



Level 4, 182 Victoria Parade
East Melbourne, Victoria 3002

enquiries@gjmheritage.com
+61 (03) 9115 6566
gjmheritage.com

ABN: 76 608 238 017
ARBV: 51910

EXPERT WITNESS STATEMENT

Planning Panels Victoria
Boroondara Planning Scheme Amendment C394boro

4 December 2023

Prepared for Boroondara City Council under the instruction of Maddocks by:

Jim Gard'ner | Director, GJM Heritage

BArch(Hons), BBSoc, GradDip(Bldg Cons), GradCert (Visual Arts), RAIA, M.ICOMOS

CONTENTS

1	INTRODUCTION.....	1
1.1	Name and address of expert	1
1.2	Expert's qualifications and experience	1
1.3	Statement identifying the expert's areas of expertise to make this report	2
1.4	Statement identifying other significant contributors to the report.....	2
1.5	The identity and qualifications of the person who carried out any tests or experiments upon which the expert relied in making the report	2
1.6	Relationship between the expert witness and the client	3
1.7	Instructions	3
1.8	Reports and documents relied upon	3
1.9	Facts, matters and assumptions upon which statement proceeds.....	4
1.10	Any questions falling outside the expert's expertise.....	5
1.11	Summary opinion	5
1.12	Declaration	5
2	BACKGROUND.....	6
2.1	Independent Review.....	6
2.2	Submissions Received	7
3	KEY ISSUES	9
3.1	Recommended Precincts.....	9
3.1.1	Dent Street Precinct, Glen Iris.....	9
3.1.2	Tower Hill Estate Precinct, Glen Iris and Ashburton.....	11
3.1.3	High Street North Precinct, Glen Iris	13
3.2	Objections to the Proposed Precincts	14
3.3	Expansion of Tower Hill Estate Precinct.....	17
3.4	Specific Objections	19
3.4.1	10 Munro Avenue, Ashburton (Tower Hill Estate Precinct).....	19
3.4.2	20 Munro Avenue, Ashburton (Tower Hill Estate Precinct).....	21
3.4.3	12 Dent Street, Glen Iris (Dent Street Precinct)	24
3.4.4	24 Dent Street, Glen Iris (Dent Street Precinct)	25
3.4.5	44 Dent Street, Glen Iris (Dent Street Precinct)	26
4	CONCLUSION.....	27

ATTACHMENTS

ATTACHMENT 1 - RECOMMENDED AMENDMENTS TO EXHIBITED DOCUMENTATION



1 INTRODUCTION

1.1 Name and address of expert

- [1] James (Jim) Maitland Gard'ner, Director, GJM Heritage, Level 4, 182 Victoria Parade, East Melbourne, Victoria 3002.

1.2 Expert's qualifications and experience

- [2] I hold a Bachelor of Building Science and an honours degree in Architecture from Victoria University of Wellington (New Zealand), a post graduate diploma in building conservation from the Architectural Association of London and a graduate certificate in visual arts from Harvard University. I am registered with the Architects' Registration Board of Victoria (16044) and am a member of the Australian Institute of Architects, the Victorian Planning & Environmental Law Association, Docomomo Australia and Australia ICOMOS (International Council on Monuments and Sites).
- [3] I have practiced as an architect on heritage buildings and new design projects in New Zealand and the United Kingdom, and have specialised in heritage conservation since 1997. I have worked as Project Architect on commercial projects in the World Heritage Listed City of Bath, and, as a Historic Buildings Architect at English Heritage, I provided technical and regulatory advice on a diverse range of heritage places including Stonehenge, Bolsover Castle, Derbyshire and the Wellington Arch in London. At the National Trust of Australia (Victoria) I led the classification of heritage places on the National Trust Register and the development of responses to heritage and planning permit applications.
- [4] In my role as the Director, Strategy and Policy and then as the Executive Director at Heritage Victoria I developed and implemented heritage policy and guidance to assist in the interpretation of the provisions of the *Heritage Act 1995* including in relation to: the assessment of 'reasonable or economic use' under s73(1)(b) of the Heritage Act; *Victoria's Framework of Historical Themes*; *The Victorian Heritage Register Criteria and Threshold Guidelines*; and the *Victorian Government Cultural Heritage Asset Management Principles*. I previously Chaired the Royal Exhibition Building and Carlton Gardens World Heritage Steering Committee and have been a member of the Heritage Chairs and Officials of Australia and New Zealand. From 2012-15 I held the position of Executive Director, Statutory Planning and Heritage in the Victorian State Government where I administered the *Environment Effects Act 1978* (Vic) and advised the Minister for Planning on planning scheme amendments and permit decision making under the *Planning and Environment Act 1987* (Vic).
- [5] As an independent heritage consultant, I have advised on heritage assessment, management and works to heritage places including private

dwelling, places of worship, institutional and commercial buildings, and industrial properties. I continue to advise local and State Governments on statutory planning approvals and strategic planning matters, and have undertaken place-specific assessments as well as heritage studies for broader areas and precincts. I have experience and expertise in formulating and implementing policy and controls for heritage places.

