.13½	11.19½

Coburg Cemetery to Queensberry Street.

15-MINUTE SERVICE. SUNDAYS.

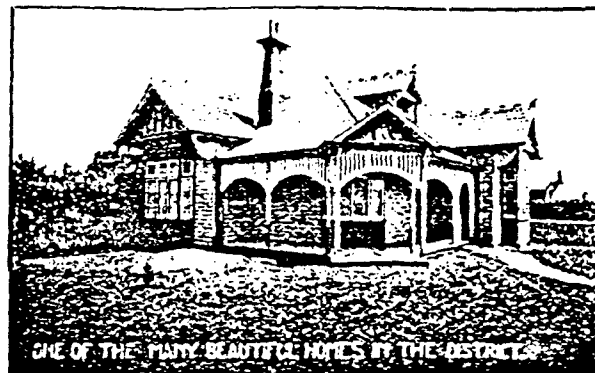
	Depart Coburg Cemet.	Depart Nichsn. Street.	Depart Albion Street.	Depart Weston Street.	Depart Princes Street.	Arrive Q'sbry. Street.
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
F'st car	1.36½	1.42½	1.44½	1.50½	1.56½	2.4½
	p.m.	p.m.	p.m.	p.m.	p.m.	p.m.
L'st car	10.21½	10.27½	10.29½	10.35½	10.41½	10.49½

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#### 9.4 Interwar Domestic Style, Materials and Reconstruction notes.

##### Bungalow

The term bungalow is used in many different contexts in a number of different countries. Indeed, so confused is the term that in his book, *The Bungalow*, Anthony King argues that for "the purpose of this book, a bungalow is defined as a dwelling form known by the term 'bungalow'". In a Victorian context this definition can be refined somewhat, and understood as either:

- (i) The Californian bungalow derived from the West Coast of the United States of America and evident in Australia from the mid-second decade until the Second World War.
- (ii) The bungalow style as used by the State Bank Housing Scheme to describe its range of small, detached, single-gabled, low-pitched roof dwellings of the 1920s.
- (iii) Any small house - 'bungalow' was used as a generic term for smaller dwellings in contemporary publications such as the *Australian Home Beautiful*.



Bungalows are typically small houses, with broad, low pitched roofs and dominant verandahs which are often supported on massive piers or coupled timber posts. They are generally double fronted, with simple, squat elements which give a horizontal emphasis to the whole.

Timber shingles, roughcast render and pebbledash for gable ends, piers and wall surfaces are also typical. Sometimes several rows of weatherboards were notched to suggest shingles and picked out in a slightly different colour from the rest of the wall. Projecting rafters to eaves and quad guttering defined the edges of the roof. Roughcast on chicken mesh or lath was used as a cheap wall surface in some cases and generally contributed to the English Cottage Arts and Crafts associations of the style.

While many bungalows were the work of individual architects or speculative builders, a large number were produced by the State Bank of Victoria to a specified catalogue of designs. These houses were designed for those who needed a loan from the bank in order to build or for returned soldiers through the associated War Service Homes scheme. Often these are clearly recognisable, especially the more common varieties such as Types Nos. 20 and 21. After several years, in which houses were built on individual sites of the future occupier's choice, the State Bank began to develop estates as a means of reducing costs.

## Materials:

- Roof      terracotta or coloured concrete tiles (often green); corrugated iron; Malthoid (also coloured on occasion).
- Walls      red brick, often with roughcast render detailing; weatherboard; timber shingles or roughcast to gables and over bay windows.
- Porch      porch or verandah with timber posts or piers of brick, stone, pebbledash or concrete; floor of timber or concrete.

**Colours:** The bungalow drew directly from the Arts and Crafts in a variety of ways, including colour. Cream, buff, brown, stone and dark greens were all popular, with green even popular for the roof and footpath. These colours went well with the red brick and dark stained timber that were also common to buildings in this style.

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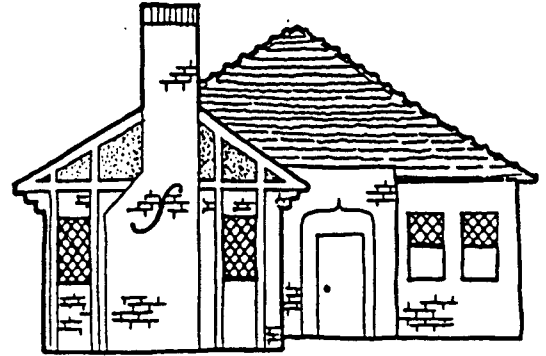
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## Tudor Revival

Sometimes referred to as Old English, this style is an offshoot of the Gothic and vernacular revivals of the nineteenth and early twentieth centuries. It was a development from the Arts and Crafts medievalism of the late nineteenth century, and shared that movement's values in terms of dark, natural colourings, a predominance of brickwork, the use of half timbering and a love of wrought iron and stained glass.

Tudor Revival architecture is typified by the use of red or clinker brick, brick nogging and/or half timbering in gables or upper storeys, boldly modelled brick chimneys and terracotta tile roofs. Sometimes manganese bricks or tiles are used to highlight openings or for decoration of the walls. Doorways and porches are often arched - the traditional Australian verandah is not used, except in the most hybrid examples. Picturesque asymmetry is attained through double or triple fronts to the facade, arched porch entries, large, prominent chimneys and, in larger examples, oriel windows and towers. Windows are sash or casement, usually with diamond pattern leadlight or else twelve paned. The style was well suited to houses of more than one storey.



### Materials:

- Roofs: terracotta or grey concrete tiles or shingles
- Walls: red or clinker brick, with half timbering or brick nogging and contrasting bricks, often manganese, around openings.
- Porch: red or clinker brick, with half timbering or brick nogging and contrasting bricks, often manganese, around openings.

**Colours:** Sombre colours were appropriate to this style, with cream and off white, buff, stone, terracotta and dark brown most popular. Once again, stained timber and red brick were dominant, and cast iron painted black was also popular.



