

High Street North Precinct, Glen Iris Statement of Significance, May 2023

Heritage Place:	High Street North Precinct, Glen Iris	PS ref no:	HO957
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Figure 1. 127 High Street, Glen Iris



Figure 2. 129 High Street, Glen Iris



Figure 3. 131 High Street, Glen Iris



Figure 4. 133 High Street, Glen Iris



Figure 5. 135 High Street, Glen Iris



Figure 6. 137 High Street, Glen Iris

Boroondara Planning Scheme



Figure 7. 139 High Street, Glen Iris



Figure 8. 141 High Street, Glen Iris



Figure 9. 152 Summerhill Road, Glen Iris

Boroondara Planning Scheme



GRADING

- PRECINCT BOUNDARY
- CONTRIBUTORY

What is significant?

The High Street North Precinct, Glen Iris, a 1920s and 1930s subdivision development of the Glen Iris Heights Estate, containing a collection of substantial Interwar style houses.

The precinct comprises 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris.

Elements that contribute to the significance of the place include:

- Strong Interwar character demonstrating a variety of Interwar architectural styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne
- Brick construction, both face clinker brick and rendered brickwork
- Gable-ended or hipped roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows

Boroondara Planning Scheme

- Original low brick front fences to Nos. 127, 129 and 133 High Street
- Original brick garages to Nos. 127, 129, 131, 133, 137 and 139 High Street
- Garden settings.

Later alterations and additions to the properties, including rear additions, later garages/outbuildings and later fences are not significant.

How is it significant?

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

Why is it significant?

The High Street North 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. As a grouping of highly intact middle-class houses designed in various Interwar styles, the High Street North Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The High Street North Precinct is a fine and highly intact example of a cohesive middle-class residential precinct constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne styles. Properties within the precinct display typical characteristics of Interwar housing including one and two-storey building forms, clinker brick and rendered brick walls, tiled roofs, hipped and gable-ended roof forms, prominent chimneys, front gardens, brick front fences and brick garages (Criterion D).

The High Street North Precinct forms a unified group of substantial residences constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The consistent application of high-quality materials and detailing, such as prominent chimneys, face clinker and rendered brick construction and masonry fences, in conjunction with their garden settings and original brick garages, presents a highly picturesque streetscape (Criterion E).

Primary source

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

Precinct Gradings Schedule

Place Name	Address	Grading	Contributory fence / garage
House	127 High Street	Contributory	Fence & Garage
House	129 High Street	Contributory	Fence & Garage
House	131 High Street	Contributory	Garage
House	133 High Street	Contributory	Fence & Garage
House	135 High Street	Contributory	-
House	137 High Street	Contributory	Garage
House	139 High Street	Contributory	Garage

Boroondara Planning Scheme

Place Name	Address	Grading	Contributory fence / garage
House	141 High Street	Contributory	-
House	152 Summerhill Road	Contributory	-