
HOUSE



811 SYDNEY ROAD



811 SYDNEY ROAD PALM



811 Sydney Road



811 Sydney Rd - retaining wall

Location

811 SYDNEY ROAD, COBURG NORTH, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO404

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on -

What is significant?

The house, constructed by 1927, mature Canary Island Palm (*Phoenix canariensis*), and drystone wall at 811 Sydney Road, Coburg North. The original form, siting, detailing, materials and finishes of the house contribute to the significance of the place.

Non-original additions and alterations to the house and other trees on the site are not significant.

How is it significant?

The house, Canary Island Palm, and drystone wall at 811 Sydney Road, Coburg North are of local architectural and aesthetic significance to Moreland City.

Why is it significant?

The house is architecturally significant as a fine, well-detailed and relatively substantial example of an inter-war Arts & Crafts villa, with California Bungalow influence, in Coburg North. The aesthetic qualities of the house are complemented by the mature Palm, which is a typical inter-war planting, and drystone retaining wall at the front of the property, which is also typical of the period. (Criteria D & E)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013;
Construction dates	1927,
Other Names	Individual,
Hermes Number	149931
Property Number	

Physical Description 1

The house at 811 Sydney Road, Coburg North is an Arts & Crafts two-storey villa, which shows influence of the California Bungalow style. It is two-storeys tall with a tiled transverse gable roof balanced by a large, two-storey, gable-fronted sun porch. The walls are finished in roughcast render with smooth rendered recesses to the sun porch, with half-timbering to the front porch gable and timber shingles to the side gables. The eaves are supported on triangular timber brackets, and the rendered chimneys have a tapered profile. The boxed paired double-hung sash windows have geometrical leadlights in the upper sashes. The front door is located in a recess on the south side of the building. The quality of detailing suggests that the house was architect designed, or constructed by a skilled craftsman builder.

The house is largely intact, apart from the infilling of the two-storey sun porch with glazing. Its original, open configuration is visible on the 1930 MMBW Detail Plan No.3498. The house appears to be vacant. It appears that the roughcast render has only been colourwashed or whitewashed in the past, but never painted.

The setting of the house is set within a somewhat overgrown front garden, which is articulated by a drystone retaining wall along the front boundary, and is dominated by a mature Canary Island Palm (*Phoenix canariensis*). Both features are typical of the inter-war period, although the wall may have been constructed later.

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/>