

Statement of Significance

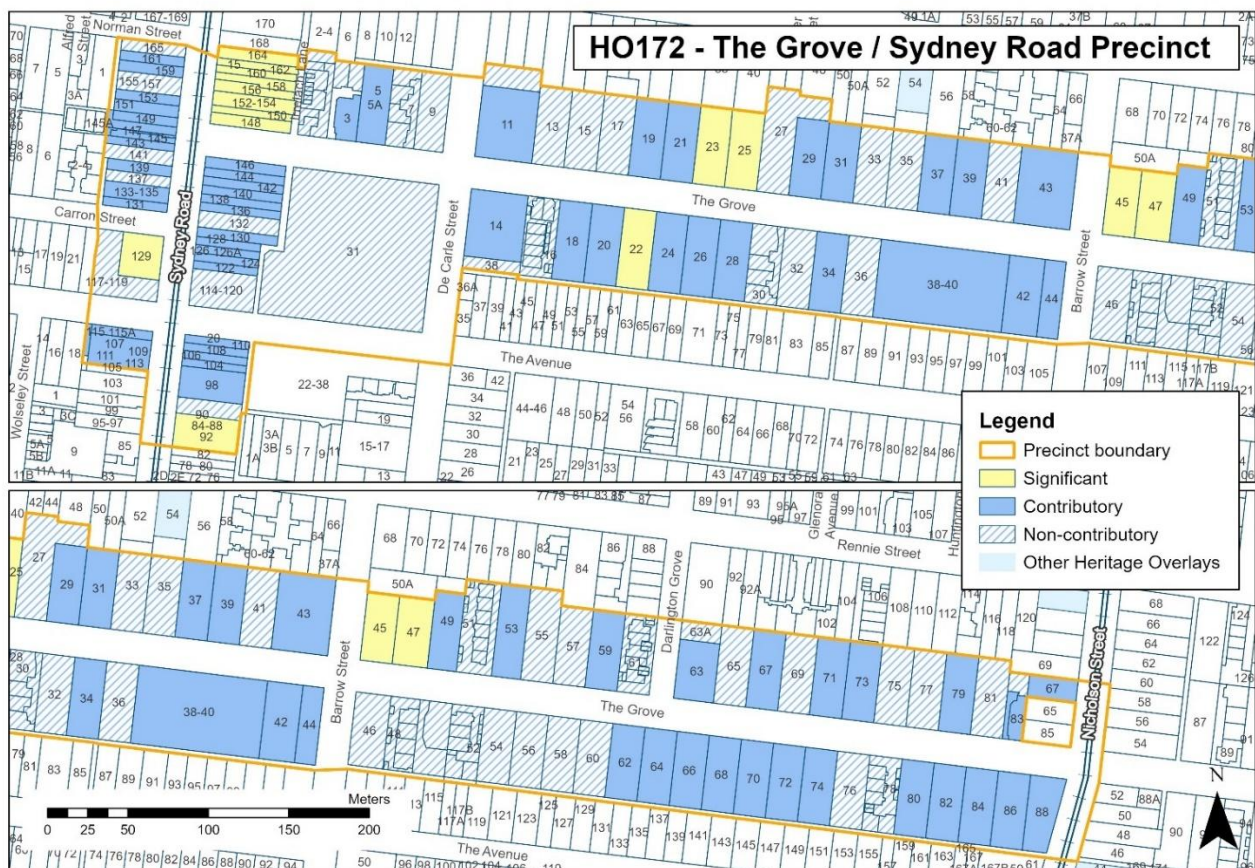
The Grove / Sydney Road Precinct

Place Name	The Grove / Sydney Road Precinct 38-40 De Carle Street, 67 Nicholson Street, 105-165 and 84-164 Sydney Road, 18, 1-3/20 & 30 The Avenue and 1-83 and 14-88 The Grove, Coburg.
PS ref No	HO172

Images



Curtilage Map



Statement of Significance

What is Significant?

