

# Coonans Hill



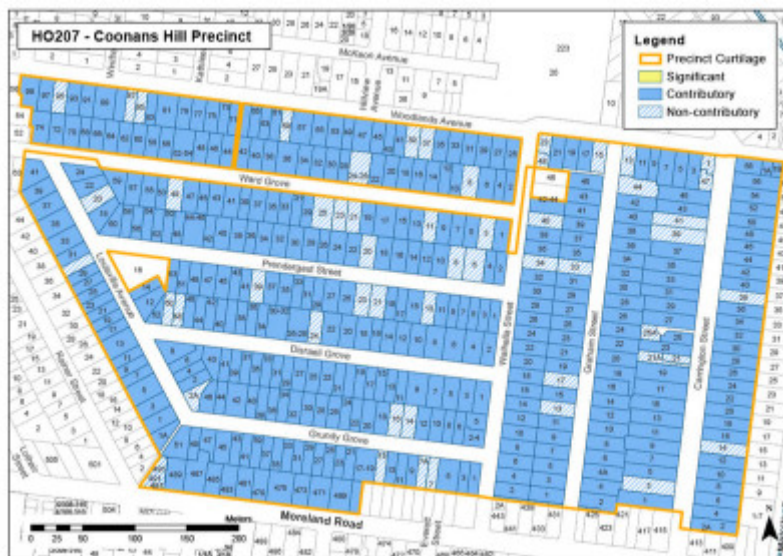
Graham St Pascoe Vale South.JPG



Carrington Street Coburg.JPG



Grundy Grove Coburg.JPG



Coonans Hill Precinct Map

## Location

1-47 & 2-58 CARRINGTON ST AND 1-43 & 2-52 DISRAELI GVE AND 1-45 & 2-44 GRAHAM ST AND 1-51 & 2-46 GRUNDY GVE AND 1-41 & 2A-24 LOUISVILLE AVE AND 1-53 & 2-60 PRENDERGAST ST AND 2-48 WALHALLA ST AND 1-59 & 2-74 WARD GVE AND 1, 1A,

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO207

## Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on - May 16, 2023

#### What is significant?

The Coonans Hill Precinct, comprising houses at 1-47 and 2-58 Carrington Street, 1-43 and 2-52 Disraeli Grove, 1-45 and 2-44 Graham Street, 1-51 and 2-46 Grundy Grove, 1-41 and 2A-24 Louisville Avenue, 1-53 and 2-60 Prendergast Street, 2-48 Walhalla Street, 1-59 and 2-74 Ward Grove, 1, 1A, 1B and 3-99 Woodlands Avenue, and 467-491 Moreland Road, is significant. Buildings and features that contribute to the significance of the precinct are the houses, associated outbuildings, garages and front fences dating from the inter-War and immediate post-war eras (c.1920 to c.1955). With respect to contributory properties along Moreland Road, facades, roof forms, setbacks and terraced landscaping of the interwar and postwar houses are significant. Rear extensions are not significant.

The following buildings are of local significance and have individual citations:

- Blackburn House, 16 Louisville Avenue
- Lyndhurst Hall, 46 Walhalla Street

Contributory properties include:

- Carrington Street: 1, 5-19, 23-25, 27-37, 43-45 and 2A-12, 16-36, 40-58.
- Disraeli Grove: 1-43 and 2-22, 26-46, 52.
- Graham Street: 1-11, 15, 19-31, 35-45 and 2-42.
- Grundy Grove: 105, 9-13, 17-51 and 2-12, 18-46.
- Louisville Avenue: 1A-29, 31-41 and 2-14, 18-24.
- Moreland Road: 467-485, 487 (only the front terraced garden is contributory) & 489
- Prendergast Street: 1-11, 15-19, 25-37, 41-53 and 2-4, 10-18, 22-60.
- Walhalla Street: 2-32, 36-38, 42-46.
- Ward Grove: 1, 5-9, 13-19, 25-47, 51-59 and 2-6, 10-22, 28-74.
- Woodlands Avenue: 1A, 1B, 3-13, 15-21, 25-35, 41-57, 61-83, 89-95, 97-99.

Non-Contributory properties include:

- Carrington Street: 3, 14, 21, 21A, 25A, 38, 39 and 41 & 47.
- Disraeli Grove: 24, 48 and 50.
- Graham Street: 13, 17, 33 and 44.
- Grundy Grove: 7, 7A, 14, 15 and 16.
- Louisville Avenue: 2A, 20 and 29A.
- Moreland Road: 487 (only the front terraced garden is contributory) and 491
- Prendergast Street: 6, 8, 13, 20, 21, 23 and 39.
- Walhalla Street: 34, 40 and 48
- Ward Grove: 3, 8, 11, 21, 23, 24, 26 and 49.
- Woodlands Avenue: 1, 15, 23, 37, 39, 59, 85, 87 and 95.