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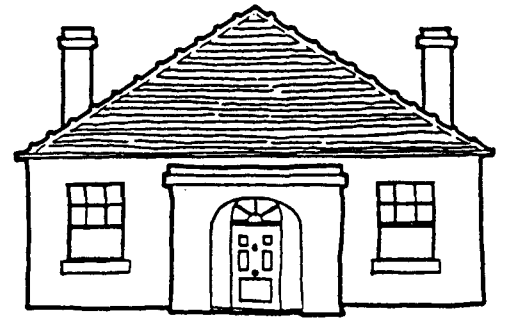
Tram to Swanston Street-South Melbourne and St. Kilda Beach-please pass our show.

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**WUNDERLICH LIMITED, Manufacturers**

## Georgian Revival

This style was given impetus in Australia through its contemporary popularity in Britain and the United States. Georgian Revival houses were particularly fashionable in wealthy middle ring suburbs such as Torak, South Yarra, Hawthorn, Armadale and Kew in the interwar period. Most examples from these areas were architect designed. It also found occasional expression in speculative developments, often as the facade overlayed upon the typical builders' bungalow.



The style is characterised by simple hip or single ridge gable roofs, symmetry or near symmetry in the arrangement of doors, windows and balconies, and restrained classical or Adamesque detailing, usually of precast concrete. Quoins at corners and around entries, porte cocheres, often with balconies above, gabled porticos and simple wrought iron are also characteristic. Walls, typically of red brick in the 1920s and cream brick in the '30s, were often either fully or partially rendered. Country houses and some architect designed middle suburban examples have weatherboard walls in emulation of the American EastCoast's clapboard Georgian tradition. Sometimes an eclectic Mediterranean or Moderne note might be introduced in an attempt at variety of expression, but this was always suitably restrained.

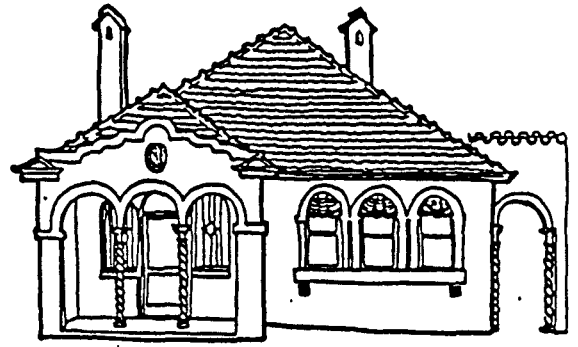
### Materials:

- Roofs: terracotta or concrete tiles; slate only for the most expensive examples.
- Walls: red or cream brick, often smooth rendered; weatherboard.
- Porch: usually of rendered brick or else recessed into the body of the building.

Colours: The dominant colours tended to be those of the bricks, either red, cream or salmon. If rendered, the walls might be cement grey, painted or tinted stone, or painted white. Window joinery was painted cream or off white, and shutters apple green, cream or buff.

## Spanish Mission

Spanish Mission, or Spanish Eclectic as it might be known, is derived from the American West Coast and, to a lesser degree, Spain and the Mediterranean. Most suburban examples are no more than a standard double fronted bungalow with a rendered surface and an arched loggia instead of a verandah or porch. The rendered walls are often roughcast or rough trowelled (parged) to provide a pattern or texture on the surface. Baroque parapets, twisted columns of precast concrete, cartouches, medallions and coats of arms are also common on the facade. Windows are usually double hung, often with twelve panes, and may have an arched panel above *in lieu* of, or to suggest, an arched opening. Wrought iron is sometimes used around windows or doors, usually in the form of a decorative grille. Spanish Mission was closely associated with a renewed interest in Mediterranean architecture at this time, and interpretations of the two styles are almost indistinguishable in terms of the smaller interwar house.



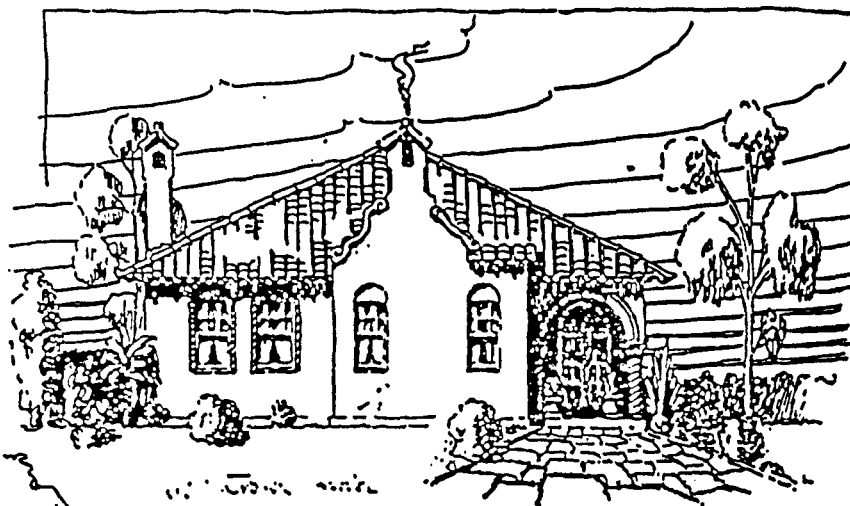
### Materials:

Roofs: cordova or marseilles tiles.

Walls: rendered brick, with render either smooth, roughcast or rough trowelled (parged).

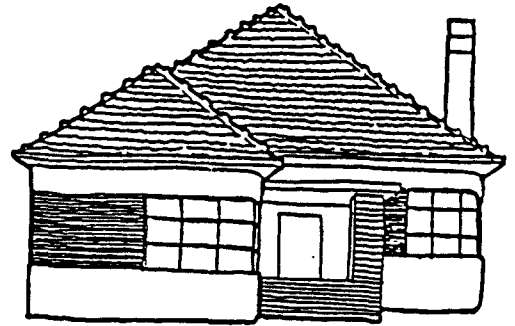
Porch: arched porch or loggia.

Colours: Spanish Mission saw a rise in the use of white, off white and cream as surface colours, along with stucco tints such as rose pink, ochre and buff, which were used as an attempt to emulate the brighter wall tonings common to Spain, Italy and the south of France. Render was also left cement grey in some cases. Bright Apple and Forest greens were popular for window shutters and joinery, and Eau-de Nil, yellow and bold blues were not uncommon for trims.