1.3 Statement identifying the expert's areas of expertise to make this report

- [6] I am expert in the assessment of cultural heritage significance of historic heritage places, the administration of legislation to regulate and manage historic heritage places and objects, and in providing advice and preparing documentation to support conservation and redevelopment of heritage places.
- [7] As Executive Director, Heritage Victoria under the Heritage Act I have been the independent statutory decision maker for making recommendations to the Heritage Council to include or not include places and objects on the Victorian Heritage Register and for determining heritage permits for works to heritage places and objects, and consents for the disturbance or destruction of historical archaeological sites.
- [8] As a consultant I have prepared numerous heritage assessments, heritage studies, and Heritage Impact Statements for places of local and State-level significance, and have provided independent peer review of heritage assessments and development proposals on behalf of local planning authorities.
- [9] I have provided expert evidence to VCAT, Planning Panels Victoria, Independent Commissioners (New Zealand) and the Heritage Council of Victoria under the instruction of private property owners, developers and local government.

1.4 Statement identifying other significant contributors to the report

- [10] This report was prepared by me with the assistance of Renae Jarman, Director, GJM Heritage. The views expressed in this report are my own.

1.5 The identity and qualifications of the person who carried out any tests or experiments upon which the expert relied in making the report

- [11] No tests or experiments were relied upon in making this report.

1.6 Relationship between the expert witness and the client

[12] Outside of providing heritage advice on various matters, there is no private or business relationship between myself and Boroondara City Council (Council) or Maddocks.

1.7 Instructions

[13] On 19 October 2023 I received written instructions from Ms Briana Eastaugh, Partner, of Maddocks to:

1. Review the exhibited Amendment documentation (C394boro).
2. Prepare a statement of evidence and appear as an expert witness for Council at the Panel hearing, which is scheduled to commence in the week commencing 11 December 2023.

I was instructed that my evidence should:

- Be prepared in accordance with the *Planning Panels Guide to Expert Evidence*;
- Not refer to any submitter by name (use submission numbers);
- Provide an overview of my involvement and the role of GJM in respect of the *Heritage Review*;
- Express my opinion of the exhibited Amendment;
- Express my opinion on the key issues, as relevant to my expertise, raised by submissions to the Amendment and the Council position in respect of those matters; and
- Express my opinion on any directions issued by the Panel, as relevant to my expertise.

[14] On 3 November 2023 I received further written instructions requesting that I:

1. Review and consider an additional report prepared by Impact Development Group in respect of 20 Munro Avenue and received post-exhibition.

1.8 Reports and documents relied upon

[15] The documents I have relied upon in the preparation of my evidence are:

- Amendment documentation in relation to C394boro including:
 - Explanatory Report
 - Schedule to Clause 43.01
 - Schedule to Clause 72.04

- Schedule to Clause 72.08
- Heritage Overlay Maps
- Statements of Significance for:
 - 7 Fuller Street, Glen Iris
 - 33 Fuller Street, Glen Iris
 - Dent Street Precinct, Glen Iris
 - High Street North Precinct, Glen Iris
 - Tower Hill Estate Precinct, Glen Iris and Ashburton.
- Citation and Statement of Significance for the Mont Iris Estate and Environs Precinct from the *City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris* (revised report) prepared by Context P/L, 5 October 2020
- Panel Report for Boroondara Planning Scheme Amendment C333boro (Boroondara PSA C333boro [2022] PPV)
- *Independent Review: Mont Iris Estate & Environs Precinct* prepared by GJM Heritage, October 2022
- UPDC Meeting Minutes and Agenda (Officer Report) and attachments of 16 October 2023, including Attachment 1 – Summary of submissions and Officer Response
- Submissions received in respect of C394boro (24).
- *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018; updated 15 November 2023)
- Planning Panels Victoria | Practice Note 1: Expert Evidence.