The Grove / Sydney Road Precinct, comprising houses at 38-40 De Carle Street, 67 Nicholson Street, 105-165 and 84-164 Sydney Road, 18, 1-3/20 & 30 and 31 The Avenue and 1-83 and 14-88 The Grove, Coburg is significant. Buildings and features that contribute to the significance of the precinct are:

- The houses constructed on the before 1945 or immediately after the end of World War II.
- Non-residential buildings constructed during the key development period of the precinct, including a former bowling club pavilion (built as an assembly hall of the Moreland Park Estate in the 1880s) at 38-40 The Grove, a postwar chapel at 43 The Grove and commercial buildings in Sydney Road.

The street trees at The Grove, between Nicholson Street and Barrow Street, as well as mature trees in private gardens, contribute to the significance of the precinct.

Recent alterations and additions to the significant and contributory places are not significant.

Significant properties include:

- Holyrood, 22 The Grove (c.1891)
- Koorali & Kalimna, 23-25 The Grove (c.1887)
- Oak Hill and Waratah, 45-47 The Grove (c.1887)
- Moreland Park Buildings (Australia House), 148-164 Sydney Road (1888)
- Palm Avenue Hotel, 84-902 Sydney Road (1891)
- Dental Surgery, 127-129 Sydney Road (c.1906)

Non-Contributory properties include:

- De Carle Street: 38-40
- Sydney Road: 92, 114-120, 117-119, 132, 137, 141, 155-157 and 165.
- The Avenue: 30, 31
- The Grove: 1-6/1, 2-3/3, 7, 9, 13, 15, 16, 17, 27, 1-4/30, 32, 33, 35, 36, 38-40 (except for the former bowling club pavilion), 41, 46, 48, 50, 50A, 51, 52, 54, 55, 56, 57, 58, 60, 61, 63A, 69, 75, 76-78, 77, 1-5/78, 81 and 2/83

How is it significant?

The Grove / Sydney Road Precinct is of local historical, representative and aesthetic significance to the City of Merri-bek.

Why is it significant?

The Grove / Sydney Road Precinct is of local historical significance for its association with the speculator Montague Dare and the prolific 19th century architect T. J. Crouch. The precinct is also significant as it comprises notable businesses in Sydney Road. Merri-bek's oldest hotel, the Palm Avenue Hotel is of historical significance as one of the oldest surviving buildings in the Coburg/Brunswick area, having operated as a hotel continuously on the one site for over 140 years. The dental surgery at 127-129 Sydney Road is also significant for its continuous use as a dental surgery over 80 years and its strong associations with the locally important French family who conducted their dental practice here from 1922 to 1989. (Criterion A).

The Grove / Sydney Road Precinct is of representative significance, comprising fine representative examples of residential and non-residential from the Victorian to postwar periods. Examples of Crouch's standard Italianate villa house designs can be seen at 3, 11, 14, 18, 22 and 24 The Grove. The precinct also includes many good examples of Edwardian houses, including 66, 65, 73 and 86 The Grove. There are also several bungalows, including exemplars at 71 and 75 The Grove. Post-War buildings include the triple fronted bi-chrome brick house at 41 The Grove and the chapel at No.43. Moreland Park Buildings (Australia House), 148-164 Sydney Road is a representative example of a Victorian Italianate shop row, which contributes to the historic character of Sydney Road. (Criterion D)

The Grove / Sydney Road Precinct is of local aesthetic significance as a notable 1880s land boom residential subdivision that contains many individually significant buildings. Notable buildings include the two pairs of two-storey Italianate mansionettes designed by T. J. Crouch at 23-25 and 45-47 The Grove which are typologically rare and excellent examples of the use of polychrome brickwork. The Palm Avenue Hotel is notable as being one of the first buildings and few hotels exhibiting the American Romanesque Revival detailing, and as a major