## Moderne

This style, first popular in the 1930s, is typified by streamlined wall surfaces and a horizontal emphasis. Its aesthetic was related to that of contemporary ocean liners, automobiles and aeroplanes, the fascinations of the age, and it attempted to capture the sleek lines and rounded corners associated with them and thus with the fast and the modern. This is complemented by double or triple fronted composition. Walls are of brick, often rendered to emphasise the streamlined quality of the design - cream brick is a popular alternative, or the two may be used in combination. Rounded corners and a parapet heighten the horizontal flow of most examples. Roofs are generally low hipped, so as to be concealed by the parapet, but in better examples are flat, coated with bitumen and accessible as a terrace. Most examples have a flat roofed (concrete) porch or an entry recessed into the wall. The style led to the waterfall facade popular in the late 1930s and post-war period.



Art Deco ornament is sometimes used around openings or on the parapet. Art Deco is the style which developed from the 1925 Exposition of Decorative Arts in Paris, and which is usually associated with furniture, jewellery and other crafted arts. However, the American Zig Zag or Jazz style which emerged subsequently was clearly related to that of the Parisian exhibition and it is the manifestation of this style in Australia which we usually term Art Deco architecture. It may generally be seen as the decorative overlay to the streamlined Moderne style.

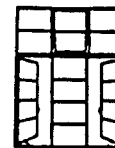
### Materials:

- Roofs: terracotta tiles or bituminous coat (eg Malthoid).
- Walls: brick, often rendered or partially rendered.
- Porch: concrete, either cantilevered or supported on slim metal poles.

**Colours:** Moderne buildings tended either to the white aesthetic of the related International style or else, more commonly, the ochre or pastel tinted stuccos of the Spanish Mission. Render was also left a cement grey in many cases. Cream, salmon and manganese bricks were further alternatives. Steel window frames were painted white, Eau-de-Nil or apple green, though the wider range of available paints also saw the use of yellow, sky blue and red. Doors were usually painted to match the windows.

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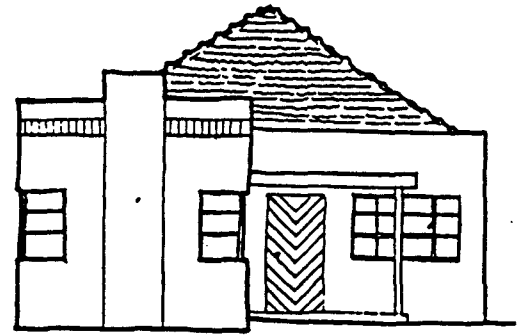
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## International

The International style is based on the pristine, cubic modernism of Europeans such as Le Corbusier and Walter Gropius and has much in common with the Moderne. It is characterised by flat roofs, or low hipped roofs behind parapets, smooth rendered brick walls, steel frame windows, sometimes placed on corners, and white paint - unlike Moderne examples, which often featured coloured render, International houses were almost always painted white, in emulation of European precedents. Cream or salmon coloured bricks were used as an alternative.



This is probably the least common of the styles described in this section. The most revolutionary idiom in terms of form and aesthetic, it was less popular amongst speculative builders than the revival styles because an enthusiastic purchaser was not as assured. It is therefore generally confined to those buildings designed by architects or builders who had a specific client before the commencement of construction.

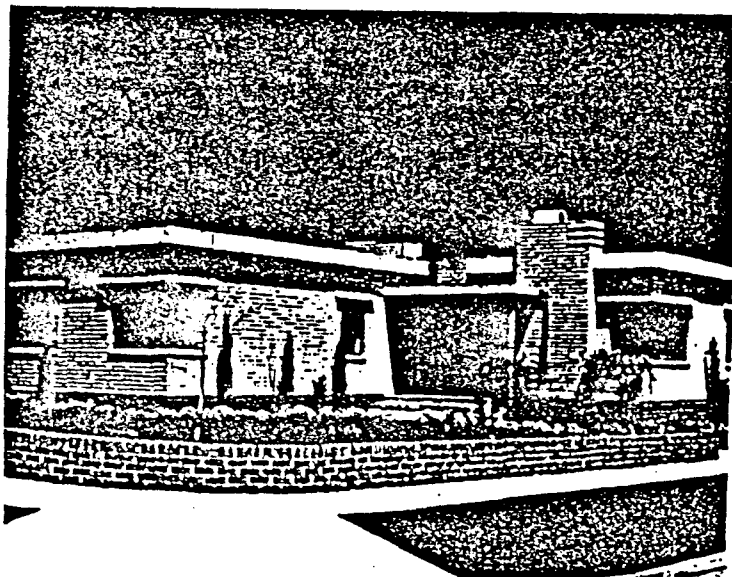
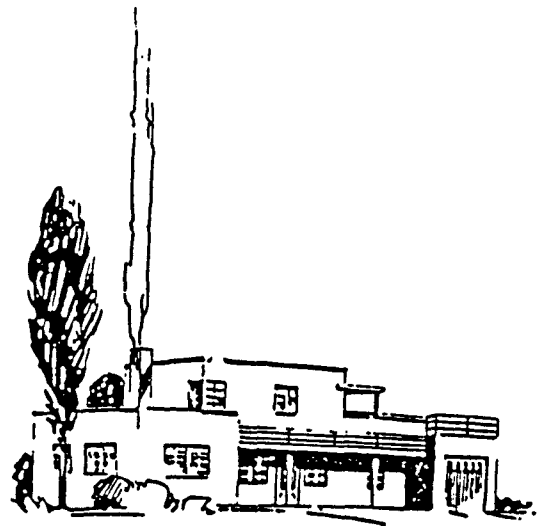
### Materials:

Roofs: terracotta tiles or bituminous coat (eg Malthoid).

Walls: cream or salmon brick, or smooth rendered.

Porches: concrete, either cantilevered or supported on slim metal poles.