1.9 Facts, matters and assumptions upon which statement proceeds

- [16] During the preparation of the *Independent Review: Mont Iris Estate & Environs Precinct* I visited each of the properties included within the review.
- [17] On 25 November 2023 I undertook a further external inspection of the properties subject to specific objecting submissions (from the public realm only).
- [18] I note that on Page 4 of the *Independent Review: Mont Iris Estate & Environs Precinct* (October 2022) (first dot point, sub-dot point 3) the property addresses proposed to be included within the Tower Hill Estate Precinct inadvertently omits 1-33 Tower Hill Road. This is an error. I note that the balance of the report refers to both the western (Nos. 2-28) and eastern (Nos. 1-33) sides to Tower Hill Road being recommended for inclusion within the precinct.

1.10 Any questions falling outside the expert's expertise

[19] No questions have been raised that fall outside my expertise.

1.11 Summary opinion

[20] It is my view that:

- The exhibited documentation for Planning Scheme Amendment C394boro appropriately reflects the recommendations made in the *Independent Review: Mont Iris Estate & Environs Precinct* (October 2022) report prepared by GJM Heritage to include three (3) residential precincts and two (2) individual residential properties within the Heritage Overlay of the Boroondara Planning Scheme.
- The fence and garage of 10 Munro Avenue, Ashburton should be removed from the 'Contributory Fence/Garage' column in the citation and Statement of Significance of the Tower Hill Estate Precinct as per the 16 October 2023 Council-amended version of these documents (see Attachment 1).
- The garage of 44 Dent Street, Glen Iris should be removed from the 'Contributory Fence/Garage' column in the citation and Statement of Significance of the Dent Street Precinct as per the 16 October 2023 Council-amended version of these documents (see Attachment 1).
- The implementation of the Review through Amendment C394boro contributes to fulfilling the objectives of Section 4(1)(d) of the *Planning and Environment Act 1987* and Clause 15.03-1S 'Heritage Conservation'
- The Review has been conducted in accordance with the guidance set out in PPN1.
- Subject to the changes recommended in my evidence and set out in Attachment 1, it is my view that Amendment C394boro should be adopted and implemented.

1.12 Declaration

[21] I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.



Jim Gard'ner, Director - GJM Heritage

2 BACKGROUND

2.1 Independent Review

- [22] Amendment C394boro ('the Amendment') seeks to implement the recommendations of the *Independent Review: Mont Iris Estate & Environs Precinct* (October 2022) ('the Review'), prepared by my office.
- [23] Council engaged GJM Heritage in May 2022 to undertake an independent review of the 'Mont Iris Estate and Environs Precinct' Heritage Citation and Statement of Significance prepared by Context and Trethowan Architecture as part of the *City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 – Glen Iris* (the 'Heritage Gap Study').
- [24] As set out in the introduction to the Review, our engagement occurred in response to recommendations of the Panel that considered Amendment C333boro. Amendment C333boro sought to implement the recommendations of the Heritage Gap Study, including the introduction of a precinct-based Heritage Overlay over a large area identified as the 'Mont Iris Estate and Environs'.
- [25] In summary, the Panel found that the proposed precinct could not be justified and recommended that further work occur to identify areas of high cohesiveness within the proposed precinct and to consider their appropriateness for inclusion in the Heritage Overlay.
- [26] In particular, the Panel found:
- The Mont Iris Estate and Environs Precinct has serious issues. Its proposed scale has challenged its cohesion, through the concentration and location of non-contributory properties. The irregularly shaped precinct is the least cohesive of all precincts proposed by the Amendment. It appears to be multiple precincts separated by areas of non-contributory properties rather than a single cohesive precinct.*¹
- [27] The Panel identified areas or properties that were 'non-contributory' and 'significant' in the context of the precinct before them and indicated areas that demonstrated greater levels of cohesiveness.
- [28] While noting the Panel's findings, my office undertook the Review from 'first-principles' to identify places and precincts of potential heritage significance. This occurred in two stages:
- Stage 1 involved a review of heritage documentation and information forming part of Amendment C333boro, conducting additional historical research and undertaking a site-walk of the entirety of the

¹ Boroondara Planning Scheme Amendment C333boro Glen Iris Panel Report, Planning Panels Victoria, 20 January 2022, p7.

‘Mont Iris Estate and Environs Precinct’. The findings and recommendations of this review are detailed in Section 3 of the Review.

