

PRECINCT - SOUDAN STREET



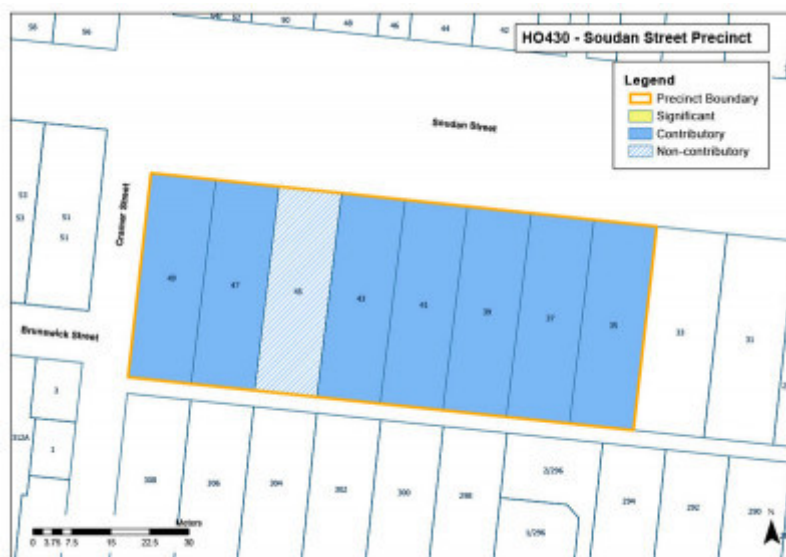
35-37 SOUDAN ST



SOUDAN ST



SOUDAN ST



Soudan Street Precinct Map

Location

35-49 SOUDAN STREET,, COBURG VIC 3058 - Property No 37590

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The Soudan Street precinct, which comprises the houses at 35-49 Soudan Street, Coburg. They are contributory to the significance of the precinct. The consistency of form, scale, original external detailing and materials, and siting of the contributory late Victorian weatherboard houses at 35-43, 47 and 49, and the extent to which development in one period is apparent are integral to the significance of the precinct.

The house at No.45 and later alterations or additions to the contributory houses are not significant.

How is it significant?

The Soudan Street Precinct is of local historic significance to Moreland City.

Why is it significant?

Historically, the Soudan Street precinct is significant as tangible evidence of the small degree of suburban development achieved in the rural areas of Coburg during the late 19th century land boom, but prior to the economic crash of the 1890s. This group of houses is particularly significant as an illustration of the extent to which speculative development occurred in areas that were relatively remote from transport and services. (Criterion A)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1889,
Hermes Number	139958
Property Number	

Physical Description 1

The Soudan Street precinct comprises a group of Late Victorian weatherboard houses on the south side of Soudan Street, immediately to the east of the intersection with Cramer Street. Of the eight houses originally constructed c.1889 seven survive today - the house at No.45 has been replaced by a c.1970s brick house.

The surviving houses at Nos. 35-41 are very similar (and may have once been identical) in terms of their form, detailing and siting. They are asymmetrical in plan, block (ashlar) fronted (except for No.39, which appears to have been re-clad) with a hip roof and a projecting bay with a hipped roof. There is a large tripartite window in the projecting bay and double hung sash windows elsewhere. Some retain original or early four panel front doors with toplights and other detailing includes eaves brackets. There are two rendered brick chimneys and other original detailing includes the eaves brackets. Apart from the non-original cladding to No.39 the most obvious change has been to the front verandahs, which have all been altered to varying degrees - only Nos.39 and 41 appear to retain

the original profile, although No.39 has been partially enclosed and the materials to No.41 have been replaced. The houses are all in good condition and apart from the changes mentioned have a relatively high degree of external integrity. None of the front fences are original, although those to 35, 37 & 41 are sympathetic.

The house at No.43 stands out in the group because of its gable-fronted bay. It is clad in weatherboards and the cladding to the front is not original and may have replaced the ashlar boards used on the adjoining houses to the east. The verandah profile appears to be original, but the detailing has been altered. The house retains both rendered chimneys and eaves brackets.

The two houses at Nos. 47 and 49 are more altered. No.49 is the least intact of the surviving houses. Its windows have been replaced and the verandah and chimneys removed. It only retains the characteristic hipped roof form and asymmetrical plan. No.47 is slightly more intact. It has lost its chimneys, but retains its verandah (although the corner post has been removed to accommodate car parking and the profile changed slightly) and original windows.

This group of houses stand out as a recognisably early group that pre-dates the housing in the rest of Soudan Street and surrounding streets, which is a mixture of late-inter-war and post-war 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/>