Colours: White, cream or unpainted grey render, or cream or salmon bricks provided the main wall colours, though pastel tinted stucco was used in rare instances. Window frames were often painted white, while doors might be white, apple green or else painted in two colours in a chevron pattern. As with the Moderne, however, the innovation of this style also encouraged the use of bright primaries such as red, blue and yellow for highlights such as windows and doors.



## Reconstruction and Materials notes

The following pages provide a guide to the materials and finishes characteristically used for these different elements in the interwar period.

### Fences

Low hedges, brick fences, wire fences, timber fences or no fence at all are the most common ways of defining the front boundaries of properties. The tendency was toward lower or less substantial fences which allowed a greater visual communication between the house and the street. There was not necessarily any correlation between the materials used for the house and the fence, especially if the building is in a War Service Homes or State Bank Estate, where variety was introduced on purpose, or where properties have been built by a variety of individual builders. Nevertheless, such a correlation is still fairly common, especially where an estate has been prepared by a single firm eg Dickson and Yorston or A V Jennings.

In recent years it has become common for owners wishing to upgrade an old house to replace their fence with a picket fence, which often features ogival carved points and a catenary curve between posts. Such a fence may or may not be appropriate for a Victorian or Federation dwelling, but is invariably inappropriate for an interwar house.

Most suburban timber fences should be less than 1.2m high. Attention should also be paid to the following general observations:

- (i) high front fences can spoil the image of a house and its neighbours.
- (ii) high front fences encourage burglaries.
- (iii) high front fences limit street noise but hedges, in association with a low fence of the appropriate type, may be just as effective and are much more sympathetic to traditional streetscapes.

### Garden Landscaping

As with other aspects of fashion in design, the interwar years gave priority to particular species of flora. It might be said that the 1920s saw a continuing popularity in terms of imported species, while the '30s saw the emergence of interest in native gardens. Suburban gardens, like their houses, became simpler, with dominant, tidy beds of flowers and shrubs and fewer trees. This was in effect a revival of the cottage garden, but with curving lines. The result was a stylised landscape, with somewhat selfconscious flower beds and paths.

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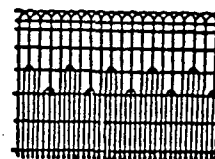
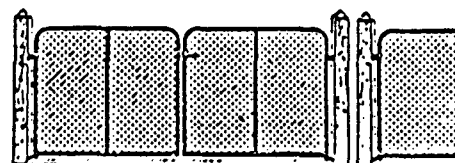
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The vegetal components of the garden were drawn from an enormous range, with some garden designs specifying eighty to a hundred different species. These might include buffalo grass lawn, roses of all varieties, often underplanted with annuals, daffodils, chrysanthemums, carnations, roses, gladioli, irises and dahlias. Perennials of all types were available and enthusiastically advocated by contemporary garden writers for use in herbaceous borders. Fruit trees, palms and ferns were popular as the major individual plants, along with cypresses and junipers. Creepers were chosen from among jasmine, honeysuckle, Banksia rose and Virginia creeper. Hedges were common as a screening device, especially at the front of the property where they were usually combined with a low fence of flat topped pickets or of wire. Cypress hedges were chosen if the screen needed to be high, but privet, pittosporum, saltbush and boxbrush were more popular and allowed the front of the house to remain visible from the street.

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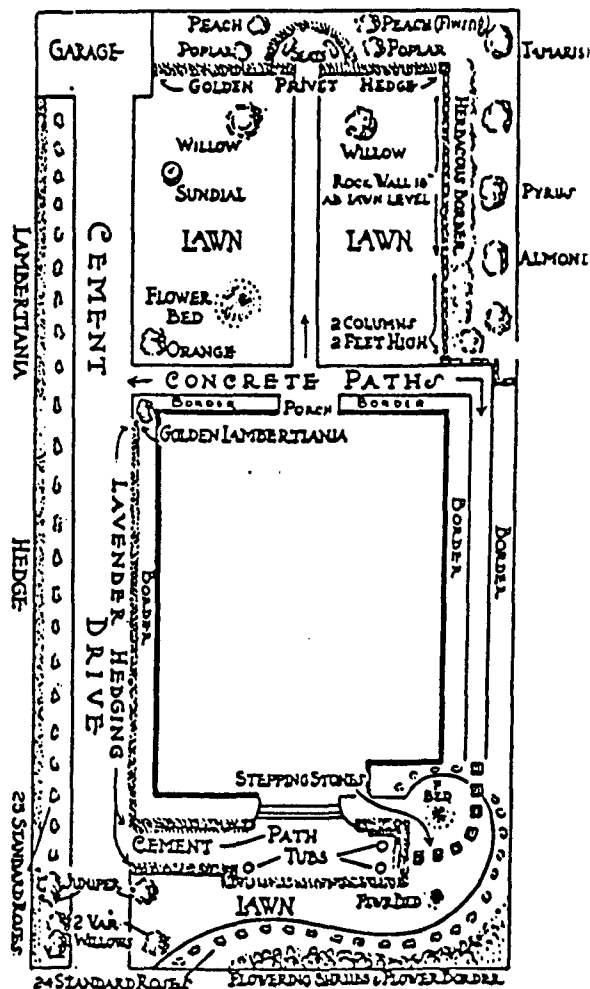
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## Porches

The verandah had emerged in the nineteenth century as the hallmark of the Australian house. However, due to the influence of American and European idioms in the 1920s and '30s, it became far less dominant, replaced by the bungalow porch, the Georgian portico and the Mediterranean loggia.

## Wall Surfaces

Many houses of the interwar period were of brick faced completely or partially in stucco. This surface was given various finishes, smooth, fan trowelled, roughcast or mottled, and was usually tinted or left uncoloured (cement grey) rather than painted. This latter point is extremely important, as it has become common for render surfaces to be repainted with a durable gloss paint. This obscures the texture of the surface, deadening the rich textural contrast intended between timber, brick and rendered surfaces in such houses. The paints used are also all too often of the wrong colour or tone, bearing little resemblance to the bright pastels and warm ochre in vogue in the Interwar period (primarily as a result of the influence of Mediterranean and California's Spanish Mission architecture).

