

Gordon Street & Devon Avenue



Gordon St.jpg



No 83 Gordon Street.JPG



Devon St.jpg



Gordon Street and Devon Avenue Precinct Map

Location

1A-69 & 2-70 DEVON AVENUE AND 1-95, 2-84 & 88-90 GORDON STREET COBURG, MERRI-BEK CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO87

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 17, 2023

What is significant?

The Gordon Street and Devon Avenue Precinct, comprising houses at 1A-69 and 2-70 Devon Avenue, and 1-95, 2-84 and 88-90 Gordon Street, Coburg, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the 1920s Bungalow dwellings are significant, as well as their timber picket fences. The brick and metal fences, as well as rear extensions, are not significant.

Contributory properties include:

- Devon Avenue: 1A-1, 5-25, 29-44, 51-69 and 2-4, 8-48, 52-54, 58-68.
- Gordon Street: 1-13, 17, 21-77, 81-85, 89-95 and 4, 8-52, 58-80, 86A-90.

Non-Contributory properties include:

- Devon Avenue: 3, 6, 27, 49, 50, 56 and 70.
- Gordon Street: 2, 6, 15, 19, 54, 56, 79, 82, 84, 2-3/86 and 87.

How is it significant?

The Gordon Street and Devon Avenue Precinct is of local representative and aesthetic significance to the City of Merri-bek.

Why is it significant?

The Gordon Street & Devon Avenue Precinct is of local representative significance as a relatively homogeneous group of substantially intact 1920s Bungalow style houses, which are representative of the north-west of Coburg as a whole. (Criterion D)

The Gordon Street & Devon Avenue Precinct is aesthetically significant for the unusually high level of intactness of houses and cohesion of scale, materials and setbacks. These qualities are enhanced by generally well-maintained front gardens, many with original front fences. Generally the precinct exhibits a relatively homogenous group of single-storey, double gable end bungalows with terracotta tile roofs and timber framed windows. (Criterion E)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland Heritage Nominations Study, Extent Heritage, 2022;
Construction dates	1890,

Hermes Number 56036

Property Number

Physical Description 1

The Gordon Street and Devon Avenue Precinct (comprising the properties at 1A-69 and 2-70 Devon Avenue, and 1-95, 2-84 and 88-90 Gordon Street, Coburg) 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.

Devon Avenue contains housing of the early 1920s while Gordon Street being slightly further from Melville Road contains a high proportion of similar houses from the late 1920s. The MMBW plan of 1926-27 shows many houses in Devon Avenue but Gordon Street remained relatively vacant.

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 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.

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/>