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# OAK HILL & WARATAH (MANUMBAR)

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## Location

45 & 47 THE GROVE,, COBURG VIC 3058 - Property No 21564

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO175

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - January 1, 2008

Oak Hill and Waratah are of state architectural and historical significance. The pair is part of the Moreland Park Estate and has important associations with Montague Dare and T J Crouch. It is a significant example of Victorian polychrome architecture and a rare example of a paired mansion.

Heritage Study/Consultant	Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991; Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;
Construction dates	1887,
Architect/Designer	Crouch, TJ,
Other Names	Houses, Individual, polychrome,
Hermes Number	59118
Property Number	

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## Physical Description 1

Oak Hill and Waratah form a pair of two-storey polychrome brick mansionettes. They have with a hipped slate roof with ornate bichrome brick chimneys. Three storey towers sit above the front entrance. The mansionettes have elaborate cast iron verandahs and balconies. The cast iron verandahs and balconies both have highly ornate cast iron friezes; the balconies have ornate cast iron balustrading. The rear section of the houses are constructed of plain red brick.

Oak Hill has an aluminium picket front fence (c. 1980s). A large Canary Island Date Palm (*Phoenix Canariensis*) stands near the front fence which divides the two properties.

Key Architectural Elements: excellent example of polychromatic brickwork  
rare example of 19th century Italianate mansionettes  
distinctive towers with French mansard roofs  
ornate cast iron verandahs and balconies  
early planting  
Canary Island Date Palm

Conservation Guidelines: reinstate matching colour schemes  
reinststate front fences to original design

Comparative Examples: Koorali and Kalimna, 23-25 The Grove, Coburg

Principal Historic Themes: significant phases in the development of towns and suburbs  
19th century speculative building activity

*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/>*