Wherever possible the original unpainted and unevenly weathered render should be maintained; if this is not possible, removal of paint to reveal the original surface may prove satisfactory, or else resurfacing with a suitably toned render, preferably one which matches the original colour of the building. Another option, and one which is cheapest in the short term and suitable for overpainting of already painted surfaces, is to paint with a lime wash, that is, a paint which is lime based and which will weather unevenly in a manner similar to that of a coloured render. Lime washes have a dull and textured finish which is not unlike that of render, making them all the more suitable for this purpose than gloss paints, which should never be used.

The removal of paint to reveal an original timber, brick or render surface should be done only using certain approved techniques. Sand blasting should never be used, as this attacks the fabric of the building, leaving the surface less watertight and often badly damaged. Paint on timber can be sanded, scraped or, if necessary, burned off, while brick and render surfaces should be cleaned using a combination of chemicals and warm water.

## Windows

Although a variety of windows were used for different styles of building in this period, by far the most common type was the timber double hung sash. This was

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certainly the builders' favorite, and was used in speculative housing throughout the burgeoning suburbs of the time. It was also favored for Georgian and Tudor Revival houses, as well as bungalow Mission Revival. Georgian and Tudor examples may be twelve paned or leadlight, as an evocation of "period", but others were generally single paned. Sometimes bungalows featured simple leadlight in the geometric style popularised by Frank Lloyd Wright and adapted via Art Deco, or else leadlight with coloured glass portraying rural or maritime scenes, but this was not as common.

Most contemporary styles had their own associated window shapes - pointed arches for Tudor Revival, fanlights for Georgian Revival, rounded arches for Spanish Mission, horizontal strip and curved corner windows and portholes for Moderne and International. These types were generally fixed or casement. The 'modern materials' aesthetic of Moderne and International demanded the use of steel framed windows, which had narrower frames and mullions and which, aided by steel lintels and supports, could carry the loads inherent to corner windows and long strips of glazing. The 'period' styles naturally favored the traditional timber frame.

### **Roofs and Eaves or Parapets**

The roof line of California Bungalows and bungalow interpretations of all major styles was, in general, simple, with dominant and minor hips and/or gables in various combinations. Georgian Revival houses also used simple hips or gables in emulation of their Georgian or Colonial antecedents. However, larger or architect designed examples of Tudor and Spanish Mission often played upon the picturesque qualities of their prototypes, with a greater number of roofs, sometimes in combination with small towers.

Moderne and International houses usually had flat roofs, or low pitched roofs, or a combination of both. These would generally be concealed behind a parapet which might, in fact, serve as a low wall if the roof were accessible as a terrace. Spanish houses typically featured baroque gables which served as parapets. These were usually confined to the entrance loggia - the rest of the house had exposed eaves. The use of eaves rather than parapets was also generally the norm for bungalows, Georgian Revival and Tudor Revival houses, although some Tudor examples featured castellated parapets to certain parts of the roof. Bungalows generally had exposed rafters in the eaves, a reflection of the Arts and Crafts and Japanese origins of the style, and this was also common for Spanish Mission houses. Boxed eaves were generally used for Georgian and Tudor Revival houses.

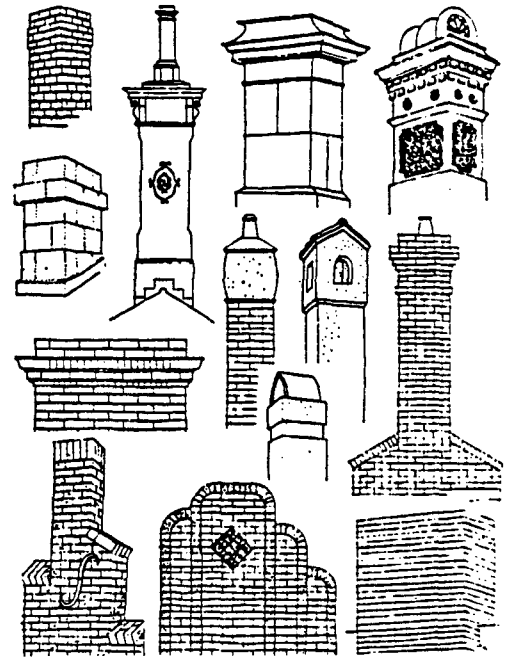
## Chimneys

Chimneys were often used as a major feature on the front of the house or as a dominant element on the roofline. A number of standard types were evolved to suit the various styles and were used with little variation for small houses all over Melbourne.

## Colours

The architecture of the Interwar period was influenced by two particularly strong architectural movements - the Arts and Crafts of the late nineteenth century and the modernism of postwar Europe and America. The former was the dominant influence in the 1920s, while the latter saw the introduction of the innovative Moderne and International styles. Arts and Crafts influenced styles, such as Californian Bungalow, Spanish Mission and Tudor Revival, emphasised the colours inherent to the materials used. The warm natural tones of stained timber, red or clinker brick and cement render were dominant and complemented by colours such as medium greens or blues, with black or indian red trims. Other colours favored were the ochres and rose pinks used to tint render or the dark brown paint used as a substitute for staining timber. The overall effect was subdued and perfectly attuned to the suburban, ie Garden Suburban, setting.

The impact of the various strains of modernism in the 1930s was to introduce a new range of colours which were brighter and more varied. Red brick was replaced by cream or salmon pink brick. Warm ochres and other natural tones began to compete with primaries and the neutrals, white black and grey. However, it should be noted that true white was rarely used as a surface colour in the Interwar period, and then only in houses designed by architects. Even houses and flats built in the streamlined Moderne style tended to be ochre coloured rather than gleaming white in the manner of the European modernists of the period. This was a time when international modernism in Melbourne meant living in a new street of Tudor, Spanish and Californian bungalows rather than the *avant garde* expression of Walter Gropius in Germany or Le Corbusier in France.