Statement of Significance

landmark on Sydney Road. The dental surgery at 127-129 Sydney Road also contributes to the aesthetic significance of the precinct, as a locally rare, although altered, example of a commercial building and residence with unusual Federation detailing. It is complemented by a mature Liquidamber, which indicates the original extent of the garden, which was established by the French family. The canopy of mature street trees and well maintained private gardens contribute greatly to the character of the precinct. Relatively more intact group of mature plantings in the eastern part of The Grove contribute strongly to the heritage character of the area. They reflect Victorian era planting schemes and represent a style and choice of planting that is uncommon within the municipality. (Criterion E)

Primary Source

- Gallipoli Parade Heritage Precinct & Beaufort Houses - Review of heritage significance, Context Pty Ltd, 2013

Schedule of properties in The Grove / Sydney Road Precinct

Property Address	Heritage Value	Property Address	Heritage Value
38 De Carle Street Coburg	Non-contributory	74 The Grove Coburg	Contributory
40 De Carle Street Coburg	Non-contributory	75 The Grove Coburg	Non-contributory
67 Nicholson Street Coburg	Contributory	1-10/76 The Grove Coburg	Non-contributory
18 The Avenue Coburg	Contributory	77 The Grove Coburg	Non-contributory
1-3/20 The Avenue Coburg	Contributory	1-5/78 The Grove Coburg	Non-contributory
31 The Avenue Coburg	Non-contributory	79 The Grove Coburg	Contributory
1-6/1 The Grove Coburg	Non-contributory	80 The Grove Coburg	Contributory
1/3 The Grove Coburg	Contributory	81 The Grove Coburg	Non-contributory
2/3 The Grove Coburg	Non-contributory	82 The Grove Coburg	Contributory
3/3 The Grove Coburg	Non-contributory	1/83 The Grove Coburg	Contributory
5 The Grove Coburg	Contributory	2/83 The Grove Coburg	Non-contributory
5A The Grove Coburg	Contributory	84 The Grove Coburg	Contributory
1-8/7 The Grove Coburg	Non-contributory	86 The Grove Coburg	Contributory
1-8/9 The Grove Coburg	Non-contributory	88 The Grove Coburg	Contributory
11 The Grove Coburg	Contributory	84-88 Sydney Road	Significant
13 The Grove Coburg	Non-contributory	90 Sydney Road Coburg	Significant
14 The Grove Coburg	Contributory	92 Sydney Road Coburg	Non-contributory
15 The Grove Coburg	Contributory	1/92 Sydney Road Coburg	Non-contributory
1-6/16 The Grove Coburg	Non-contributory	98 Sydney Road Coburg	Contributory
17 The Grove Coburg	Non-contributory	104 Sydney Road Coburg	Contributory
18 The Grove Coburg	Contributory	105 Sydney Road Coburg	Contributory
19 The Grove Coburg	Contributory	106 Sydney Road Coburg	Contributory
20 The Grove Coburg	Contributory	107 Sydney Road Coburg	Contributory
21 The Grove Coburg	Contributory	108 Sydney Road Coburg	Contributory
22 The Grove Coburg	Significant	109 Sydney Road Coburg	Contributory
23 The Grove Coburg	Significant	110 Sydney Road Coburg	Contributory
25 The Grove Coburg	Significant	111 Sydney Road Coburg	Contributory
24 The Grove Coburg	Contributory	113 Sydney Road Coburg	Contributory
26 The Grove Coburg	Contributory	114-120 Sydney Road Coburg	Non-contributory
1-20/27 The Grove Coburg	Non-contributory	115 Sydney Road Coburg	Contributory
28 The Grove Coburg	Contributory	115A Sydney Road Coburg	Contributory
29 The Grove Coburg	Contributory	117-119 Sydney Road Coburg	Non-contributory
1-4/30 The Grove Coburg	Non-contributory	1/122 Sydney Road Coburg	Contributory
31 The Grove Coburg	Contributory	2/122 Sydney Road Coburg	Contributory
1-6/32 The Grove Coburg	Non-contributory	124 Sydney Road Coburg	Contributory
		126 Sydney Road Coburg	Contributory

