
Fairview Heritage Area

Location

NEWTOWN, GREATER GEELONG CITY

Municipality

GREATER GEELONG CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO1925

Heritage Listing

Greater Geelong City

Statement of Significance

Last updated on -

Statement of Cultural Significance

The Fairview Avenue Heritage Precinct is significant as a distinctive residential area defined by Edwardian, Federation and interwar Bungalow styled dwellings. Most of these dwellings are single storey with detached compositions, and feature hipped and/or gabled roof forms (with simple or complex roof outlines), front or return verandahs, corrugated sheet metal roof cladding, horizontal timber weatherboard wall cladding, timber framed windows and detailing consistent with the stylistic era in which the dwellings were built. Also contributing to the significance to the area is the Late Victorian dwelling at 88 Fairview Avenue, being a local historical landmark. The bluestone kerb and channel in the rear lanes, and the lack of garages and carports at the front of the dwellings represent other significant characteristics. Most dwellings have generous front setbacks and well-established garden settings. Historically, the area was transformed by residential development during the Federation period, with the sale of allotments comprising the Newtown Hill Estate in 1908 and again in c.1909-10. Further land sales occurred during the interwar period, with 10 home sites offered for sale in 1923 fronting Cairns Avenue.

The Fairview Heritage Precinct is **architecturally** and **aesthetically** significant at a **LOCAL** level (AHC criterion D.2). It demonstrates original and early design qualities associated with the intense period of residential development of the area from the early 20th century until the late 1920's. These qualities are expressed in the Federation/Edwardian and interwar Bungalow styled dwellings, that are single storey in appearance and have

predominantly detached compositions. The buildings include the following design characteristics: hipped and gabled roof forms (with simple or complex roof outlines having a pitch between 25 and 35 degrees), front or return verandahs, corrugated galvanised steel roof cladding, horizontal timber weatherboard wall construction, brick chimneys (detailed to reflect the design era), brick cladding and brick verandah supports, timber shingling, timber joinery and roughcast gable infill, narrow or wide eaves, timber verandah posts timber brackets and/or valances, timber framed or casement or double hung window, and the rear and side location of carports and garaging. Overall, these dwellings constitute 73% of the building stock in the area.

Other significant or appropriate qualities include the early bluestone kerb and channel in the rear laneways and the lack of a visual presence of garages and carports from the street frontages. The Late Victorian dwelling at 88 Fairview Avenue is a local historical landmark, representing the earliest surviving house in the area.

The Fairview Heritage Area is **historically** significant at a **LOCAL** level (AHC criteria A.4, H.1). It is associated with important eras of residential development after the subdivision of the area in the early 20th century. Allotments in the first subdivision were sold from 1909. The residents in the Fairview Heritage Area were a mix from the middle class included a timber merchant, real estate agent, and accountant and the working class included a railway signalman, laborer and painter. The subdivision of Newtown Hill Estate in 1908 included the sale of 31 allotments fronting Fairview Avenue between Fairview Street (now Stinton Avenue) and Derby Street (now Cairns Avenue), Wallace Street (part), east side of Fairview Street (now Stinton Avenue) and north side of Nicholas Street between Fairview Street (now Stinton Avenue) and Derby Street (now Cairns Avenue). The subdivision of the similarly named but different Newtown Hill estate of c. 1909-10 shows the subdivision of lots in Wallace Street (west side) and one lot in Fairview Avenue.

Overall, the Fairview Heritage Area is of **LOCAL** significance.

Hermes Number 46593

Property Number

Physical Description 1

Physical Evidence

Building Character & Appearance

The Fairview Heritage Area is a residential area comprising of 49 dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance and height (Photo's 11.01, 11.02, 11.04 and 11.12).

Form, Design and Scale, Construction and Finish

The dwellings in the Fairview Heritage Area comprise Edwardian/Federation and especially interwar era (interwar Bungalow and interwar Californian Bungalow) style buildings.

The Edwardian buildings in the precinct reflect the following key characteristics: Asymmetrical facades.

Recessive hipped roof forms, and a gable and front verandah that projects towards the street, some with front verandahs formed under the main roof. Alternatively, broad hipped, gabled or gambrel roof forms.

Strapped and/or corbelled brick chimneys.

The verandahs are largely supported by timber posts and feature decorative timber fretwork valances and brackets.

Timber framed double hung windows and timber framed doorways with sidelights and highlights.

Timber joinery and roughcast gable infill.

These dwellings are constructed of horizontal timber weatherboards.

Galvanized corrugated steel (non-zincalume) roof cladding pitched at 25-35 degrees.

Timber eave bracket and exposed rafters.

Timber window hoods.

Rounded picket fence or capped timber picket.

Examples include the dwellings at 10 and 12 Stinton Avenue, and 94 Nicholas Street.

The Federation era buildings in the precinct reflect the following key characteristics:

Asymmetrical compositions with a diagram caused by the composition of projecting gable roof forms and the return verandahs.

Complex hipped and gable roof forms clad in galvanized corrugated steel (non-zincalume) roof cladding pitched at 25-35 degrees.

These dwellings are constructed of horizontal timber weatherboards.

Bowed projecting bay windows.

Timber framed casement or double hung window.

Dominant face red brick chimneys, commonly strapped with terra cotta pots.

Decorative timber fretwork, brackets and posts to verandahs.

