

PRECINCT - MAIN STREET



25-31 Main street (west side)



18-22 Main street (east side)



33 Main street



28-32 Main street



27 Main street



Main Street Precinct Map

Location

5-45 & 8-34 MAIN STREET,, COBURG VIC 3058 - Property No 37151

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO427

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The houses, constructed between c.1890 and c.1935, at 5, 9-33 & 37-45 and 8-34 Main Street, Coburg, are significant. The legibility of the main periods of development as represented by the housing types and styles, and the consistency of form, scale, style, siting with small or no front setbacks behind low fences, and materials and detailing of the contributory dwellings are integral to the significance of this precinct. Other contributory elements include:

- The brick fences to the houses at nos. 20 and 22.
- The bluestone kerb and channel and the bluestone laneway between nos. 28 & 30

Non-original alterations and additions to the contributory houses, the houses at 7 & 35, and outbuildings are not significant.

How is it significant?

The Main Street precinct is of local historic and architectural significance to Moreland City.

Why is it significant?

The Main Street precinct is historically and architecturally significant as a residential area that provides tangible evidence of key phases in the suburban development of Coburg in the late nineteenth and early twentieth century. This street is notable as one of the few in this part of Coburg where the limited development prior to the 1890s depression and the recovery and significant development that occurred before and after World War I can be interpreted through the housing stock. (Criteria A & D)

The houses at Nos. 20 and 22 are architecturally significant as fine and well-detailed examples of Edwardian era bungalows. (Criteria D & F)

Construction dates	1890,
Hermes Number	139962
Property Number	

Physical Description 1

The Main Street precinct is a residential area comprising houses from late nineteenth and early twentieth century. The nineteenth century houses include several pairs of single-fronted attached cottages (e.g., 10-12, 14-16, 13-15 & 19-21). They are constructed of brick (some have been rendered) and have hip roofs, which are sometimes concealed behind parapets. Many retain their original cast-iron lace friezes (e.g., 19, 29 & 31). The double fronted houses range from more intact examples at nos. 8, 24 and 41 to those that are more altered, e.g., 23, 26 & 43. The altered examples are nonetheless of interest as they usually retain a nineteenth century form, while the alterations provide further evidence of the development that occurred in the inter-war period. The house at No.33 stands out in the precinct as a bi-chromatic brick villa, asymmetrical in plan with a canted projecting bay and return verandah. The wide setback from the house on the south side gives this house a visual prominence in the streetscape. It is also distinguished by its intact and richly ornamented verandah.

Typical Edwardian houses include Nos. 5 and 27, which are asymmetrical in plan and have a single projecting bay the front. The windows to No.5 have been replaced and the verandah has been reconstructed in a sympathetic manner.

Of particular note are Nos 20 and 22 Main Street, a fine pair of mirror-image houses in a transitional Federation-California Bungalow style. They are built of red brick in Flemish bond with remnant white tuckpointing. The Marseille tiled roofs are pyramidal and extend to form the front verandah adjacent to a projecting front bay. The roof is ornamented with terracotta finials and the chimneys are corbelled brick. Each projecting bay has two battered buttresses at its outer corners and a curved bay window. The bay contains five narrow casement windows with two small vertical lights at the top. No.20 retains a similar original window below the verandah, whereas at No.22 it has been replaced by double-hung sashes in a different configuration.

The verandahs are supported on brick piers below pairs of square timber posts - exhibiting the influence of the California Bungalow style. The verandah floors are edged with bullnose bricks with tile infill. No.22 has a brick verandah balustrade with battering framing the entrance. Both houses have identical brick fences which are highly detailed. They are made of red brick, with 'hit and miss' panels, between brick posts. The top of the fence panels is curved and topped with render. The posts have pyramidal render caps.

The inter-war houses comprise gable-fronted bungalows with either terracotta tile (some with decorative finials) or iron roofs, with Nos. 25 and 28 being fine examples, or houses with transverse gables and projecting gables (e.g., nos. 18, 34, 36, 37 & 39). *Verona* at No.18 is notable as a highly intact example constructed in brick with very fine detailing. No.32, on the other hand, has a hip terracotta tile roof with a projecting gable. The main roof extends to form a porch supported by chunky render and brick piers.

The precinct has a high degree of intactness to the main periods of development. The bluestone kerb and channel and the bluestone laneway between nos. 28 and 30 also contribute to the historic character of the precinct. The houses at 7 and 35 Main Street do not contribute to the precinct.

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/>