

Melville Road



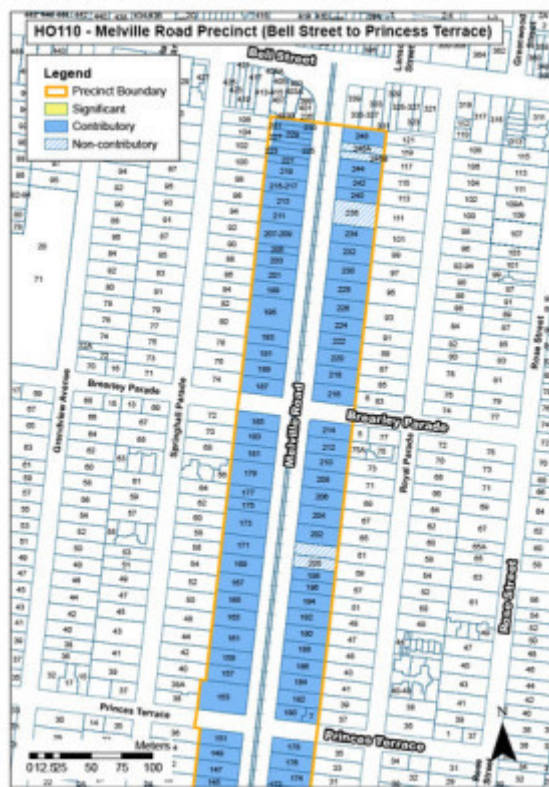
Melville road between Princes and Brearley Coburg



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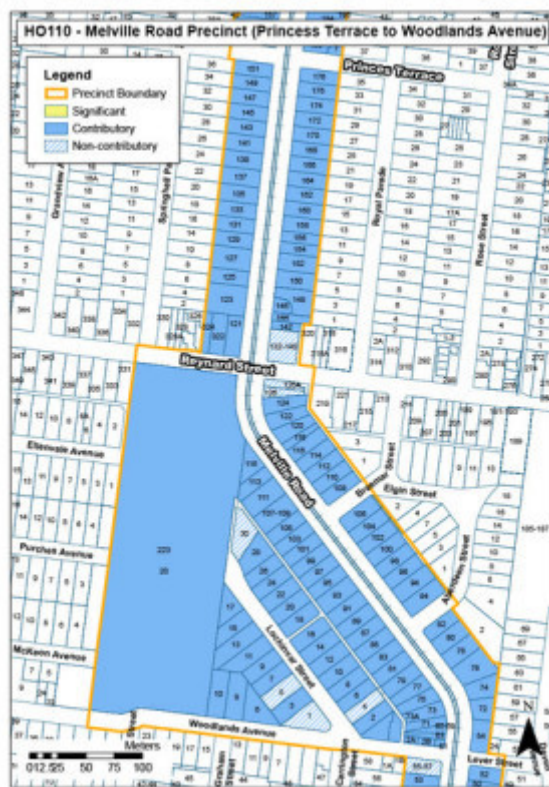
Melville Road and Princes Terrace Coburg



Melville Road Precinct (Bell Street to Princess Terrace) Map



Melville Road Precinct (Woodlands Avenue to Moreland Road) Map



Melville Road Precinct (Princess Terrace to Woodlands Avenue) Map

Location

9-233 & 8-248 MELVILLE ROAD, and 1-17 & 2-30 LOCHINVAR STREET, and 2-10 WOODLANDS AVENUE, PASCOE VALE SOUTH, MORELAND CITY

Municipality

MERRI-BEK CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO110

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - October 19, 2023

What is significant?

The Melville Road Precinct, comprising houses and buildings at 1-17 and 2-30 Lochinvar Street, 9-233 and 8-248 Melville Road, 2-10 Woodlands Avenue, 54 Lever Street and the Shore Reserve, *is significant. Buildings and features that contribute to the significance of the precinct are:*

- The houses, associated outbuildings, garages and front fences dating from the inter-War and immediate post-war eras (c.1920 to c.1955).
- The inter-War shops at 61-73A, 219, & 223-233 Melville Road.
- The former Bakery at 146 Melville Road.
- The northern section of the Shore Reserve containing the mature exotic trees, lava rock walls, and early substation.

Non Contributory properties include *are:*

- Lochinvar Street: 1, 4, 5 and 30.
- Melville Road: 10, 15, 43, 55, 126, 126A, 132-140, 200, 221, 236, 246A and 246B.

How is it significant?

The Melville Road Precinct is of local architectural and historical significance to the City of Merri-bek.

Why is it significant?

The Melville Road Precinct is of local architectural significance as a representative precinct of the type of Inter-War and immediate Post-War housing that is typical of the western part of Coburg. The precinct is a particularly homogenous and intact group of the type, which is expressed by a limited palette of elements and materials. In addition, similar scale and setbacks within the area add to the precinct's homogeneity. Inter-War housing styles within the precinct include English Domestic Revival (with good examples at 190-198 Melville Road), Spanish Mission (with good examples at 101 and 120 Melville Road) and Bungalows (for example 104 Melville Road). There are a small number of Post-War brick houses, including the cream brick house with steel windows at 127 Melville Road.

