

HERITAGE CITATION REPORT

Name	Residences	
Address	225-233 Bell Street Coburg	Significance Level 2004 ;
Place Type	House	



225-233 Bell Street, Coburg



225-233 Bell St. Coburg

HERITAGE CITATION REPORT

**Recommended
Heritage Protection**

VHR - HI - PS -

Integrity

Minor Modifications

History and Historical Context

For almost fifteen years from 1916 Charles A Sandlands operated a poultry farm on this site. As shown on the attached MMBW map of 1926 (see folder) there were nearly forty hen sheds and, on the east side about half way between Bell and Vistoria Streets, his bluestone house for which the official address was 219 (269 before 1925) Bell Street. Sandlands was a religious man and at the Bell Street end of his property he used to display a large blackboard with biblical texts written in immaculate copperplate.

In 1937 he sold the land, being nearly five acres, to the Coburg City Council. The following year the Council subdivided it, creating six villa allotments fronting Bell Street and four facing Victoria Street, all of which were sold in 1939.

The remaining land ultimately became the Council nursery and tennis courts with their supporting pavilion. Access to this area is provided from both Bell and Victoria Streets. Sandlands old home was kept and let out. It was demolished in c.1990. Bush Reserve was named after Alfred Bush, Coburg Councillor 1913-1919 and 1938.

A history of the owners/occupants is provided by Laurie Burchell and Lois Williams in the relevant folder. The houses were used as private residences (not shops).

Hiistory compiled and written by Laurie Burchell and Lois Williams, 2004.

Description

Physical Description

Houses, not shops, at 225, 229, 231, 233; driveway to the nursery and tennis club at 227.

Physical Condition

Good

Statement of Significance

What is Significant?

The houses (225, 229, 231, & 233 Bell Street) and driveway to the tennis court and nursery (227 Bell Street), Coburg.

How is it significant?

The houses and drive to the tennis court - nursery at 225-233 Bell Street Coburg are of historic significance to the City of

HERITAGE CITATION REPORT

Moreland.

Why is it Significant?

Of historic significance as a phase of subdivision and settlement on a once larger allotment in the former City of Coburg, thereby creating an unusual development pattern in an area of otherwise regular earlier subdivisions. (AHC Criterion A.4)

The resulting brick villa houses are also of some aesthetic interest as a group of four similar early 1940s houses with a commonality of materials (brick walls and variegated tile roofs), style, set backs, heights and massing. Otherwise they are typical of their era.

Recommendations 2004

External Paint Controls

Internal Alteration Controls

Tree Controls

Fences & Outbuildings

Prohibited Uses May Be Permitted

Incorporated Plan

Aboriginal Heritage Place

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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.