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# House



House

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## Location

28 McMahons Road COBURG NORTH, MORELAND CITY

## Municipality

MERRI-BEK CITY

## Level of significance

Recommended for Heritage Overlay

## Heritage Overlay Numbers

HO583

## Heritage Listing

Merri-bek City

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## Statement of Significance

Last updated on - May 17, 2023

### What is significant?

The house and front landscaping at 28 McMahons Road, Coburg North is significant. The form of the postwar period Modern style building is significant, along with key features including the rounded face brickwork, curved glass windows, concrete 'eaves' and parapet. The terraced garden is also significant.

### How is it significant?

The house has local rarity value, as well as representative and aesthetic significance, to the City of Moreland. The landscaping has local aesthetic significance to the City of Moreland.

### **Why is it significant?**

The postwar period Moderne style residence is a sophisticated example for the northern suburbs and, in this sense, is rare for the municipality of Moreland. (Criterion A)

The dwelling demonstrates the principal characteristics of the postwar period Moderne style, with features such as rounded brickwork, aluminium window frames and glass, and painted concrete 'eaves' which wraps around the building framing the high brick parapet. (Criterion D) The building has aesthetic significance as an excellent example of a brick residence in the postwar period Moderne style in Coburg. It makes a unique and positive contribution to the streetscape as a result of its unusual form, street presence and intact materiality of face brick and curved glass. The terraced landscaping framing the driveway also contributes towards this aesthetic significance with stone clad retaining walls (Criterion E)

Heritage Study/Consultant Moreland Heritage Nominations Study, Extent Heritage, 2022;

Construction dates 1952,

Hermes Number 206898

Property Number

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## **Physical Description 1**

The dwelling at 28 McMahons Road, Coburg North is a post-war streamline modern style dwelling constructed of both cream and light red brick. The dwelling, whilst appearing from the streetscape to be double storey in height, is actually a single storey residence constructed on top of a garage. With dominant curved features, the form gives the building a strong and distinct character within the streetscape. These features include the rounded brickwork, steel window frames and glass, and painted composite sheet and flat metal 'eaves' which wraps around the building, framing the high brick parapet. The dwelling contains a double garage, entered via a modern roller door. The main residence is located above the garage, entered via a curved terrazzo staircase which wraps around the western elevation of the property. The property retains its original form, with no extensions evident on current aerial imagery.

The dwelling is elevated up high on the property, which slopes down to the south (front) towards McMahons Road. The building is entered via a steep concrete driveway framed by lightly terraced garden beds containing contributory stone clad garden bed edging and European plantings such as roses and fruit trees.

The dwelling is in very good condition, though there is some notable cracking to the terrazzo on the stair where a meter has been installed below, and discolouration to the brickwork.

### **Integrity**

- Security lights on front facade
- Water meter below the staircase along the western elevation
- Recent plantings

The dwelling has been retained in its original form and materiality. Unlike most dwellings, this site has not undergone a rear extension. It has high integrity as a result.

## **Physical Conditions**

The dwelling is in very good condition, though there is some notable cracking to the terrazzo tiles on the stair where a meter has been installed below, and discolouration to the brickwork.

*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/>*