
Shop



Shop

Location

492 SYDNEY ROAD,, COBURG VIC 3058 - Property No 38397

Municipality

MERRI-BEK CITY

Level of significance

Recommended for Heritage Overlay

Heritage Overlay Numbers

HO579

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - May 12, 2023

What is significant?

The shop at 492 Sydney Road, Coburg is significant. The upper facade, particularly the decorative mouldings, arched windows and parapet is significant, along with the terracotta roof. The lower facade, awning and rear extension are not significant.

How is it significant?

The shop is of local aesthetic significance to the City of Moreland.

Why is it significant?

The shop has aesthetic significance as a Victorian style (though early interwar built) commercial building which has been well kept and presents well to the street. It is a distinctive historic building which stands out amongst several more recent buildings which now occupy this portion of Coburg on Sydney Road. Key features include the raised parapet and decorative mouldings. (Criterion E)

Heritage Study/Consultant	Moreland - Moreland Heritage Gaps Study 2017, Context Pty Ltd, 2017; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991; Moreland Heritage Nominations Study, Extent Heritage, 2022;
Construction dates	1915,
Hermes Number	56891
Property Number	

Physical Description 1

This is a two storey late Victorian building that would have originally contained a shop and residence. The intact upper facade features a solid parapet with a large arched pediment with a blank panel that sits above a dentilated cornice and string course, and is framed by pilasters that are surmounted by orbs. A large central arched timber sash window is flanked by smaller, narrower arched windows and there is a decorated string course at impost level. The ground floor has been altered.

Physical Description 2

The property at 492 Sydney Road, Coburg comprises of a two-storey Victorian style commercial building. The upper facade is characterised by three arched double-hung timber windows with decorative mouldings, and a raised parapet with a curved segmental detail and decorative urns. The roof form behind the parapet is a single hipped gable with terracotta tiles, the gable end meeting the elevation of the parapet. Directly below the parapet is a plaster drip course with dentils. The lower facade is highly modified, consisting of a modern shop front with glass and aluminium display windows. The awning appears to have been replaced or modified, particularly the underside which has been replaced. The interior of the existing shop is highly modern.

The landscape surrounding the commercial property is exclusively commercial, with this portion of Sydney Road being the main commercial precinct of Coburg just south of the major intersection with Bell Street.

Integrity

Alterations and Additions:

- Repainted
- Awning fully or partially replaced*
- Modern lower facade shop windows*
- Modern interior fitout*
- Rear extension

The shop is considered to have moderate integrity, with the lower facade have been completely replaced and the upper facade retaining a large amount of original elements.* Denotes element that detracts from the cultural significance of the place.

Physical Conditions

The condition of the shop is good overall, though there are some signs of deterioration to the awning and some discolouration to the render of the upper 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/>