

HERITAGE CITATION REPORT

Name	Gordon Street & Devon Avenue	File No	3494
Address	1-93 & 4-90 Gordon Street, and 1A-69 & 2-70 Devon Avenue COBURG	Significance Level	1999 Local
Place Type	Residential Precinct		



Gordon Street & Devon Avenue Precinct



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

History and Historical Context

The land now occupied by Gordon Street and Devon Avenue formed part of the Crown Allotments 133 and 134 of the parish of Jika Jika. In area they comprised 315 and 323 acres respectively. By 1856, the Allotment 133 was owned by

HERITAGE CITATION REPORT

Farquahar McCrae, who also owned Allotment 126 to the south, and Allotment 134 was owned by Robert Bourns.(1)

The northern sections of Gordon Street and Devon Avenue (formerly Bruce Street), between Reynard Street and Moreland Road, comprised the Gordon Park Estate, first auctioned and subdivided in 1884 by Fraser and Company. Such was the optimism of property speculators during the 1880s building boom that the advertising for Gordon Park promised that, 'buyers can double their money by selling within six months'.(2) This was not to be the case, however, and by 1899 the subdivision contained 146 unsold building allotments from an original subdivision of 155 lots. By 1901, the Sands and McDougall directory recorded only seven houses in the estate, and the streets were yet to be extended south of Reynard Street. Sometime after 1921 (3), Gordon Street was extended south from Reynard Street to Moreland Road. Presumably around the same time, the south end of Bruce Street was re-routed to terminate at Gordon Street (see map, Fig. 6), allowing the establishment of Coburg West State School on a site facing Reynard Street.

By 1944, Devon Avenue was fully developed, as was Gordon Street, which at that time included the Wattle Glen Dairy at No. 54 and the Gordon Tennis Courts on the curve of the street, at Nos. 80-84.(4)

(1) Plans of the Parish of Jika Jika, 1856, 1902. Held at the State Library of Victoria.

(2) Auction notice. Vale and Houghton Collection. State Library. 13 December 1884.

(3) 'New Plan of Melbourne and Suburbs' in Sands and McDougall's Melbourne and Suburban Directory. 1921.

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

Description

Physical Description

The Gordon Street & Devon Avenue Precinct (comprising the properties at 1A-69, and 2-70 Devon Avenue, and 1-93 and 4-90 Gordon Street) is a residential area, comprising predominantly Inter War bungalows. The Precinct is representative of the Inter War character of the north-west of Coburg as a whole; the relative intactness sets Gordon Street and Devon Avenue apart from the surrounding streets.

There is a combination of timber and brick dwellings, most variations on standard bungalow designs, with projecting gabled bays beside brick porches with rendered tapered brick, or classically-derived, columns. Windows are timber-framed casements or double-hung sashes, many with leadlit upper panes. Some of the more substantial bungalows incorporate shingled bay windows. Roofs are generally clad in terracotta tiles, although there are a few in corrugated iron.

Many of the houses display unusual variations of common elements: good examples are the interesting gable-end motifs on 20 and 41 Gordon Street and the porch detail on No. 11. Generally intact examples are No. 27 and 'Donna Buang' at No. 41. In Devon Avenue, the bungalow at No. 1 has unusual classically-derived porch details (Fig. 7), whilst Nos. 8 and 10 have deep porches with shallow-pitched hipped terracotta-tiled roofs. Also of note are the double-storey clinker brick flats at No. 1A.

The oldest remaining house in the precinct is 86 Gordon Street, a highly unusual rendered brick Italianate villa standing at right angles to the street. It has a balustraded parapet, raised segmental pediments, red brick frieze decorated with moulded panels and rosettes and a partially recessed porch. The front fence has been replaced, and the house has undergone substantial alterations to the rear, but it remains an unusual nineteenth-century remnant.

Traditional street elements retained include bluestone kerbs and gutters in Gordon Street. The footpaths are concrete in both streets, as are the kerbs and gutters in Devon Avenue. There are grassed nature strips, and the street plantings include a variety of natives. Setbacks are generally uniform with 40-50 foot (12-15m) frontages. Some properties retain

HERITAGE CITATION REPORT

their original timber and woven wire fences, and many gardens comprise original or traditional plantings. Intactness of gardens and fences is generally higher in Gordon Street than in Devon Avenue.

There is a small number of recent developments in the precinct, but in general these respect the scale of the existing housing.

Statement of Significance

What is Significant?

The Gordon Street and Devon Avenue Precinct, comprised of the properties 1A - 69, 2 -70 Devon Avenue (excluding 3, 6, 27, 56 & 70 Devon) and 1 - 93 and 4 - 90 Gordon Street, Coburg.

How is it Significant?

The Gordon Street and Devon Avenue Precinct is of local architectural significance to the City of Moreland.

Why is it Significant?

The Gordon Street and Devon Avenue Precinct is of local architectural significance as it comprises a relatively homogeneous group of substantially intact 1920s bungalows. The housing is representative of the north-west of Coburg as whole, but the precinct stands out as a street of particularly intact houses displaying a cohesion of scale, materials and setbacks, enhanced by generally well-maintained front gardens, many with original front fences. (AHC Criterion E.1)

Recommendations 1999

External Paint Controls

-

Internal Alteration Controls

-

Tree Controls

-

Fences & Outbuildings

-

Prohibited Uses May Be Permitted

-

Incorporated Plan

-

Aboriginal Heritage Place

-

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.