

Tower Hill Estate Precinct, Glen Iris & Ashburton Statement of Significance, May 2023

Heritage Place:	Tower Hill Estate Precinct, Glen Iris & Ashburton	PS ref no:	HO958
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Boroondara Planning Scheme



Figures 1-8: Examples of residences included in the precinct (L-R, starting at top) 148 High Street, Ashburton and 9, 12, 17, 21, 22, 23 & 24 Tower Hill Road, Glen Iris & (GJM Heritage, July 2022).



GRADING

- SIGNIFICANT
- CONTRIBUTORY
- NON-CONTRIBUTORY
- PRECINCT BOUNDARY

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

What is significant?

The Tower Hill Estate Precinct, a 1930s and early 1940s subdivision development of the Tower Hill Estate, containing a collection of Interwar houses and the original house in the estate known as 'Tower Hill' built c1901.

The precinct comprises 2-28 & 1-33 Tower Hill Road, Glen Iris, 2-32 Munro Avenue, Ashburton, 142-146A High Street, Glen Iris and 148 High Street, Ashburton.

Elements that contribute to the significance of the place include:

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

Elements that contribute to the significance of 'Tower Hill' include:

- Single-storey Italianate-style villa with some Edwardian-era decorative influences
- Balustraded central tower with pairs of windows to each face
- Rendered brick construction (overpainted)
- Decorative roof ridging and finials
- Asymmetrical front elevation
- Return verandah with turned timber posts and timber fretwork
- Tall prominent chimneys with corniced capping
- Half timbering and rough cast render to gable end
- Tripartite window to the front gable end with segmental arched head and highlights containing leadlight glazing.

5, 15, 26 & 31 Tower Hill Road, 12 & 26 Munro Street and 146A High Street are not significant. Later alterations and additions to other properties, including rear additions, later garages/outbuildings and later fences are not significant.

How is it significant?

The Tower Hill Estate Precinct is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Tower Hill Estate Precinct has strong associations with the late Interwar period of development in suburban Melbourne. In this period extensive tracts of land in Glen Iris and Ashburton – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. Many of these residential estates resulted from the subdivision of large Victorian or Edwardian-era landholdings, as was the case with the subdivision of the c1901 “Tower Hill” House Estate. The interwar period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. As a highly intact precinct of middle-class houses designed in various Interwar styles – along with the turn-of-the-century “Tower Hill” House – the Tower Hill Estate Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The Tower Hill Estate Precinct is a fine and highly intact example of a cohesive middle-class interwar residential precinct. Together the one and two-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, timber framed windows including tripartite window sets, generous front gardens and brick front fences (Criterion D).

‘Tower Hill’ house at 148 High Street, Ashburton is a distinctive and intact representative example of an Italianate-style residence in the City of Boroondara. The building displays important characteristics, typical of late nineteenth century/early twentieth century middle-class housing in Glen Iris and across Boroondara more broadly, including an asymmetrical form with imposing balustraded tower, prominent chimneys, imitation half-timbering and rough cast render to the front gable end, tripartite front window with leadlighting, and return verandah with turned timber posts and timber fretwork; the latter more typical of early 20th century decorative detailing (Criterion D).

The Tower Hill Estate Precinct forms a unified group of one and two-storey residences dating to the late interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as 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, present as highly picturesque streetscapes (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	2 Tower Hill Road, Glen Iris	Contributory	-
House	4 Tower Hill Road, Glen Iris	Contributory	-
House	6 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	8 Tower Hill Road, Glen Iris	Contributory	-
House	10 Tower Hill Road, Glen Iris	Contributory	-
House	12 Tower Hill Road, Glen Iris	Contributory	Fence & Garage

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House	14 Tower Hill Road, Glen Iris	Contributory	-
House	16 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	18 Tower Hill Road, Glen Iris	Contributory	Garage
House	20 Tower Hill Road, Glen Iris	Contributory	-
House	22 Tower Hill Road, Glen Iris	Contributory	-
House	24 Tower Hill Road, Glen Iris	Contributory	-
House	26 Tower Hill Road, Glen Iris	Non contributory	-
House	28 Tower Hill Road, Glen Iris	Contributory	Garage
House	1 Tower Hill Road, Glen Iris	Contributory	Garage
House	3 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	5 Tower Hill Road, Glen Iris	Non contributory	-
House	7 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	9 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	11 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	13 Tower Hill Road, Glen Iris	Contributory	Fence
House	15 Tower Hill Road, Glen Iris	Non contributory	-
House	17 Tower Hill Road, Glen Iris	Contributory	-
House	19 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	21 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	23 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	25 Tower Hill Road, Glen Iris	Contributory	Garage
House	27 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	29 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
House	31 Tower Hill Road, Glen Iris	Non contributory	-
House	33 Tower Hill Road, Glen Iris	Contributory	Fence
House	2 Munro Avenue, Ashburton	Contributory	Garage
House	4 Munro Avenue, Ashburton	Contributory	Fence & Garage
House	6 Munro Avenue, Ashburton	Contributory	Garage
House	8 Munro Avenue, Ashburton	Contributory	Garage
House	10 Munro Avenue, Ashburton	Contributory	Fence & Garage
House	12 Munro Avenue, Ashburton	Non contributory	-
House	14 Munro Avenue, Ashburton	Contributory	Fence & Garage
House	16 Munro Avenue, Ashburton	Contributory	Fence & Garage
House	18 Munro Avenue, Ashburton	Contributory	Garage
House	20 Munro Avenue, Ashburton	Contributory	Fence & Garage
House	22 Munro Avenue, Ashburton	Contributory	Garage
House	24 Munro Avenue, Ashburton	Contributory	Fence
House	26 Munro Avenue, Ashburton	Non contributory	-
House	28-30 Munro Avenue, Ashburton	Contributory	Fence
House	32 Munro Avenue, Ashburton	Contributory	Garage
House	142 High Street, Glen Iris	Contributory	Garage
House	144/144A High Street, Glen Iris	Contributory	Fence (brick section only) & Garage
House	146 High Street, Glen Iris	Contributory	Garage
House	146A High Street, Ashburton	Non contributory	-
Tower Hill	148 High Street, Ashburton	Significant	-