
House



House

Location

181 Moreland Road COBURG, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO575

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The house at 181 Moreland Road, Coburg is significant. The form of the Federation Arts and Crafts house is significant, along with decorative features including the bay window and balcony, timber shingles, terracotta roof tiles, chimneys and harling/stucco render. The rear extension and front fence are not significant.

How is it significant?

The house is of local representativeness and aesthetic significance to the City of Moreland.

Why is it significant?

The dwelling demonstrates principal characteristics of the Federation Arts and Craft style, including the roof form, bay window and balcony, and use of timber shingles, terracotta roof tiles and harling/stucco render. (Criterion D)
The dwelling has aesthetic significance as a good quality and intact Federation Arts and Crafts style dwelling which presents well to the street. (Criterion E)

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

Construction dates 1909,

Hermes Number 206896

Property Number

Physical Description 1

The house at 181 Moreland Road, Coburg comprises a double-storey Federation Arts and Crafts style residence with a terracotta tiled gabled roof with deep eaves. Along the length of the gable is a tall ventilator, presumably installed after construction. Two out of the three chimneys retain their terracotta chimney cowls, and all have been rendered. Along the western roof plane are three dormer windows while on the eastern roof plane the roof space has been extended out in one continuous form. The front facade features harling/stucco render, an upper floor balcony with timber shingles and timber windows. Much the facade is heavily screened by mature vegetation so it is difficult to identify other features. Aerial imagery shows that it has been extended to the rear with a small single-storey addition.

The current colour scheme is appropriate for the building, being bottle green and cream set against the terracotta tiles and chimney cowls. This scheme should be maintained during new paint works.

The landscape of the dwelling consists of a front setback containing a range of mature vegetation, none of which appears to be well maintained or particularly planned. The front boundary fence is painted metal palisade while the side fences are timber slat. Both are later additions.

Moreland Road is a major thoroughfare, carrying a steady stream of vehicle and tram traffic. No. 181 is surrounded by several historic properties (not included on the HO), mostly ranging from the late 19th century to the early 20th century, interspersed with a few post-war mid-century triple-fronted residences and some modern infill development.

From the public domain the residence is in a good condition overall. There appears to be some damp issues on the western facade.

Integrity

- Palisade fence
- Ventilators to roof*
- Dormer windows to western roof plane
- Extension of upper floor to eastern roof plane
- Single storey extension

Alterations and additions to the dwelling have been fairly sympathetic and retain the overall form, style and material palette of the structure. Therefore, the dwelling has a high level integrity as viewed from the public domain.

* Denotes element that detracts from the cultural significance of the place.

Physical Conditions

From the public domain the residence is in a good condition overall. There appears to be some damp issues on the western facade.

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/>