

## HERITAGE CITATION REPORT

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<b>Name</b>	Bourke Street	<b>File No</b>	3493
<b>Address</b>	1-13 & 2-14 Bourke Street COBURG	<b>Significance Level</b>	1999 Local
<b>Place Type</b>	Residential Precinct		



Bourke Street Precinct

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## Bourke Street Precinct

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

### History and Historical Context

The land now occupied by Bourke Street formed part of the 310-acre Crown Allotment 143 of the parish of Jika Jika. By 1856, the land has been sold and was owned by Gregory S Walters.(1)

By the 1880s, most of Coburg north to Gaffney Street and west to Gladstone Parade had been subdivided and offered for sale. Bourke Street was subdivided in the 1880s, the west side part of the Railway Estate (1888).

The 'New Plan of Melbourne and Suburbs' in Sands and McDougall's Melbourne and Suburban Directory of 1887 shows the area bounded by Bell Street West, Broadway Road, O'Heas Road and Main Street (now adjacent to the railway line) as almost completely undeveloped. The map of Coburg in the 1894 directory, on the other hand, indicates Bourke Street(2), but even by 1901 the street does not appear in the directory's listings as it remained undeveloped.(3)

Like much of Coburg, building activity in the area had virtually ceased by early 1890s, leaving the street undeveloped until the inter-War period. By 1944, however, the street was fully developed.(4)

(1) Plans of the Parish of Jika Jika, 1856. Held at the State Library of Victoria.

(2) 'New Plan of Melbourne and Suburbs' in Sands and McDougall's Melbourne and Suburban Directory. 1887, 1894.

(3) Sands and McDougall's Melbourne and Suburban Directory. 1901.

(4) Sands and McDougall's Melbourne and Suburban Directory. 1944.

### Description

#### Physical Description

The Bourke Street precinct includes the properties at 1-13 and 2-14 Bourke Street, Coburg. It is a small residential area comprising predominantly Inter War weatherboard bungalows lining a short street between O'Hea and Murray Streets.

The street comprises almost entirely asymmetrical weatherboard bungalows built to similar designs. The houses are characterised by wide, gabled porches with tapered roughcast rendered brick piers and weatherboard or half-timbered gable ends. Windows are a combination of timber-framed casements and double-hung sashes, some with diamond-pane leadlight. The front gables project from either longitudinally-gabled main roofs (with similarly detailed gable ends), or transverse gables with unornamented gable ends on the side elevations. Most roofs are clad in corrugated galvanised steel, although there is a small number of houses with terracotta tiled roofs. Chimneys are generally simply detailed inbrick.

Most front fences are non-original, although, with the exception of No. 4A, most are low. Several houses have undergone restoration, including the construction of timber picket front fences.

Footpaths, kerbs and gutters in the precinct are concrete, and street planting comprises a collection of small natives on the grassed nature strips.

Some properties retain their original timber and woven wire fences, and many gardens comprise original or traditional plantings.

Non-heritage elements in the street are restricted the 1970s brick house at No. 6, and a smaller renderedmasonry house (c.1990s) on a subdivided block at No. 4A. These are sympathetic in scale and setback to the existing building stock,

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although their materials are unsympathetic.

## Statement of Significance

4What is Significant?

The Bourke Street Precinct, including places 1-13 and 2-14 Bourke Street, Coburg (but excluding 4a & 6 Bourke)

How is it Significant?

The Bourke Street Precinct is of local architectural significance to the City of Moreland.

Why is it Significant?

The Bourke Street Precinct is of architectural significance as it comprises a relatively homogeneous group of substantially intact inter-War weatherboard bungalows, built to a small number of standard designs. Although the housing is representative of the north-west of Coburg as whole, the precinct stands out as a street of particularly intact houses displaying a cohesion of scale, materials and setbacks. (AHC Criterion E.1)

## Recommendations 1999

**External Paint Controls**

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**Internal Alteration Controls**

-

**Tree Controls**

-

**Fences & Outbuildings**

-

**Prohibited Uses May Be Permitted**

-

**Incorporated Plan**

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**Aboriginal Heritage Place**

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## Other Recommendations

State 1 Ranking: Allom Lovell (1999)

Stage 2 Priority: Add to HO - precinct

Final Recommendation: Add to HO - precinct

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