

Walsh Street Precinct



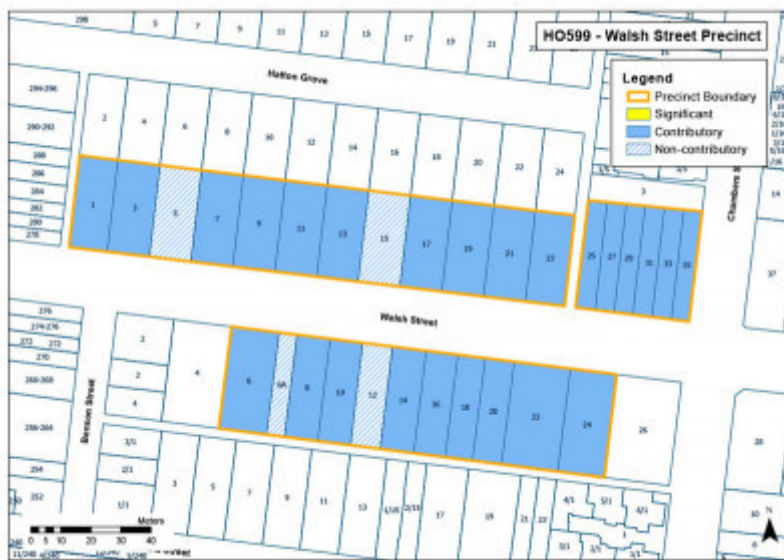
Federation era dwelling



Federation era dwelling



Interwar era dwelling



Walsh Street Precinct Map

Location

1-35 and 6-24 Walsh Street COBURG, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The Walsh Street Precinct, comprising the houses at 1-35 and 6-24 Walsh Street, Coburg, is significant. With respect to contributory properties, the facades, roof forms and setbacks of the Federation era dwellings and 1920s Interwar Bungalows 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: 1, 3, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 29, 31, 33 and 35 Walsh Street.

Non-contributory properties include: 5, 6A, 12 and 15 Walsh Street.

How is it significant?

The Walsh Street Precinct is of local aesthetic significance to the City of Moreland.

Why is it significant?

The Walsh Street Precinct is aesthetically significant as a cohesive set of dwellings from the early twentieth century and interwar years, that together provide tangible evidence of the development of Coburg. The precinct includes fine and well-detailed examples of Federation era dwellings and 1920s Interwar Bungalows. The precinct stands out as a street of intact houses displaying a cohesion of styles, scale, materials and setbacks. (Criterion E)

Heritage Study/Consultant Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates 1910,

Hermes Number 206419

Property Number

Physical Description 1

The Walsh Street Precinct in Coburg spans a small portion of Walsh Street, on the western end towards Sydney Road, between a rear laneway to the Sydney Road shops and Chambers Street. The large majority of the dwellings were constructed in the Federation era, comprising of a series of single-storey timber dwellings which were mostly constructed in the 1910s. These are primarily located on the southern side of the street. On the northern side of the street are some Federation dwellings interspersed with interwar period Bungalows which were added in the 1920s. There is one notable Victorian era Italianate villa. The placement of these styles along the street aligns with the historical development of the place. They did not replace earlier buildings. The remainder of the dwellings relate to late twentieth century construction and are non-contributory elements.

The key heritage characteristics of the Federation cottages include a Dutch gable with a front facing protruding gable end on some dwellings, tall profiled face brick chimneys with terracotta chimney cowl, timber

weatherboard and brick construction, timber panelling to the front facade of some dwellings to appear like sandstone blocks, decorative timber joinery to the gable end and verandah, timber double-hung windows, skillion window awnings with decorative timber brackets, and timber picket boundary fences. Some have Edwardian detailing with iron lacework to the verandah brackets and frieze,

The key heritage characteristics of the interwar era timber Bungalows include timber weatherboards, double or triple fronted facing gable ends with timber panelling or shingles, low pitched roofs with Marseille terracotta tiles and tall face brick chimneys, sets of timber windows grouped together with leadlight glass panes. Fence materials range from timber picket to brick. The dwelling at 14 Walsh Street has been modified with postwar migrant 'Mediterranean idiom' features including the brick front boundary fence and verandah columns/balustrade. These are intrusive but reversible elements.

The brick dwelling at 6A Walsh Street, while initially appearing in the form and scale of a Victorian terrace is actually a faux heritage property which was likely added in the postwar years or late twentieth century. It is also not in keeping with the dominant setback and form of historic dwellings on the street.

As is expected for the size and age of these types of dwellings, some have been extended to the rear with single-storey additions. These are very sympathetic in that they are not visible, except for one addition to the Victorian Italianate villa at 26 Walsh Street which has a single-storey extension to the side of the dwelling which has a matching tiled roof but poor-quality render and fenestration. It is visually intrusive on the dwelling.

Overall, the large majority of the dwellings have a consistent scale, setback and common materiality which creates a notable streetscape pattern, character and sense of cohesion.

The streetscape setting is further characterised by a mixture of native street trees and exotics.

Physical Conditions

Generally, the dwellings have been well maintained and are in good condition.

Integrity

Every dwelling has undergone some form of alteration over time, resulting in varying styles of front fences, some alternative verandah detailing, replaced roof fabric, and rear extensions. On an individual level many dwellings have high integrity, while some have moderate integrity. As a group though, they have a high level of integrity due to their overall visual cohesiveness as a set of visual cohesive and intact historic building stock.

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/>