

DELTA AVENUE & LORENSEN AVENUE PRECINCT



1 Delta Ave



19 Lorensen Ave



19 Lorensen Ave - gable end detail



21 Lorensen Ave



3 Delta Ave



2 Delta Ave



17 Lorensen Ave



17 Lorensen Ave fence



Delta Avenue Lorensen Avenue Precinct Map

Location

1, 2 & 3 DELTA AVENUE, and 17, 19, 1/21 & 2/21 LORENSEN AVENUE, COBURG NORTH, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO433

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The Delta Avenue & Lorensen Avenue precinct is an inter-war residential area comprising houses at 1, 2 & 3 Delta Avenue and 17-21 Lorensen Avenue. The following features and elements are integral to the significance of the precinct:

- The houses, all constructed by 1932, at 1, 2 & 3 Delta Avenue and 17-19 & 1/21 Lorensen Avenue.
- The front fences and gates at 17 Lorensen Avenue.
- The homogeneous inter-war character created by the consistency of form, scale, style and detailing of the contributory dwellings, the detached siting behind garden setbacks and low front fences, and the extent to which development in one period is evident.
- The relatively high integrity of the dwellings when viewed from the street.

Non-original alterations and additions and outbuildings and the house at 2/21 Lorensen Avenue are not significant.

How is it significant?

The Delta Avenue and Lorensen Avenue precinct is of local historic and architectural significance to Moreland City.

Why is it significant?

It is historically significant for its associations with D.S. Bain as one of the estates he developed, thus creating the new suburb of Merlynston. (Criterion A & H)

It is architecturally and aesthetically significant as a notable group of inter-war houses, which stand out in Coburg North because of their consistency of form and fine quality of detailing. (Criteria D & E)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1930,
Other Names	PRECINCT - MERLYNSTON (DELTA AVE & LORENSEN AVE),
Hermes Number	140045
Property Number	

Physical Description 1

The Delta and Lorensen Precinct comprises a group of six inter-war brick bungalows along the west side of Lorensen Avenue, and continuing around the corner into Delta Avenue. At first glance the houses appear to be of almost identical design, however, individuality is achieved through subtle variations in roof and verandah form and detailing. In addition, the houses on Lorensen Avenue are much richer in ornamentation. A distinguishing feature of all houses, however, is the jerkin-head roof and intricate timber detailing to the gable ends, which includes shingling, half-timbering and carved timber blades or brackets. All the houses are built of red brick with banding and decorative panels in clinker brick, all tuckpointed. All have box windows to the facades which are supported on brick corbels.

The houses in Delta Ave are all of similar design with main transverse jerkin-head roof with a projecting bay at one end. The roof extends to form the verandah, which is supported by brick piers with tapered rendered tops, and a brick balustrade. The windows in the front elevation are paired and boxed, double hung sashes, which have leadlight upper panes. Other windows in side elevations are double-hung sash. No.1 retains its glazed front doors with a diamond motif. The houses all have a high degree of external integrity. Nos. 1 and 3 are in excellent condition; No.2 is in fair condition.

The house at 1/21 Lorensen Ave is distinguished by its main hip roof, which extends to form the verandah at the side of the projecting bay and the roughcast render to the facade wall. It is also the only house to have a clinker brick 'dado' below roughcast rendered walls. There is also an elaborate hood above the window in the projecting bay (and an identical one to No.19, as well). A second dwelling has been added discreetly at the rear, facing Delta Ave. Despite this addition, the original house as viewed from Lorensen Ave has a high degree of external integrity and is in good condition.

The houses at Nos.17 and 19 are similar in form to the houses in Delta Ave, however, in this case the verandah is supported by paired square profile posts on brick piers (19) and in the case of No.17 extends across the projecting bay and is supported on four large square piers. The windows to No.19 are similar to those in Delta Ave (and there is a similarly detailed window hood to No.1/21), while wider tripartite windows are used at No.17. No.17 retains an early low chain-mesh fence. Both houses have a high degree of external integrity and are in good condition.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>