



Moreland City Council

## Victorian Heritage Database Report **TERRACE HOUSES**

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**Location:**

5-15 HUDSON STREET,, COBURG VIC 3058 - Property No 24466

**Heritage Status / Level of Significance:**

Included in Heritage Overlay

**Heritage Overlay Number:** HO98

**Listing Authority:** Merri-bek City

**Statement of Significance:**

The row of houses at 5-15 Hudson Street, Coburg is local historical and architectural Significance. The type, multiple identical freestanding two storey terrace houses, is highly unusual, and this is the only known example in the municipality. In addition, the size of the allotments and the inclusion of a carriageway are all indicative of the somewhat pretentious nature of this speculative development

**Description**

5-15 Hudson Street, Coburg, is a row of six two storey polychrome detached terrace houses.

The level of intactness of the houses varies, as described below. The houses have slate pyramid roofs, with bracketed eaves and bichrome brick chimneys with rendered caps. The niched dividing walls are terminated by rendered concrete capping and urns. At ground floor level the tripartite windows have semi-circular arched heads, with original red and blue flashed glass. The four-panel timber doors have flashed glass sidelights and arched highlight. The first floors have two sets of French doors to the balcony. The balconies and verandahs have cast iron lacework friezes; the balconies have cast iron lacework balustrading and corrugated iron roofs.

All the houses except No. 15, which has been painted, retain their polychrome face brickwork.. Nos. 13 and 15 retain their original slate roofs, while the roofs on Nos. 5, 7, 9 and 11 have replaced with terracotta tiles. The eaves brackets have been removed on No. 11. The original cast iron lacework friezes have been removed on No. 5 (balcony only) and Nos. 9, 5 and 11 have tiled balcony roofs. Original red and blue flashed glazing has been retained in the sidelights of the ground floor windows on Nos. 5, 7, 11, 13 and 15.

Only No. 15 does not retain its original four-panel timber front door. Nos. 5, 7, 11 and 13 retain their original front and side fences.

Instead of a back lane, the houses are accessed from the front with a carriageway between each house allowing access to the rear of the site. The front and side fences separating each house and its own carriageway are of iron pickets.

In general, both the intactness and condition of these houses is good. The condition of No. 7 may be described as excellent, and No. 15, which has been painted, is fair in intactness and poor in condition.

Key Architectural Elements: polychrome brick walls  
decorative cast iron lacework friezes and balustrading  
arched window heads to ground floor  
some original front and side fences  
hipped slate roofs with bracketed eaves

Conservation Guidelines: (nb These Guidelines apply to all residences except where noted)  
reinstate slate roofs (Nos. 5-11)  
reinstate original corrugated iron balcony roofs (Nos. 7, 9, 11)  
reinstate iron picket front and side fences (Nos. 9, 15)  
reinstate friezes and balustrading to original designs (Nos. 5, 9)  
remove paint from brickwork (No. 15)  
reinstate timber panelling above ground floor verandah frieze (Nos. 9, 11, 15)  
reinstate uniform colour scheme

Principal Historic Themes: significant phases in the development of towns and suburbs; 19th century speculative building activity

Heritage Study / Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, Context Pty Ltd, 1990
Construction Date Range	- 1888
Architect / Designer	Long, John
Municipality	MERRI-BEK CITY
Other names	
Hermes number	59052
Property number	24466

*This place/object may also be State heritage listed. Check the Victorian Heritage Database. For further details, contact the local Council or go to Planning Schemes Online*