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## HYGIENIC BUILDINGS



Hygienic Buildings (former) -  
27-33 Sydney Road, Coburg



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### Location

27-33 SYDNEY ROAD,, COBURG VIC 3058 - Property No 38986

### Municipality

MERRI-BEK CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO362

### Heritage Listing

Merri-bek City

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### Statement of Significance

Last updated on - April 7, 2021

What is significant?

The 'Hygienic Buildings' at 27-33 Sydney Road, Coburg.

How is it significant?

The 'Hygienic Buildings' at 27-33 Sydney Road, Coburg is of local historical and aesthetic significance to the City of Moreland.

Why is it significant?

Historically, it demonstrates the commercial and industrial development of Coburg during the late nineteenth century and is significant as the only remaining buildings associated with the Hygenic Bread Factory, which was a major local employer in Coburg for many years. It is also important for its associations with the industrialist Thomas Passfield who was an early advocate of workers' rights. (AHC Criteria A.4, D.2 & H.1)

Aesthetically, it is significant as locally rare, if altered, example of two storey shops in designed in the Federation Freestyle. It is notable for the largely intact upper facades and side elevations, which feature original fenestration and detailing. (AHC Criterion E.1)

Heritage Study/Consultant	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;
Other Names	Passfield & Cos. Hygenic Bakery, Shops,
Hermes Number	56878
Property Number	

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## Physical Description 1

The Hygenic Buildings at 27-33 Sydney Road, Coburg is a two storey group of four shops, with an attic storey on the main corner. The building was designed in a Federation/Queen Anne Freestyle. The building has been altered and was originally red brick with rendered 'bandages', and a verandah which turned the corner of the building. The verandah has since been removed and the majority of the brick work has been painted a number of times, with the exception of No. 33. The original shop fronts have also been altered in the mid-late twentieth century.

The building retains its two shaped gables, at the corner and a smaller gable at the north end of the front elevation. The corner gable bears the words 'HYGENIC BUILDINGS' and a relief moulded shell. Underneath the smaller gable is the date '1891'. The steps of both shaped gables are decorated with volutes.

There is a string course moulding between the ground and first floor, which turns the corner but does not run the length of the side elevation. Windows are double hung sashes to both the front and side elevation. These are paired on the upper floor with moulded decorative relief sills and lintels.

The shops were originally part of a complex that included a two storey brick factory at the rear, however, this has been demolished.

## Physical Conditions

Good

## Integrity

Altered

*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/>*