

Dent Street Precinct, Glen Iris Statement of Significance, May 2023

Heritage Place:	Dent Street Precinct, Glen Iris	PS ref no:	HO956
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Figures 1-6. Examples of residences included in the precinct (R-L, starting at top) 28, 42, 44, 46, 58 and 60 Dent Street, Glen Iris (GJM Heritage, July 2022).

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GRADING

-  PRECINCT BOUNDARY
-  CONTRIBUTORY
-  NON-CONTRIBUTORY

What is significant?

The Dent Street Precinct, Glen Iris, a 1930s subdivision development of the Albion Park Estate, containing a collection of modest Interwar houses.

The precinct comprises 6-28 and 40-60 Dent Street, Glen Iris.

Elements that contribute to the significance of the place include:

- Strong Interwar character with the majority of properties demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks
- Predominantly brick construction, both face clinker brick and rendered brickwork
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- Single-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to windows, porch entries, corners and gable ends
- Original low brick front fences
- Original brick garages
- Garden settings.

This is an incorporated document in the Boroondara Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

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Later alterations and additions to the properties, including rear additions, later garages/ outbuildings and later fences, are not significant. The new dwelling at 12 Dent Street is not significant.

How is it significant?

The Dent Street Precinct, Glen Iris is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Dent Street Precinct has strong associations with the interwar period of development in suburban Melbourne. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. The Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara. As a highly intact precinct of middle-class houses designed in various Interwar styles – but with an emphasis on the English Domestic Revival style – the Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The Dent Street Precinct is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scale, single-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the Interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys and entry porches, timber framed windows including tripartite window sets, generous front gardens, brick front fences and original brick garages (Criterion D).

The Dent Street Precinct forms a unified group of single-storey residences dating to the Interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, presents a highly picturesque streetscape (Criterion E).

Primary source

Independent Review: Mont Iris Estate & Environs (GJM Heritage, October 2022)

Precinct Gradings Schedule

Place Name	Address	Grading	Contributory fence / garage
House	6 Dent Street	Contributory	Fence
House	8 Dent Street	Contributory	Fence
House	10 Dent Street	Contributory	Fence
House	12 Dent Street	Non contributory	-
House	14 Dent Street	Contributory	Fence
House	16 Dent Street	Contributory	Fence
House	18 Dent Street	Contributory	Fence

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Place Name	Address	Grading	Contributory fence / garage
House	20 Dent Street	Contributory	Fence
House	22 Dent Street	Contributory	-
House	24 Dent Street	Contributory	Garage
House	26 Dent Street	Contributory	Garage
House	28 Dent Street	Contributory	Fence
House	40 Dent Street	Contributory	Fence & Garage
House	42 Dent Street	Contributory	Fence
House	44 Dent Street	Contributory	Fence & Garage
House	46 Dent Street	Contributory	Fence
House	48 Dent Street	Contributory	Fence
House	50 Dent Street	Contributory	Fence & Garage
House	52 Dent Street	Contributory	Fence
House	54 Dent Street	Contributory	Fence & Garage
House	56 Dent Street	Contributory	-
House	58 Dent Street	Contributory	Fence & Garage
House	60 Dent Street	Contributory	-