
HOUSE & CANARY ISLAND PALM



97 Boundary Road, Coburg North



97 boundary rd



IMG_1223.jpeg

Location

97 BOUNDARY ROAD,, COBURG NORTH VIC 3058 - Property No 34706

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO396

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house, constructed c.1914 for Ernest E. Aldred, at 97 Boundary Road, Coburg North. The form, original external detailing and materials and siting of the house with a deep front setback and the mature Canary Island Palm (*Phoenix canariensis*) contribute to its significance.

Non-original alterations or additions to the house, outbuildings, and the front and side fences are not significant.

How is it significant?

The house at 97 Boundary Road, Coburg North is of local historic significance to Moreland City.

Why is it significant?

Historically, the house is significant as rare surviving example of a house that pre-dates the later suburban development of this area in the mid-twentieth century and provides tangible evidence of the houses erected on the small farms in Coburg North in the early twentieth century. The early date of the house relative to surrounding development is demonstrated both by its architectural style and the deep front setback when compared to the later suburban houses. The palm is significant as a typical Edwardian-era planting that is associated with the early occupation of the house. (Criteria A & B)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1914,
Other Names	Individual,
Hermes Number	140005
Property Number	

Physical Description 1

The house at 97 Boundary Road, Coburg North is a double-fronted weatherboard Federation villa of typical design with a M-hip corrugated iron roof. It has a convex profile verandah, which returns on the east side and is supported by timber posts with a cast iron frieze. The centrally located front door has sidelights and highlights and is flanked by triple side hung casement windows with coloured glass toplights. Other original decoration includes the eaves brackets interspersed with triangular mouldings. There are two corbelled brick chimneys.

The house has a deep setback from Boundary Road and a notable planting in the front garden is a mature Canary Island Palm (*Phoenix canariensis*). The size of the palm suggests that it was planted soon after the house was built, possibly during the early inter-war period when specimen plantings of palms were popular. Both the deep setback and the mature tree distinguish this house from its post-war suburban neighbours. The picket fence along the front and side boundary is sympathetic, but not original.

The house is in good condition and has a relatively high degree of external integrity as viewed from Boundary Road and Adler Grove. The verandah floor has been replaced in concrete and a window in the west side elevation has been altered. An addition has been made at the rear, but this is only visible from Adler Grove.

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/>