

ADLER GROVE PRECINCT



Adler Grove (east side)



Adler Grove (west side)



Adler Grove Precinct Map

Location

1-11 & 2-12 ADLER GROVE, COBURG NORTH VIC 3058 - Property No 35049

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO431

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The Adler Grove precinct is an inter-war residential area comprising all the houses at 1-11 and 2-12 Adler Grove, which were built c.1928 to standard designs for Captain D.S. Bain as one of his estates of 'spec' homes. The following features and elements are integral to the significance of the precinct:

- All the houses in the precinct.
- The homogeneous inter-war character created by the consistency of form, scale, style and detailing of the contributory dwellings, and the extent to which development in one period is evident.
- The 'garden suburb' character created by created by the detached siting with open front gardens and low front fences.
- The relatively high integrity of the majority of dwellings when viewed from the street.

Non-original alterations and additions and outbuildings are not significant.

How is it significant?

The Adler Grove precinct is of local historic and architectural significance to Moreland City.

Why is it significant?

It is historically significant as evidence of the significant growth of Coburg during the inter-war period and for its associations with D.S. Bain as one of the estates he developed, thus creating the new suburb of Merlynston. (Criteria A & H)

It is architecturally and aesthetically significant as a notable group of inter-war houses, which stand out in Coburg North because of their consistency of form and fine quality of detailing. (Criteria D & E)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1928,
Other Names	Merlynston (Adler Grove),
Hermes Number	140039
Property Number	

Physical Description 1

This Adler Grove precinct is a residential area comprising inter-war bungalows with Marseille tile roofs. The house designs are similar to those found in the Bain Avenue precinct and the Delta Ave and Lorensen Ave precinct, which were also developed by D.S. Bain.

The majority of the houses are in one of two designs, each of which has a transverse gabled roof, which extends to form the front verandah. In one type (1, 3, 5, 7 & 9), the verandah extends the full width of the facade, and there are two chimneys at one end, placed symmetrically on either side of the gable. The verandahs are variously supported on square fluted columns on brick piers, dwarf tapered and rendered piers on high brick piers, and full-height brick piers with rendered tops. The gables are decorated by timber shingles at the apex jettied out above curved modillions and bands of half-timbering. These houses are built of red brick with clinker brick bands and decorative panels, and are similar to those found in Bain Avenue.

The other type with a transverse gable roof is clad in weatherboards (4, 11 & 12). They have a projecting minor gable at one end of the facade. The verandahs are supported variously by square fluted columns, round Tuscan columns, paired timber posts, all resting on low brick piers.

The weatherboard houses at 2 and 6 have major and minor gables to the facade. The brick house at No.8 is a different design, similar to those found in Lorensen Avenue and Delta Avenue. It is asymmetrical in plan and has a main hip roof, extending to form a verandah, while the projecting bay has a jerkin-head roof. The verandah is supported by wide brick piers and there is a brick balustrade. The windows in the main elevation are paired and 'boxed' double hung sash with leadlights in the upper sash. There are glazed double entrance doors with a diamond motif. The house has a clinker-brick dado, above which is unpainted roughcast render with brick decorative accents.

The houses are all in good condition and most have a relatively high degree of external integrity when viewed from Adler Grove. The exception is No.5, which has a large rear addition, which is visible above the main gable.

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/>