#### How is it significant?

The Coonans Hill Precinct is of local historical, representative and aesthetic significance to the City of Merr-bek.

### Why is it significant?

The Coonans Hill Precinct is of local historical significance for its association with the first colonial settlers and early farming in Coburg. The Coonans Hill Precinct is of local historical significance as an area of substantially intact modest interwar housing constructed on late-19th century subdivisions, which represents the suburban expansion that occurred in Coburg following World War One and World War Two. (Criterion A)

The Coonans Hill Precinct demonstrates the principal characteristics of interwar and postwar houses in suburban Melbourne, including Interwar Old English, Interwar Moderne, Interwar California Bungalow and Mid-Century Austerity, architectural styles that were present in Moreland in the interwar and immediate post-war suburban development. This was an intense era of Australian urbanisation that was rich in new design themes. (Criterion D)

The Coonans Hill Precinct is aesthetically significant for its range of intact, homogenous and visually cohesive interwar and immediate post-war dwellings on a hilly topography, with consistent materiality, scale, form, setbacks and landscaping. Further, the dwellings along Moreland Road are aesthetically significant as sites cut into the incline of Coonans Hill with terraced gardens overlooking the street, which all work to produce a single homogenous streetscape. The visual setting of retaining walls in varying masonry materials, including brick and stone (bluestone/rubble stone), contributes to the significance of this particular streetscape. (Criterion E).

The Coonans Hill Precinct demonstrates a high degree of creative and technical achievement during the interwar and immediate post-war years, as evidenced by 467-491 Moreland Road which has continuous terracing present at every property. (Criterion F)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999; Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland Heritage Nominations Study, Extent Heritage, 2022; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004;
Construction dates	1890,
Other Names	See also Precinct - Coonans Hill Extension (id. 3677),
Hermes Number	56049
Property Number	

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### Physical Description 1

The Coonan's Hill precinct comprises the following properties:

- 1-47, 2-58 Carrington Street
- 1-43, 2-52 Disraeli Grove
- 1-45, 2-44 Graham Street
- 1-51, 2-46 Grundy Grove
- 1-41, 2A-24 Louisville Avenue
- 467-491 Moreland Road
- 1-53, 2-60 Prendergast Street
- 2-48 Walhalla Street
- 1-59 & 2-74 Ward Grove
- 1, 1A, 1B, 3-99 Woodlands Avenue

The Coonans Hill Precinct is a residential area comprising predominantly inter-War detached single-storey houses. Streets run east-west and north-south, with the exception of Louisville Avenue which is diagonally oriented. Situated on high ground relative to the rest of the municipality, the topography of Coonans Hill is a dominating characteristic, creating views into and out of the area.

The houses are a mix of weatherboard and brick construction, usually red, clinker or cream brick, in a variety of inter-War and post-War styles including bungalow English Domestic Revival, Moderne and Mid-Twentieth Century Austerity Styles, most with hipped and gabled terracotta tiled roofs.

They are generally modest in scale, and many of the weatherboard houses have brick or rendered brick entrance porches. Some of these are identical in design, e.g. Nos. 49, 41 and 53 Prendergast Street. A number of semi-detached houses can be found on the south side of Prendergast Street.

The 'Blackburn House' at 16 Louisville Avenue, a large attic English Domestic Revival style residence of clinker brick construction, is atypical in the Precinct, as is the two-storey Modernist style house at 20 Louisville Avenue.

Garages are mostly located to the rear of the properties with some occurring at the front to the side (such as those along Moreland Road). Front gardens are usually exotic, and modest in scale, and many of the original low brick and woven wire front fences survive. The street trees are typically mixed deciduous and natives of no special distinction, generally post-dating the construction of the houses. Common varieties include Prunus and Melaleuca, which provide little canopy cover.

With regard to Moreland Road, each residence was constructed on the top of a high terrace, overlooking the terraced yards and Moreland Road to the south. All structures have retaining walls with inbuilt garages and private entries via steps, or as is the case with 469 Moreland Road, via a steep driveway. The residences are deeply set with heavily constructed terraces, primarily constructed in brick and stone (bluestone/ rubble stone), in front that step down the slope. The main retaining wall connected to the footpath, often broken by a private garage, is generally constructed of brick masonry. However, as is the case with 491 Moreland Road, the front retaining wall is constructed of bluestone blocks with a brick masonry garage. The front yards/terraces are all heavily landscaped with remnant and stylistically appropriate plantings.

Surviving 19th century houses include 'Lyndhurst Hall', a pre-fabricated two-storey timber house 46 Walhalla Street and 'Avoca', a double-fronted timber house with a bullnose corrugated iron verandah at 17 Carrington Street.

The following buildings have individual citations:

- Blackburn House, 16 Louisville Avenue (1936)
- Lyndhurst Hall, 46 Walhalla Street

*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/>*