MERRI-BEK PLANNING SCHEME

33 The Grove Coburg	Non-contributory	126A Sydney Road Coburg	Contributory
34 The Grove Coburg	Contributory	128 Sydney Road Coburg	Contributory
35 The Grove Coburg	Non-contributory	129 Sydney Road Coburg	Significant
1-5/36 The Grove Coburg	Non-contributory	130 Sydney Road Coburg	Contributory
37 The Grove Coburg	Contributory	131 Sydney Road Coburg	Contributory
38-40 The Grove Coburg	Contributory	132 Sydney Road Coburg	Non-contributory
39 The Grove Coburg	Contributory	133-135 Sydney Road Coburg	Contributory
41 The Grove Coburg	Non-contributory	136 Sydney Road Coburg	Contributory
42 The Grove Coburg	Contributory	137 Sydney Road Coburg	Non-contributory
43 The Grove Coburg	Contributory	138 Sydney Road Coburg	Contributory
44 The Grove Coburg	Contributory	1/139 Sydney Road Coburg	Contributory
45 The Grove Coburg	Significant	2/139 Sydney Road Coburg	Contributory
1-12/46 The Grove Coburg	Non-contributory	3/139 Sydney Road Coburg	Contributory
47 The Grove Coburg	Significant	4/139 Sydney Road Coburg	Contributory
1-4/48 The Grove Coburg	Non-contributory	5/139 Sydney Road Coburg	Contributory
49 The Grove Coburg	Contributory	6/139 Sydney Road Coburg	Contributory
50 The Grove Coburg	Non-contributory	139 Sydney Road Coburg	Contributory
50A The Grove Coburg	Non-contributory	140 Sydney Road Coburg	Contributory
1-5/51 The Grove Coburg	Non-contributory	141 Sydney Road Coburg	Non-contributory
1-5/52 The Grove Coburg	Non-contributory	142 Sydney Road Coburg	Contributory
53 The Grove Coburg	Contributory	143 Sydney Road Coburg	Contributory
1-5/54 The Grove Coburg	Non-contributory	144 Sydney Road Coburg	Contributory
55 The Grove Coburg	Non-contributory	145 Sydney Road Coburg	Contributory
56 The Grove Coburg	Non-contributory	1/145A Sydney Road Coburg	Contributory
57 The Grove Coburg	Non-contributory	146 Sydney Road Coburg	Contributory
58 The Grove Coburg	Non-contributory	147 Sydney Road Coburg	Contributory
59 The Grove Coburg	Contributory	148 Sydney Road Coburg	Significant
60 The Grove Coburg	Non-contributory	149 Sydney Road Coburg	Contributory
1-5/61 The Grove Coburg	Non-contributory	150 Sydney Road Coburg	Significant
62 The Grove Coburg	Contributory	151 Sydney Road Coburg	Contributory
63 The Grove Coburg	Contributory	152-154 Sydney Road Coburg	Significant
63A The Grove Coburg	Non-contributory	153 Sydney Road Coburg	Contributory
64 The Grove Coburg	Contributory	155 Sydney Road Coburg	Non-contributory
65 The Grove Coburg	Non-contributory	156 Sydney Road Coburg	Significant
66 The Grove Coburg	Contributory	157 Sydney Road Coburg	Non-contributory
67 The Grove Coburg	Contributory	158 Sydney Road Coburg	Significant
68 The Grove Coburg	Contributory	159 Sydney Road Coburg	Contributory
69 The Grove Coburg	Contributory	160 Sydney Road Coburg	Significant
70 The Grove Coburg	Contributory	161 Sydney Road Coburg	Contributory
71 The Grove Coburg	Contributory	162 Sydney Road Coburg	Significant
72 The Grove Coburg	Contributory	164 Sydney Road Coburg	Significant
73 The Grove Coburg	Contributory	165 Sydney Road Coburg	Non-contributory