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# WOODLANDS (FORMER PALM AVENUE) HOTEL

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## Location

84-88 & 90 SYDNEY ROAD,, COBURG VIC 3058 - Property No 38222

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO150

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - April 7, 2021

Moreland's oldest hotel, The Palm Avenue Hotel is of local historical and state architectural significance. It is one of the oldest surviving buildings in the Coburg/Brunswick area, and has operated as a hotel continuously on the one site for over 140 years. Its architectural significance derives from it being one of the first buildings and few hotels built in this style, and a major landmark on Sydney Road.(4)

(4) Broome, Coburg, p. 149

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|---------------------------|--|
| Heritage Study/Consultant | Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;<br>Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991; |
| Construction dates        | 1891,  |
| Other Names               | Nugget, Woolpack and Nugget Inn, Nugget and Woolpack inn, Woodlands Hotel,   |
| Hermes Number             | 59093  |
| Property Number           |  |

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## Physical Description 1

The Palm Avenue Hotel is a symmetrical two storey brick building with two prominent stepped pediments at parapet level. The facade was refaced in 1891 when the building was enlarged and renamed the Woolpack Hotel. The ground floor has American Romanesque Revival detailing such as arched openings supported on short, stylised columns and ornate stucco decoration in the spandrels. The first floor and the parapet are treated in a freer fashion, with a mixture of arched and portal windows, a central balcony and stilted pediments and finials rising above the parapet. The roof is corrugated iron; the windows are multi-paned timber-framed sashes.

A large palm tree stands to the north of the building.

Key Architectural Elements: unusual facade detailsstepped pediments, Romanesque ground floor openings  
multi-paned upper sashes to first floor windows  
palm tree to north of building

Conservation Guidelines: remove unsympathetic window awnings  
reinstate original colour scheme  
preferably remove unsympathetic staircase from north elevation

Principal Historic Themes: association with provision of entertainment and recreation facilities

*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/>*