
OAMARU



Coburg, 26 Walsh Street
(7).JPG



'Oamaru' 26 Walsh Street,
Coburg - facade



Coburg, 26 Walsh Street
(5).JPG



Coburg, 26 Walsh Street
(8).JPG

Location

26 WALSH STREET, COBURG, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO444

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - March 27, 2017

What is Significant?

The Italianate villa, 'Oamaru' dating from c.1889, located at 26 Walsh Street, Coburg. The original typical Italianate form, materials and detailing of the house contribute to its significance.

The attached garage is not significant. The modern iron sheds at the rear of the house are not significant.

How is it Significant?

'Oamaru' at 26 Walsh Street Coburg is of historical and aesthetic significance to the City of Moreland.

Why is it Significant

'Oamaru' at 26 Walsh Street Coburg is of historical significance as it represents the first phase of suburban expansion and development into Coburg by the middle classes in the years immediately prior to the depression of the 1890s when Melbourne's suburban land 'boom', driven by property speculation and building ceased. The house was the first in its street, and was built between June 1887 and c September 1888 by landowner and contractor David Walsh, for whom the street is presumably named after. The house remained as one of only two homes in Walsh Street until nearly World War 1, demonstrating the long hiatus in economic recovery after the 1890s depression. Built in 1889, at the beginning of Coburg's expansion, the building is typical of the late nineteenth century in its form and detailing. (Criterion A)

'Oamaru' at 26 Walsh Street Coburg, in its setting, is of aesthetic significance as a good representative example of this style of residence, popular in the late nineteenth century, particularly the late 1880s and early 1890s. The building, constructed in c1889 demonstrates the major characteristics of the style, including the M-hipped roof with original decorative rendered chimneys, the canted bay window, an intact shallow convex return verandah with its typical decorative cast iron lacework and Corinthian columns and other decorative detailing including the heavy six panelled front door, large double hung sash windows, and ornamentation such as acanthus leaf motifs on the brackets, mouldings to window heads and surrounds, and the decorative coloured leadlight stained glass sidelights and fanlight. (Criterion D)

Theme

6. Building towns cities and the garden state

Construction dates 1889,

Other Names House,

Hermes Number 200430

Property Number

Physical Description 1

Oamaru at 26 Walsh Street, Coburg, is an Italianate villa with an asymmetrical facade. The walls are finished in ruled render above a rock-face bluestone base. The house retains an intact front verandah with a concave roof and typical cast-iron Corinthian columns and a combined frieze and brackets.

Other elements typical of this style are the M-profile hipped roof with bracketed eaves, and the use of simple classical decorative details. The house is largely intact, retaining original features such as the fine six-panelled front door with side and highlights (with leadlights that may be original), a canted projecting bay with a semi-hexagonal roof, decorative panelling and fluting to the chimneys, applied acanthus leaves to the eaves brackets, and run mouldings around the segmentally arched windows.

The following alterations have been made to the house: garage appended to the side of the house, just back from the front facade; the roofing slates have been replaced by terracotta tiles (this may have been as early as the 1910s); the verandah floor has been retiled (sympathetically); and the cement rendered walls have been overpainted (since 2013).

Intactness

High degree of intactness (house) to the exterior

Local Historical Themes

Historical Themes

6.3 Building during the boom (p.67)

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/>