*Major Media of Stylism*

*The Chimney.* The flue, usually 9" by 9" in section, was surrounded by bricks in many shapes. (From top left) The basic stack in brick or stone, with only a projecting course or two near the top, was common to poor and rich colonial houses until c. 1840. Success variations followed: ornamental Gothic, Italianate, House Style. (Centre) Special fancy bricks and terra-cotta caps were used through Queen Anne, Bungalow and Spanish Mission Styles in the twentieth century. (Bottom) Old English, with false tie-rod effect (1935); Waterfall, with special coloured bricks inset (1939-48); and the monumental block of brickwork which was favoured by many young architects (1934-48) and was later taken into the vernacular.

# 9.5 LIST OF BUILDINGS

NO	STREET	SUBURB	SITE NAME/COMMENTS	COBDS NO
52	Balmoral Ave	Pascoe Vale South	Brick residence c1950	003
70	Balmoral Ave	Pascoe Vale South	Residence	004
91	Balmoral Ave	Pascoe Vale South	Residence (1958)	006
95	Balmoral Ave	Pascoe Vale South	Grace Church & Hall (1959)	007
43	Barrow St	Coburg	Weatherboard residence	008
62	Barrow St	Coburg	Weatherboard residence. 'Whare- Ha'.	009
88	Barrow St	Coburg	Red brick residence c1920s	010
39	Belgrave St	Coburg	The Grange c1863	011
82	Bell St	Coburg	Bluestone cottage (1864)	012
98	Bell St	Coburg	Coburg Primary School	013
124	Bell St	Coburg	Masonic Lodge	014
146	Bell St	Coburg	Church of Christ c1953	015
160	Bell St	Coburg	Police station	016
225-233	Bell St	Coburg	Shops	017
228	Bell St	Coburg	Coburg Salvation Army Citadel 1953	018
228	Bell St	Coburg	Salvation Army Hall 1887	019
295A	Bell St	Coburg	Spanish Baptist Church	020
319	Bell St	Pascoe Vale South	Shop	021
329	Bell St	Pascoe Vale South	Shop	022
331	Bell St	Pascoe Vale South	Shop	023
335-337	Bell St	Pascoe Vale South	cnr Melville Rd State Bnk	024
364-366	Bell St	Pascoe Vale South	Bank	025
372-380	Bell St	Pascoe Vale South	Post Office	026
390-400	Bell St	Pascoe Vale South	Row of Shops	027
412-414	Bell St	Pascoe Vale South	Shop	028

562	Bell St	Pascoe	Vale South	C	Police Station c1940	029
	Bell St	Coburg		C	Coburg Secondary College 1916	030
88-92	Bell St	Coburg		A	Coburg Infant School & Shelter Shed	032
	Bell St	Coburg		B	Coburg City Hall	033
	Bell St	Coburg		C	Monument, WWI Town Hall Reserve	034
	Bell St	Coburg		C	Monument to Dr H.Malcolm-Rogers	036
1	Budds St	Coburg		C	Stucco & chicken wire residence	037
	Cameron St	Coburg		C	Moreland Railway Station (1888)	038
	Champ St	Coburg		A	Entrance H.M.Prison 1858	039
19	Clarendon St	Coburg		C	House	040
23	Clarendon St	Coburg		C	House	041
32	Clarendon St	Coburg		C	House	042
36	Clarendon St	Coburg		C	House	043
41-49	Clarendon St	Coburg		C	St Fidelis Catholic Church 1937	044
49	Clarendon St	Coburg		C	Presbytery	045
6	Craigrossie Ave	Coburg		A	Glencairn 1859-61 HBR no 375	046
10	Cumberland Rd	Pascoe	Vale South	C	St Andrew's Uniting Church 1951	047
61	Cumberland Rd	Pascoe	Vale	C	Polychrome brick residence c1880	048
	Cumberland Rd	Pascoe	Vale	C	Monument, WWI	049
4	Dale Ave	Pascoe	Vale	C	Detached House	050
5	Dale Ave	Pascoe	Vale	C	Detached House (prefabricated)	051
10	Dale Ave	Pascoe	Vale	C	Detached House	053
12	Dale Ave	Pascoe	Vale	C	Detached House	054
22	Dale Ave	Pascoe	Vale	C	Detached House (prefabricated)	055
1	Deans St	Coburg		C	Victorian residence (former Presbyterian manse)	056
3	Deans St	Coburg		C	Residence 'Victoriana'	057
5	Deans St	Coburg		C	Edwardian weatherboard residence	058
21	Glyndon Ave	Coburg	North	C	St.Linus' Anglican Church 1932	059

21 Glyndon Ave	Coburg North	A	Moyle Organ c1850	059
1 Derby St	Pascoe Vale	C	Residence	061
42 Donne St	Coburg	C	Red brick residence c1920	064
40 Elizabeth St	Coburg North	C	Gospel Hall Christian Brethren Assembly 1937	065
				066
Elm Gve	Coburg	C	Truby King Centre	067
15-17 Eric St	Preston	B	Bachelor flats c1956	068
17 Fontaine St	Pascoe Vale South	C	Beaufort house. Steel framed and clad residence.	069
11 Gaffney St	Coburg	B	Antrim/Alfred fenton House	070
82-92 Gaffney St	Coburg	B	Lincoln Mills 1919	071
314 Gaffney St	Pascoe Vale	C	Saint Oliver Plunkett Church 1961	072
360 Gaffney St	Pascoe Vale	C	Pascoe Vale Primary School 1929	073
15 Gallipoli Pde	Pascoe Vale South	C	Beaufort house. Steel framed and clad residence.	074
19 Gallipoli Pde	Pascoe Vale South	C	Beaufort house. Steel framed and clad residence.	075
24 Gallipoli Pde	Pascoe Vale South	C	Beaufort house. Steel framed and clad residence.	076
31 Gallipoli Pde	Pascoe Vale South	C	Beaufort house. Steel framed and clad residence.	077
35 Gallipoli Pde	Pascoe Vale South	C	Beaufort house. Steel framed and clad residence.	078
Gandolfo Gdns	Coburg	C	Monument, Canoe Tree	079
3 Gordon St	Coburg	C	Residence	080
8 Gordon St	Coburg	C	Residence	081
11 Gordon St	Coburg	C	Residence	082
20 Gordon St	Coburg	C	Residence	083
30 Gordon St	Coburg	C	Residence	084
41 Gordon St	Coburg	C	Residence	085
86 Gordon St	Coburg	C	Residence	086
Harding St	Coburg	C	Grandstand Coburg Oval Bridges Reserve	087
19-21 Harding St	Coburg	C	Coburg Electricity Supply Building	088
22 Harding St	Coburg	C	Residence	089

