

HERITAGE CITATION REPORT

Name	Lascelles Street	File No	3495
Address	1-41 & 2-54 Lascelles Street, also 234, 234A, 236 & 236A Reynard Street COBURG	Significance Level	1999 Local
Place Type	Residential Precinct		



Lascelles Street Precinct



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

History and Historical Context

The land now occupied by Lascelles Street formed part of the 559-acre Crown Allotment 140 of the parish of Jika Jika. By 1856, the land has been sold and was owned by John Pascoe Fawkner.(1) By the land boom of the 1880s, most of Coburg north as far as Gaffney Street and west to Gladstone Parade had been subdivided and offered for sale.

The northern end of Lascelles Street was first subdivided in 1886 as part of the small Kimberley Estate, one of the 'failed' land boom estates of Coburg.(2) Two years later, the whole of Lascelles, Portland and Jamieson Streets were offered for sale once again as the Lascelles Park Estate.(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.

Although the 'New Plan of Melbourne and Suburbs' in Sands and McDougall's Melbourne and Suburban Directory of 1894 shows the streets of this estate, no properties are listed in any of them.(4) By 1944, Lascelles Street was fully developed.

The West Coburg Progress Theatre, on the corner of Reynard and Lascelles Streets, was built as a hall in 1923 by the West Coburg Progress Association, who had purchased the land in 1923. The association had formed in 1917 to lobby for basic services such as new water and mains, light poles, street extensions, road and footpath construction as well as recreational facilities.(5) The hall has been used as a cinema since 1927, when it was leased to Mr Blackwood at a cost of £3/10/-. A projection room was constructed above the entrance porch and films were shown every Wednesday and Saturday night. Major remodelling in 1939 saw the construction of the present Moderne style facade, two shops and new entrance lobby, the redecoration of the auditorium and the construction of a new proscenium and stage. The theatre is no longer operating.

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

(2) 'Coburg's Land Boom Estates: 1882-1892.' Map produced by Coburg Historical Society.

(3) 'Coburg's Land Boom Estates: 1882-1892.' Map produced by Coburg Historical Society.

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

(5) R Broome, Coburg: Between Two Creeks, Port Melbourne 1987, pp. 211-212.

Description

Physical Description

The Lascelles Street Precinct includes the properties at 1-41 and 2-54 (with the exception of No 1 & 8) Lascelles Street and the Progress Theatre at 234, 234a, & 236- 236a Reynard Street, Coburg. It is a largely residential area which includes a small group of buildings making up the West Coburg Progress Theatre, in Reynard Street. The housing in Lascelles Street comprises almost entirely single-storey asymmetrical houses from the inter-War and early post-War period. The most common material is timber, although there are some brick dwellings.

There are inter-War bungalows in both brick and timber, both characterised by wide gabled porches projecting from

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longitudinally-gabled roofs. Verandahs have tapered rendered brick or stout timber columns on square brick pedestals. Gable ends are variously shingled, half-timbered or clad in weatherboard, or a combination of these. Windows are mostly timber-framed double-hung sashes, some with leadlight, some set in curved shingled bays, whilst there are a number of original part-glazed single- or double-leaf front doors. A few houses, some possibly later, have simpler hipped roofs.

There is also a number of later inter-War houses in the English Domestic Revival style. Typical characteristics include clinker brick walls relieved by rendered panels, corbelled gable ends and brick and render chimneys. (Examples are shown in Figure 9 of the Allom Lovell 1999 study) There is also a small number of weatherboard villas with rendered brick facades and Moderne or Spanish Mission details to porches and chimneys. Also within the precinct is a number of later weatherboard villas with hipped roofs and brick porches with Moderne and Spanish Mission ornamentation, including geometric motifs in brown mottled tapestry bricks.

Throughout the precinct, most roofs are clad in terracotta tiles, although a few houses have corrugated galvanised steel roofs. Chimneys are generally simple, of roughcast rendered brick. A few original fences have been retained in the precinct; these are generally low, and brick or timber and woven wire.

The precinct also includes a group of three inter-War shops at 151-153 Reynard Street, and the West Coburg Progress Theatre at No. 234. The Progress Theatre is a single storey brick and weatherboard building with a corrugated iron roof and distinctive 1939 Moderne facade bearing the word progress in large cut-out lettering. Footpaths, kerbs and gutters in the precinct are concrete, and street planting in the residential streets comprises a collection of small natives on grassed nature strips. Of the shops on the south side of Reynard Street, the face brick shop at No. 153 (Fig. 11) is of particular note for its unusual gabled terracotta tiled roof with bracketed gable end.

Of the few non-heritage elements in the street; the brick house at No. 42 (apparently 1970s) is sympathetic in scale and incorporates re-used terracotta roof tiles. No. 1 is new.

The following buildings have individual citations in this Study:

West Coburg Progress Theatre, 234 Reynard Street, Coburg (1923 onwards)

Statement of Significance

What is significant?

The Lascelles Street & Reynard Street Precinct, comprising contributory houses at 3- 41 & 2 - 54 (excluding 8) Lascelles Street and the Progress Cinema at 234, 234A - 236 & 236A Reynard Street, Coburg.

How is it Significant?

The Lascelles Street and Reynard Street Precinct is of local architectural significance to the City of Moreland.

Why is it Significant?

The Lascelles Street and Reynard Street Precinct is of local architectural significance as it comprises a relatively homogeneous group of substantially intact houses representing a number of inter-War styles, including bungalow, English Domestic Revival and Spanish Mission. Although the housing is generally 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 and setbacks. The houses are complemented by the small group of shops and the West Coburg Progress Theatre in Reynard Street. (AHC Criterion A.4 & E.1)

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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.