

Glencairn Avenue



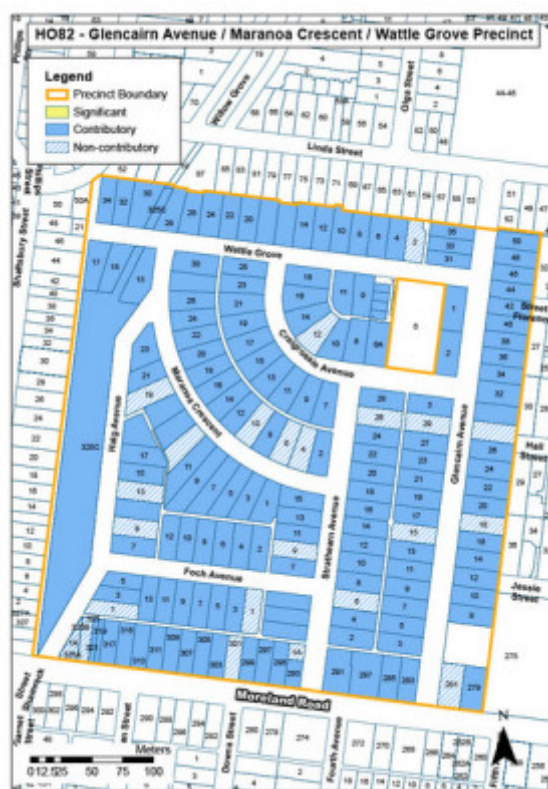
Wattle (1)



Glenairne



Craigrossie



Glencairn Avenue Maranoa Crescent Wattle Grove Precinct Map

Location

3-35 & 4-50 GLENCAIRN AVE, 3-25 & 2-18 CRAIGROSSIE AVE, 1-13 & 2-12 FOCH AVE, 1-19 HAIG AVE, 1-23 & 2-30 MARANOA CRES, 279-325 MORELAND RD, 1-15 & 2-38 STRATHEARN AVE, and 1-17 & 2-34 WATTLE GVE, COBURG, MORELAND CITY

Municipality

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO82

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - November 10, 2011

What is significant?

The Glencairn Avenue/ Maranoa Crescent/ Wattle Grove Precinct, comprising houses at 3-25 and 2-18 Craigrossie Avenue, 1-13 and 2-12 Foch Avenue, 3-35 and 4-50 Glencairn Avenue, 1-19 Haig Avenue, the Mailer Reserve, 1-23 and 2-30 Maranoa Crescent, 279-325 Moreland Road, 1-15 and 2-28 Strathearn Avenue, and 1-17 and 2-34 Wattle Grove.

How is it significant?

The Glencairn Avenue/ Maranoa Crescent/ Wattle Grove Precinct is of local historical and architectural significance to the City of Moreland.

Why is it significant?

The Glencairn Avenue/ Maranoa Crescent/ Wattle Grove Precinct is of local historical significance for its capacity to represent the affluent suburban development of Coburg which occurred in the Inter-War period.

The Glencairn Avenue/ Maranoa Crescent/ Wattle Grove Precinct is of local historical significance as an early twentieth century subdivision surrounding Glencairn, which was the original homestead of the area.

The Glencairn Avenue/ Maranoa Crescent/ Wattle Grove Precinct is of local architectural significance for the high level of intactness and homogeneity of its mainly single storey Inter-War houses, which also display a high level of integrity and cohesion of scale, materials and setbacks. These houses are predominately of the Edwardian and Inter-War Bungalow style. Of architectural note within the Precinct are the Edwardian houses at 9 and 16 Glencairn Avenue, a pair of red brick bungalows with matching bays at 14-16 Craigrossie Avenue, a large symmetrical bungalow at 19 Haig Avenue and a timber bungalow on an elevated site with a dominating red roof at 24 Wattle Grove.

Non-Contributory properties include:

Craigrossie Avenue: 12.

Foch Avenue: 1

Glencairn Avenue: 15, 18, 28 and 29.

Haig Avenue: 1, 9 and 13.

Maranoa Crescent: 4, 6, 10, 13 and 19.

Moreland Road: 281, 301, 325 and 325A.

Strathearn Avenue: 1A, 6, 9 and 26.

Wattle Grove: 2.

Heritage Study/Consultant Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;

Hermes Number 56059

Property Number

Physical Description 1

Address: 3-25, 2-18 Craigrossie Avenue

1-13, 2-12 Foch Avenue

3-35, 4-50 Glencairn Avenue

1-19 Haig Avenue

Mailer Reserve

1-23, 2-30 Maranoa Crescent

279-325 Moreland Road

1-15, 2-38 Strathearn Avenue

1-17, 2-34 Wattle Grove

The Glencairn Avenue Precinct is a predominantly residential area, comprising mainly single-storey bungalows of timber and brick surrounding the original homestead, Glencairn, at 6 Craigrossie Avenue. The curved street layouts of Craigrossie Avenue and Maranoa Crescent are of note as unusual for Brunswick subdivisions of the inter-War period. The Precinct is also hilly; the north side of Maranoa Crescent, in particular, contains several brick bungalows on elevated sites. Views of the tower of St Fidelis Roman Catholic Church in Clarendon Street, to the west, are available from several places within the Precinct.

There is a mix of Edwardian villas and inter-War bungalows in Glencairn Avenue, whilst the remaining streets comprise predominantly inter-War bungalows. Of architectural note within the Precinct are the Edwardian houses at 9 and 16 Glencairn Avenue, the latter of which, a timber villa, retains highly ornate leadlight; 14-16 Craigrossie Avenue, a pair of red brick bungalows with matching bays; 19 Haig Avenue, a large symmetrical bungalow; and 24 Wattle Grove, a timber bungalow on an elevated site with a dominating red brick. 32 Wattle Grove has an original rear garage.

The level of intactness of the housing in the Precinct is generally good; this is enhanced by a number of houses with original front fences, many of timber and woven wire, including 20-24 Maranoa Crescent, 283 and 291 Moreland Road. Original or appropriate gardens have been retained on several properties; of note is the garden of 21 Craigrossie Avenue, which includes a large palm and an original hedge and front fence.

Street planting within the Precinct varies from street to street. Wattle Grove, which slopes down to the west, is characterised by its canopy of mature plane trees. Native plantings, including *Melaleuca* in Moreland Road and *Eucalyptus* in Foch Avenue and *Acacias* in Glencairn Avenue, appear several of the streets, whilst there are *Prunus* in Craigrossie, Maranoa and Haig Avenues. All the streets have grassed nature strips.

Original street elements retained include bluestone kerbs and gutters in all streets except Moreland Road, and bluestone crossing remains at the intersection of Maranoa Crescent and Wattle Grove. All footpaths within the Precinct are concrete; some properties in Maranoa Crescent have asphalt vehicle crossings which bridge the street gutters. Bluestone lanes run behind the streets.

The non-residential elements within the Precinct are Mailer Reserve, which incorporates the Glencairn Tennis Club, along the west side of Haig Avenue, and the cream brick Moderne shop with residence at the rear, at 325A Moreland Road, on the corner of Haig Avenue. The post-War residential development which has occurred in the Precinct is concentrated in the eastern part, particularly near the corner of Wattle Grove and Craigrossie and Glencairn Avenues.

The following buildings have individual datasheets in the Moreland Heritage Review: Building Citations (1998): Glencairn, 6 Craigrossie Avenue (c.1860 onwards)

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/>