

PRECINCT - ROLLAND STREET



Rolland Street (west side)



Rolland Street (east side)



Rolland Street Precinct Map

Location

1-3 and 6-20 ROLLAND STREET, COBURG, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO429

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The Rolland Street precinct, which comprises the houses at 1-3 & 6-20 Rolland Street, Coburg. The consistency of form, scale, original external detailing and materials and siting of the contributory houses, which comprise Victorian era brick and weatherboard single-fronted cottages and one double-fronted weatherboard house, and the extent to which development in one period is apparent is integral to the significance of the precinct.

The house at No.8 and later alterations or additions to the contributory houses are not significant.

How is it significant?

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

Why is it significant?

Historically, the Rolland Street precinct is significant as one of the few streets that provides tangible evidence of the small degree of suburban development achieved in the rural areas of Coburg north of Bell Street during the late 19th century land boom, but prior to the economic crash of the 1890s. (Criteria A & B)

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| Heritage Study/Consultant | Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013; |
| Construction dates | 1889, |
| Hermes Number | 149921 |
| Property Number | |

Physical Description 1

The Rolland Street precinct is a residential area comprising houses built during two distinct phases. An initial burst of development c.1888 soon after subdivision, and a second phase in the 1920s when the majority of the remaining lots were built on. A small amount of infill and replacement has occurred after the Second World War.

The precinct comprises the ten surviving nineteenth century houses - eight on the west side and two on the east. The houses on the east side, at Nos. 1 and 3 are single fronted Victorian brick cottages with hip iron roofs and rear skillions, which have a small setback from the street behind sympathetic (but not original) picket fences. The

chimneys suggest that each are constructed from bi-chromatic brick, but both have been overpainted. No.3 is more intact and retains the original window plus sidelights in the front elevation, while the window to No.1 has been replaced. No.3 also has the original profile (although the materials have been renewed) skillion front verandah with cast-iron frieze, while No.1 has been replaced with a bull-nose profile. A feature of the verandah to No.3 (and most of the single-fronted cottages on the west side) is the incised panels at each end of the verandah.

The nineteenth century houses on the west side of the street comprise a row of single-fronted weatherboard (some are block/ashlar-fronted) cottages (Nos. 6, 8A & 10-18) and one double-fronted weatherboard house at No.20. The single-fronted cottages are all similar in form with hipped iron roofs and skillion or slightly convex front verandahs (the verandah roof to No 18 was originally convex, but has been replaced with a skillion). Most verandahs probably originally had round timber columns with cast-iron Corinthian capitals, as at No 16, however, most such capitals have been lost (e.g., No. 8, 10 & 14). Most retain two rendered or brick chimneys, although those to No.12 have been altered. Other original features include windows with sidelights (or paired windows) and four-panel front doors with sidelights and highlights, paired eaves brackets and carved panels to the verandah ends. No.16 retains a cast-iron frieze. The houses at Nos. 8A to 16 have small side setbacks and similar front setbacks, with the exception of Nos. 10 & 12, which are set slightly forward. No.6, which originally occupied a triple-width block is now adjoined by late twentieth century cottages (Nos. 6A & 8), which are relatively sympathetic in terms of form and siting. The front window to No.12 has been replaced, but the cottages otherwise have a relatively high degree of external integrity and are generally in good condition. Fences are low, but none are original.

The double-fronted house at No.20 is block (ashlar) fronted and is of typical design with a symmetrical facade. It has an M-hipped roof and rendered chimneys. The windows with sidelights, the front door and surrounds, as well as the verandah have all been (sympathetically)reconstructed.

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/>