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## HOUSES



225-233 Bell Street, Coburg



225-233 Bell St. Coburg



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### Location

225-233 BELL STREET,, COBURG VIC 3058 - Property No 29721

### Municipality

MERRI-BEK CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO272

### Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on - March 26, 2008

What is Significant?

The houses (225, 229, 231, & 233 Bell Street) and driveway to the tennis court and nursery (227 Bell Street), Coburg.

How is it significant?

The houses and drive to the tennis court - nursery at 225-233 Bell Street Coburg are of historic significance to the City of Moreland.

### Why is it Significant?

Of historic significance as a phase of subdivision and settlement on a once larger allotment in the former City of Coburg, thereby creating an unusual development pattern in an area of otherwise regular earlier subdivisions. (AHC Criterion A.4)

The resulting brick villa houses are also of some aesthetic interest as a group of four similar early 1940s houses with a commonality of materials (brick walls and variegated tile roofs), style, set backs, heights and massing. Otherwise they are typical of their era.

Heritage Study/Consultant	Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Construction dates	1935,
Other Names	Individual,
Hermes Number	56709
Property Number	

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## Physical Description 1

The heritage place incorporates the houses at 225, 229, 231, & 233 Bell Street and the driveway to the tennis court and nursery at 227 Bell Street, Coburg.

The houses at 225 - 233 Bell Street are a group of four similarly scaled houses of the interwar period with all the attributes of houses constructed in the early 1940s which retain stylistic references to houses of the mid 1930s albeit with lesser detail. These include variegated (colour) terracotta tiled hipped roofs, tapestry brick single storey compositions with gabled extruded frontages, timber and metal sash windows and feature chimneys.

No 225 has a cream brick frontage yet a plain red brick body, No 229 has many of the features of a mid-1930s house with tapestry bricks and art-deco leaded timber sash windows. No 231 uses larger windows with metal frames while No 233 uses metal framed windows and the house itself has a brick facade and timber body which was most likely a result of war time material shortages.

All have prominent chimneys and all appear to be variations of similar plans although flipped over for Nos 225 and 233. Stylistically they are all stripped versions of an Old English domestic style. Just a few years earlier similar forms of these houses were constructed with marginally more art deco features and perversely more references to the Old English style such as Tudor arches in the porch entries.

What marks these out as a group is their consistency of form, detail and style, their common size, setback, the common use of tapestry bricks and variegated roof tiles.

## Physical Conditions

All houses are relatively intact with appropriately styled low brick fence at No 225 and 233. The fence at No 233 appears to be original.

The high blockwork fence at 229 is an unfortunate and an unattractive alteration while No 231 has a high timber picket fence replacing a low fence similar to No 233.

## Integrity

Minor Modifications

*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/>*