16 Heliopolis St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	090
5 Hudson St	Coburg			B	Freestanding terrace in row of six	091
7 Hudson St	Coburg			B	Belle	092
9 Hudson St	Coburg			B	Freestanding terrace in row of six	093
11 Hudson St	Coburg			B	Kinuara	094
13 Hudson St	Coburg			B	Tarrangower	095
15 Hudson St	Coburg			B	Freestanding terrace in row of six	096
35 Hudson St	Coburg			B	Weatherboard residence 1907-17	097
38 Hudson St	Coburg			C	Avoca. W'board Federation residence	098
18 Kendall St	Coburg			C	Weatherboard residence	099
22 Kendall st	Coburg			C	Polychrome brick residence	100
137 Kent Rd	Pascoe	Vale		C	Kent Rd Uniting Church 1959	101
1-25 Landells Rd	Pascoe	Vale		C	Saint Oliver Plunkett RC Primary School	102
71 Cornwall Ave	Pascoe	Vale		C	Pascoe Vale Girls' High School	103
2-4 Langtree Ave	Pascoe	Vale	South	C	Magnesium brick duplex c1950s	104
9 Le Cateau St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	105
13 Le Cateau St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	106
22 Le Cateau St	Pascoe	Vale	South	A	Wentworth House c1841-2. HBR No 138	107
16 Louisville Ave	Pascoe	Vale	South	B	Former Blackburn's residence	108
20 Louisville Ave	Pascoe	Vale	South	C	Residence c1960	109
1A, 1B Main St	Coburg			C	Coburg Court House 1929	110
4 Mathieson St	Coburg	North		C	Merlynston Salvation Army 1925	111
61-73A Melville Rd	Pascoe	Vale	South	C	Shops c1915	112
84 Melville Rd	Pascoe	Vale	South	C	House c1940	113
85 Melville Rd	Pascoe	Vale	South	C	House c1925	114
96 Melville Rd	Pascoe	Vale	South	C	House c1925	115
111 Melville Rd	Pascoe	Vale	South	C	House c1945	116
153 Melville Rd	Pascoe	Vale	South	C	House c1945	117

171	Melville Rd	Pascoe	Vale	South	C	House c1937	118
183	Melville Rd	Pascoe	Vale	South	C	House c1930	119
190	Melville Rd	Pascoe	Vale	South	C	House c1940	120
203	Melville Rd	Pascoe	Vale	South	C	House c1944	121
214	Melville Rd	Pascoe	Vale	South	C	House c1944	122
216	Melville Rd	Pascoe	Vale	South	C	House c1940	123
219	Melville Rd	Pascoe	Vale	South	C	Shop	124
235-241	Melville Rd	Pascoe	Vale	South	C	Row of shops	125
3	Moascar St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	126
9	Moascar St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	127
13	Moascar St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	128
15	Moascar St	Pascoe	Vale	South	C	Beaufort house. Steel framed and clad residence.	129
1-9	Moreland Rd	Coburg			B	Spicers Paper Mills	130
	Moreland Rd	Coburg			B	Moreland Station Signal Box	131
	Moreland Rd	Coburg			C	Moreland Station Footbridge	132
241	Moreland Rd	Coburg			B	First terrace house in row of seven	133
243	Moreland Rd	Coburg			B	Second terrace house in row of seven	134
245	Moreland Rd	Coburg			B	Third terrace house in row of seven	135
247	Moreland Rd	Coburg			B	Fourth terrace house in row of seven	136
249	Moreland Rd	Coburg			B	Fifth terrace house in row of seven	137
251	Moreland Rd	Coburg			B	Sixth terrace house in row of seven	138
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ALL RESIDENTIAL LOTS IN NEWLANDS ESTATE

LIST OF SECONDARY BUILDINGS

570	Bell St	Pascoe Vale	D	St George's Anglican Church 1971
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11	Chambers St	Coburg	D	Terrace house in row of seven
13	Chambers St	Coburg	D	Terrace house in row of seven
15	Chambers St	Coburg	D	Terrace house in row of seven
17	Chambers St	Coburg	D	Terrace house in row of seven
19	Chambers St	Coburg	D	Terrace house in row of seven
21	Chambers St	Coburg	D	Terrace house in row of seven
29	Champ St	Coburg	D	Weatherboard residence
31	Champ St	Coburg	D	Weatherboard residence
10	Deans St	Coburg	D	Residence
11	Deans St	Coburg	D	Mock ashlar residence
	Dorset Rd	Pascoe Vale	D	Vintage Car Club (former Church)
	off Elz'bth St	Coburg North	D	Bluestone ruin (rear of service stn)
10	Eric St	Coburg	D	Residence c1950
6	Harding St	Coburg	D	Residence
8	Harding St	Coburg	D	Residence
26	Jessie St	Coburg	E	Moreland Hall Private Hospital c1950
	Langtree Ave	Coburg	C	Memorial Church School
1	McCrory St	Coburg	C	Brick residence
2	McCrory St	Coburg	C	Brick residence
3	McCrory St	Coburg	C	Brick residence
4	McCrory St	Coburg	C	Residence
5	McCrory St	Coburg	C	Brick residence
6	McCrory St	Coburg	D	Residence
7	McCrory St	Coburg	D	Residence
8	McCrory St	Coburg	D	Residence
9	McCrory St	Coburg	D	Residence