The Melville Road Precinct is of local historical significance for its capacity to demonstrate the rapid suburban development of this part of Coburg after the Great Depression, which is reflected in the homogeneity of the precinct. *The groups of shops demonstrate how small retail centres developed along transport routes to serve the local needs of residents. (Criteria A & D)*

The former West Coburg Gardens and Recreation Reserve (now the Shore Reserve) is representative of the parks and gardens established by the City of Coburg during the interwar period at a time of rapid growth. The informal layout of the northern section of the reserve is typical of interwar parks of the period and contributes to

the historic character of the precinct. (Criteria D & E)

Heritage Study/Consultant	Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;
Construction dates	1920,
Hermes Number	56067
Property Number	

Physical Description 1

The Melville Road precinct comprises the following properties

- 1-17, 2-30 Lochinvar Street
- 9-233, 8-248 Melville Road
- 2-10 Woodlands Avenue
- West Coburg Gardens & Recreation Reserve (Shore Reserve), 223 Reynard Street & 20 Woodlands Avenue

The Melville Road Precinct is a *primarily residential area with pockets of local shops*. The housing stock in Melville Road itself comprises mainly single-storey *late Inter-War* bungalows and villas, interspersed with a *small* number of post-War houses. *The bungalows, constructed of brick, rendered brick or timber, are typically asymmetrical in plan usually with hipped and/or gable tile roofs, and often with corner porches (e.g., nos. 46-52 are typical brick examples whilst nos. 164-170 are typical timber types)*. Most have plain brick chimneys. Other Inter-War housing styles represented include English Domestic Revival (e.g., nos. 111, 171, 179, 190-194 & 216), and Spanish Mission/*Mediterranean* (e.g., nos. 22, 24, 101 & 120). Also represented are a small number of *early* post-War brick houses, usually constructed of cream brick house with steel *framed corner* windows (e.g., nos. 93, 107-09, 127). There is a small number of maisonettes or duplexes, (*i.e., attached houses, see, for example, nos. 175-177, 196-198*). Most of the houses have *original or early* side or rear garages and many retain *original low brick or timber and cyclone or woven wire front fences, and some have original or traditional garden plantings and layouts including original paths and driveways*.

The housing in Lochinvar Street comprises predominantly single-storey 1920s gable-fronted timber bungalows, some of which retain their original rear garages with timber doors. There are two basic types: those with a projecting gabled room and gabled porch supported on tapered render and brick piers and those with a projecting gabled roof with separate skillion verandah supported on timber posts. These are complemented by 1930s hipped roof bungalows in brick and weatherboard, and there is one house with a Mediterranean style arched porch with barley twist columns at no.13.

Woodlands Avenue contains a brick duplex at nos. 2-4 (this retains the original timber and wire front fences with privet hedges), a finely detailed and highly intact gable-fronted bungalow at no.6, and two 1930s timber bungalows with hipped tile roofs and Mediterranean-style arched porches at nos. 8 & 10.

There are two *Inter-War* retail clusters in Melville Road. *One is* the row of single-storey shops at Nos. 61-73A, north of the Woodlands Street intersection, *which follow the curve of the street and retain original rendered parapets and some original shopfronts*. Further north, near the intersection of Bell Street, *there is a very intact shop and residence at no.219 (the shop retains the original shopfront, cantilevered awning and stepped rendered parapet), an altered two-storey shop at no.223 (the stepped parapet retains original Cordoba tiles), and a row of five two-storeyshops at Nos. 225-233, which have a shared hipped tile roof and some original or early shopfronts (e.g. 227, 229)*. *Other Inter-War commercial buildings include the former bakery at no.146, which is a two storey building with a low triangular parapet framed by piers. The ground floor retains an early shopfront with a recessed entrance.*

For the major north-south thoroughfare of Brunswick West, Melville Road's street planting of Eucalyptus and small exotic trees is somewhat informal. The footpaths, kerbs and gutters in all streets are of concrete.

The former West Coburg Gardens and Recreation Reserve (now known as the Shore Reserve) is an inter-War park and recreation reserve. The northern section is a semi-formal park that contains a central avenue of Elms (*Ulmus* sp.) leading off Reynard Street and other exotic trees including Elms (*Ulmus* sp.) Oaks (*Quercus* sp.) and Ash (*Fraxinus* sp.) planted as specimens within the lawned areas or along the east and west boundaries, and bordering the sports ovals that are contained in the southern part of the reserve. Other typical inter-War features include the lava rock walls around the entrance at the corner of Melville Road and Reynard Street and there is a gabled red brick substation set into the embankment facing Reynard Street. The bluestone retaining wall along Reynard Street may be a later addition. The southern section contains the sports oval and there are recent (late twentieth century) buildings, a car park and playground/BBQ area at the southern end adjacent to Woodlands Avenue.

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/>