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# Cairns Avenue Heritage Area

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## Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO1924

## Heritage Listing

Greater Geelong City

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## Statement of Significance

Last updated on -

Statement of Cultural Significance

The Cairns Avenue Heritage Precinct is significant for its notable number of interwar era dwellings and smaller number of Edwardian dwellings. These dwellings are largely single storey and detached, and feature gabled and/or hipped roof forms, front verandahs, wide eaves, corrugated sheet metal roof cladding, timber weatherboard wall cladding, timber framed double hung windows and detailing reflective of the stylistic era in which they were built. Cairns Avenue was transformed into an area of interwar Bungalows after the First World War from 1923, although some Edwardian dwellings had been built before the war, including the house at 38 Cairns Avenue (built in c.1912-13), which represents the earliest surviving dwelling in the street.

The Cairns 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 residential development of the area from the 1920's until c.1940. These qualities are expressed in the predominant interwar Bungalow styled dwellings that are single storey in appearance and have predominantly detached compositions. The buildings include the following design characteristics: 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, verandahs are mainly supported by timber posts and brick piers, or solely with brick piers, brick chimneys (detailed to reflect the design era), with some featuring rendered or soldier-coursed tops, rough cast gable infill and gable infill comprising timber shingles with gable ventilator. The buildings are constructed of horizontal timber weatherboards and, with a 25 to 35 degree roof pitch form and wide eaves with exposed timber rafters, and the rear and side location of carports and garaging. Overall, these dwellings constitute 64% of the building stock in the area.

The Cairns 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 1920's. It was from 1923

when Cairns Street was transformed into a residential area. Vacant land in the street was initially advertised for sale at this time, showing 4 subdivided allotments on the east side of Cairns Avenue, north of Percy Street. Plan of subdivision LP9518 also outlines the subdivision layout of this section of the street. Ten additional home sites were offered for sale in Cairns Avenue between Mervyn Street and Fairview Avenue in 1923. Further subdivision occurred a year later in 1924 as part of LP 10347 for 4 allotments south of Mervyn Street.

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

Hermes Number 46440

Property Number

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## Physical Description 1

Physical Evidence

Building Character & Appearance

The Cairns Heritage Area is a residential area comprised of 33 dwellings.

Height

The dwellings in the heritage area are predominantly single storey in appearance and height (Photo's 10.01, 10.02, 10.03 and 10.04).

Form, Design and Scale, Construction and Finish

The dwellings in the Cairns Heritage Area largely comprise interwar era (interwar Bungalow and interwar Californian Bungalow), dwellings, apart from the Edwardian house at 38 Cairns Avenue.

The interwar Bungalows and interwar Californian Bungalows in the area include the following characteristics:

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.

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 include the dwellings at 10, 21 and 42 Cairns Avenue.

## Residential Garages and Carports

The dwellings have front vehicular street access. The garage and carports are located at the side or rear of the dwelling.

## Significance of Dwellings

Twenty one dwellings of the thirty three dwellings (64%) within the Cairns Heritage Area are considered to have significance within the area. Further details and a photograph of each of the dwellings are provided in the Inventory of Places Volume 2.

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

10 Cairns Avenue  
12 Cairns Avenue  
14 Cairns Avenue  
17 Cairns Avenue  
18 Cairns Avenue  
19 Cairns Avenue  
20 Cairns Avenue  
21 Cairns Avenue  
22 Cairns Avenue  
23 Cairns Avenue  
24 Cairns Avenue  
25 Cairns Avenue  
26 Cairns Avenue  
28 Cairns Avenue  
29 Cairns Avenue  
30 Cairns Avenue  
31 Cairns Avenue  
32 Cairns Avenue  
35 Cairns Avenue  
38 Cairns Avenue  
39 Cairns Avenue  
42 Cairns Avenue

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

15 Cairns Avenue  
14A Cairns Avenue  
16 Cairns Avenue

27 Cairns Avenue  
33 Cairns Avenue  
34 Cairns Avenue  
36 Cairns Avenue  
37 Cairns Avenue  
40 Cairns Avenue  
51-53 Cairns Avenue  
53 Mervyn Street  
69 Percy Street

#### Urban Design & Engineering Infrastructure

##### Layout and Subdivision

The allotments within the Cairns 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 Cairns Heritage Area is characterised by concrete kerb and channel and predominantly concrete footpaths. There is part asphalt footpath on the west side of the street.

##### Front Fences

The Cairns Avenue properties are characterised by low (1.0 metres) fences (Photo 10.01 and 10.02). There are a number of sympathetic and appropriate fences to the era of the dwelling including those at:

12 Cairns Avenue;  
17 Cairns Avenue;  
21 Cairns Avenue;  
24 Cairns Avenue; and  
30 Cairns Avenue.

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

##### Landscaping

The setbacks to the properties include grassed areas, often bordered with flower beds or shrubbery and trees.

The street is devoid of street trees and grassed nature strips.

*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/>*