10 McCrory St	Coburg	D	Residence
12 McCrory St	Coburg	C	Residence
1 McKay St	Coburg	C	Fitzroy Villa. Rendered brick residence
18 Mitchell Pde	Pascoe Vale	D	Brick residence c1950
72 Munro St	Coburg	D	Franklin. Residence
70 Nicholson St	Coburg	D	Federation residence
75 Nicholson St	Coburg	D	Single ridge clinker brick bungalow c1930
84 O'Hea St	Coburg	C	Corner Shop
1 Park St	Coburg	D	Residence
2 Park St	Coburg	D	Residence
3 Park St	Coburg	C	Residence
4 Park St	Coburg	D	Residence
5 Park St	Coburg	D	Residence
6 Park St	Coburg	C	Residence
9 Park St	Coburg	D	Residence
11 Park St	Coburg	D	Residence
12 Park St	Coburg	C	Residence
13 Park St	Coburg	C	Residence
14 Park St	Coburg	C	Residence
15 Park St	Coburg	C	Residence
16 Park St	Coburg	C	Residence
28 Pleasant St	Pascoe Vale	D	Brick residence c1880
16 Preston St	Coburg	D	Residence c1920
17 Preston St	Coburg	D	Miners Cottage
22 Preston St	Coburg	D	Residence c1920
24 Preston St	Coburg	D	Residence c1920
32 Preston St	Coburg	D	Weatherboard residence

34	Preston St	Coburg	D	Weatherboard residence
36	Preston St	Coburg	D	Weatherboard residence
40	Preston St	Coburg	D	Residence c1920
42	Preston St	Coburg	D	Residence c1920
46	Preston St	Coburg	D	Edwardian brick residence
1	Richards St	Coburg	D	Trick-brick residence
1	Rodda St	Coburg	D	Brick residence
3	Rodda St	Coburg	D	Brick residence
5	Rodda St	Coburg	D	Residence c1920
7	Rodda St	Coburg	D	Residence c1920
8	Rodda St	Coburg	D	Rendered brick residence
9	Rodda St	Coburg	D	Residence c1920
11	Rodda St	Coburg	D	Residence
13	Rodda St	Coburg	D	Residence
15	Rodda St	Coburg	D	Residence
17	Rodda St	Coburg	C	Residence
19	Rodda St	Coburg	C	Residence
21	Rodda St	Coburg	C	Residence
23	Rodda St	Coburg	C	Residence c1930s
24	Rodda St	Coburg	C	Weatherboard residence
25	Rodda St	Coburg	D	Polychrome brick residence
26	Rodda St	Coburg	D	Weatherboard residence
27	Rodda St	Coburg	D	Polychrome brick residence
28	Rodda St	Coburg	D	Weatherboard residence
29	Rodda St	Coburg	D	Polychrome brick residence
30	Rodda St	Coburg	C	Weatherboard residence
31	Rodda St	Coburg	D	Polychrome brick residence
33	Rodda St	Coburg	D	Residence

36 Rodda St	Coburg	C	Weatherboard residence
37 Rodda St	Coburg	D	Residence
38 Rodda St	Coburg	C	Weatherboard residence
39 Rodda St	Coburg	C	Notched weatherboard residence
40 Rodda St	Coburg	C	Edwardian residence
42 Rodda St	Coburg	C	Edwardian residence
44 Rodda St	Coburg	C	Weatherboard residence
48 Saunders St	Coburg	D	St Fidelis RC Primary School 1929
Sydney Rd	Coburg	D	Coburg Metropolitan Fire Brigade Station
10 Sydney Rd	Coburg	D	Shop in row of three
12 Sydney Rd	Coburg	D	Shop in row of three
14 Sydney Rd	Coburg	D	Shop in row of three
16 Sydney Rd	Coburg	D	Shop
218 Sydney Rd	Coburg	D	Manchester Unity I.O.O.F. 1925
412-414 Sydney Rd	Coburg	D	Shops
653 Sydney Rd	Coburg	D	King Khalid Islamic School 1922
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## HISTORICAL MAPS AND PLANS

### JOHN VALE SUBDIVISION MAPS Held at the State Library of Victoria

VOLUME.	FOLIO	TITLE/DESCRIPTION.
ONE	47	Pentridge
	65	Lascelles Park
	66?	Moreland Brunswick Sat. 14.4.1883
	78?	Carronsdale Estate J B Patterson 13.5.1882.
	79?	Moreland 19.11.188?.
	89	Service Street 29.11.1884.
	89a	and sheet below with plan.
	90	Inveresk Park 7.2.1885.
	93	Fleetwood Park 17.1.1885.
	94	Cavemount Estate 19.9.1885.
	96	Bell Park 21.11.188?.
	97	Moreland Park Estate.
	98	Coburg Loch Park 14.2.1885.
	101	No.18 Jika Jika & Melbourne.
TWO	151	Town Allotments adjacent to Coburg Railway Station.
	153	Moreland Township 20.10.188?.
	155	Audley Estate.
	158	Bell Grange Estate 13.10.188?.
	159	Rouda? Estate.

	161	Bell Street Reserve No.2. 8.9.1888.
	162	Mayfield Estate 17.3.1887.
	163	Broadway Park 3.12.1887.
	165	Lalla Kookh Estate 30.6.1887.
	167	Coburg Reserve 29.9.1887.
	169	Coburg Reserve No.3 20.10.1887.
	170	Murray Estate
	171	Coburg Heights
	172	Church Reserve 6.10.1888.
	173	Premier Estate
	174	La Rose Park 2.4.1887.
	175a?	La Rose Park continuation. 16.4.1887.
	176?	Rosedale
	177	Balmoral Estate 27.11.1887.
	179	North Coburg Estate Sale 1.9.1887.
	183	Railway Station Estate.
	185	Aylesbury Estate 17.3.1888.
	187	Hollingsdale Estate.
THREE	15	Newlands Estate 25.8.1887.
	52	Campbellfield.
	56	Plan of Land for Sale 30.1.1887.
FOUR	61	Pentridge (at bottom of page) 12.8.1858.
	63	West Pentridge and Farms. 12.10?.1854.
	79	Moreland Estate 6.1.1858.

FIVE	23	Pentridge.
	25	Coburg (at top of page).
	72	Carronsdale.
	130	Mc Killop and Twomey for A Cameron Esq.
SIX	38	
	44	
	138	
SEVEN	9.	
SEVEN A	99	
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EIGHT	13.	