Timber joinery and roughcast gable infill.

Timber window hoods.

Timber shingling.

Examples of Federation dwellings include 9 Wallace Street, 98 Nicholas Street, 90 Nicholas Street and 94 Fairview Avenue.

The interwar era dwellings are designed as interwar Bungalows, interwar Californian Bungalows and include the following types:

A gable or hipped roof form that traverses the site, together with a minor gable and/or verandah that project towards the street frontage or at the side.

Timber framed double hung windows, arranged singularly, in pairs.

Galvanized corrugated steel roof cladding and Marseilles terra cotta tiles.

Verandahs are mainly supported by timber posts and brick piers, or solely with brick piers.

There are plain rectilinear brick chimneys, with some featuring rendered or soldier-coursed tops.

The gable infill comprises timber shingles.

Gable ventilator.

Constructed in horizontal timber weatherboards (some in brick and rendered finish).

25 to 35 degree pitched roof forms.

Wide eaves with exposed timber rafters.

Examples of interwar style dwellings are at 68 Fairview Avenue, 61, Fairview Avenue and 83 Fairview Avenue.

Residential Garages and Carports

The dwellings in the heritage area have front street vehicular access or rear vehicle access through a rear right of way. The remainder of garages are setback from the front of the building.

Significance of Dwellings

Thirty six of the forty nine dwellings (73%) within the Fairview Heritage Area are considered to have significance within the area. There are four properties that have potential individual significance. Further details and a photograph of each of the dwellings are provided in the Inventory of Places Volume 2.

The building at 88 Fairview Avenue is already included in the Schedule to the Heritage Overlay Clause 43.01 of the Greater Geelong Planning Scheme as HO1286.

The following properties are considered to have individual Local Significance (C) listing include: 68 Fairview Street;

94 Fairview Street (front dwelling only, excluding rear units);

96 Nicholas Street; and

7 Wallace Street

The dwellings buildings that have contributory significance (D) listing within the heritage precinct are:

61 Fairview Avenue 63 Fairview Avenue 65 Fairview Avenue 71 Fairview Avenue 74 Fairview Avenue 75 Fairview Avenue 79 Fairview Avenue 80 Fairview Avenue 82 Fairview Avenue 83 Fairview Avenue 84 Fairview Avenue 85 Fairview Avenue 86 Fairview Avenue 87 Fairview Avenue 89 Fairview Avenue 90 Fairview Avenue 76 Nicholas Street 80 Nicholas Street 82 Nicholas Street 86 Nicholas Street 88 Nicholas Street 90 Nicholas Street 92 Nicholas Street 94 Nicholas Street 98 Nicholas Street 10 Stinton Avenue 12 Stinton Avenue 14 Stinton Avenue 6 Wallace Street 8 Wallace Street 9 Wallace Street 11 Wallace Street

The properties that are **NOT** considered to have significance within the precinct are at:

67 Fairview Avenue

70 Fairview Avenue

72 Fairview Avenue

73 Fairview Avenue

79 Fairview Avenue (vacant site)

94 Fairview Avenue (rear units fronting Stinton Avenue)

78 Nicholas Street

84 Nicholas Street

90A Nicholas Street

100 Nicholas Street

8 Stinton Avenue

Urban Design & Engineering Infrastructure

Layout and Subdivision

The allotments within the Fairview Heritage Area follow a traditional grid pattern layout of subdivision.

The allotment sizes are generally uniform within the street and the precinct as a whole.

Setbacks

Throughout the precinct are regular front setbacks.

All dwellings have side setbacks with clear visual building separation.

Engineering Infrastructure

The Fairview Heritage Area is characterized concrete kerb and channel and concrete footpaths. The laneway that adjoins 88 and 90A Nicholas Street has been constructed with a bluestone spoon drain.

Front Fences

The Fairview Heritage Area are identified by a number of introduced front fences. The Fairview Avenue properties are characterized by a mixture of low (1.0 metres), to medium height fences (1.5 metres) (Photo 11.01 and 11.02). There are a number of early and original fences including those at: 61 Fairview Avenue;

63 Fairview Avenue;

71 Fairview Avenue;

80 Nicholas Street;

There are also some properties with introduced timber picket or other fences do not relate to the design and construction of the interwar and postwar dwellings.

Landscaping

The buildings have generous setbacks from the front boundary with well established garden settings. The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees.

The street trees in the nature strip in Wallace Street are *Cinnamomum camphora* - Camphor Laurel on both sides of the street from Noble Street to Fairview Street.

The street trees in Cairns Avenue are *Corymbia ficifolia* - West Australian Flowering Gum on both sides of the street.

In Nicholas Street there are no street trees and nature strips on the north side between Stinton Avenue and Cairns Avenue. There are some *Lophostemon confertus* on the south side in this location.

In Fairview Avenue, between Stinton Avenue to Cairns Avenue, the south side is totally planted with *Melaleuca linariifolia* - Snow in Summer, an excellent avenue of trees. The north side has a mixture of trees some Council some privately planted comprising *Fraxinus angustifolia* Raywood - Claret Ash, *Hakea salicifolia* - Willow Hakea, *Eucalyptus leucoxylon* - Yellow Gum, *Prunus cerasifera* - Purple Leaf Plum and other trees. There are no dominant tree species in this section of Fairview 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/>