- Stage 2 involved detailed heritage assessments of the following three (3) precincts and two (2) individual places identified in Stage 1 as warranting inclusion in the Heritage Overlay in accordance with *Planning Practice Note 1: Applying the Heritage Overlay* (2018) (PPN1):
 - 7 Fuller Street, Glen Iris
 - 33 Fuller Street, Glen Iris
 - Dent Street Precinct, Glen Iris
 - High Street North Precinct, Glen Iris
 - Tower Hill Estate Precinct, Glen Iris and Ashburton.

[29] My involvement in the Review comprised undertaking the site-walk with other members of my office, reviewing and confirming the findings and recommendations of the draft review memorandum, and undertaking the final review of the heritage citations, Statements of Significance and Review report for submission to Council.

[30] The Amendment, which implements the recommendations of our Review, was exhibited between 15 June 2023 and 27 July 2023.

[31] It is my view that the exhibited Amendment documentation appropriately reflects the recommendations made in our Review.

2.2 Submissions Received

[32] In response to exhibition of the Amendment, Council received 24 submissions – nine (9) supporting; four (4) partially supporting; and eleven (11) objecting to the Amendment.

[33] Submission Numbers 2, 16, 17, 18, 21, 22 and 23 raise the following issues:

- limitations to future development opportunities for property owners, including the implications for introducing sustainability measures to heritage properties;
- impacts on the re-sale value of properties;
- the need for a structural assessment to be undertaken as part of the heritage assessment process;
- the need for clearer guidelines on appropriate parameters for changes to the proposed heritage places;
- the lack of ability of owners to protect or manage their property due to the proposed heritage control; and

- the imposition of compliance with new regulations preventing property upgrade to higher safety and structural standards.

These matters are not discussed further in this evidence due to well-established precedence set by other Panel findings that these matters are not relevant in the consideration of whether a place is of heritage significance and should have the Heritage Overlay applied. Rather, they are matters to be balanced at the time of applying for a Planning Permit for alterations or redevelopment, or they fall outside the parameters of planning considerations. The key matter addressed as part of this evidence is whether the heritage places demonstrate one or more of the PPN1 heritage criteria at the local level and warrant inclusion in the Heritage Overlay.

- [34] Submission Numbers 4, 14, 15, 19, 20, 21, 22 and 23 raise general issues around the broad merits of the proposed precincts. This is discussed further in Section 3.2 of this evidence.
- [35] Submissions 5, 6 and 13 support the amendment but query why additional areas were not recommended for the Heritage Overlay. The approach and merits of the proposed precincts are discussed further in Section 3.2.
- [36] Submissions that raise heritage objections in respect of specific properties are:

Submission Number	Property Address and Proposed Precinct
1, 7	10 Munro Avenue (Tower Hill Estate Precinct)
12	20 Munro Avenue (Tower Hill Estate Precinct)
14, 15	24 Dent Street (Dent Street Precinct)
20	12 Dent Street (Dent Street Precinct)
24	44 Dent Street (Dent Street Precinct)

These submissions are discussed in detail in Section 3.3 of this evidence.

- [37] Council asked GJM Heritage to provide advice on the parts of the submissions that required a technical heritage response or which related to the approach taken in completing the Review. My office's advice was incorporated into the 'Summary of Submissions and Officer Response' considered by Council on 16 October 2023.

3 KEY ISSUES

3.1 Recommended Precincts

- [38] A number of submissions question the general merits of the proposed precincts. These objections are often expressed in broad terms rather than raising specific issues; however, the key issues identified and my response to them is set out below in Section 3.2. It is noted that no objections have been made in respect of the site-specific Heritage Overlay recommendations.
- [39] I note that the approach taken by my office to the identification and assessment of the precincts follows the established heritage practice of undertaking historical research, conducting fieldwork, analysing the places against comparative examples, and preparing an assessment against heritage criteria.
- [40] It is my view that the approach taken is sound, robust, and has been informed by the guidance contained within PPN1.
- [41] The following precincts are recommended for inclusion in the Heritage Overlay as part of the review.

3.1.1 Dent Street Precinct, Glen Iris



Figure 1. Examples of residences included in the precinct (R-L, starting at top) 28, 42, 44, 46, 58 and 60 Dent Street, Glen Iris

(Source: GJM Heritage, July 2022).

[42] The Dent Street Precinct has been assessed as being of local heritage significance for the following reasons:

- *It 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).*
- *It is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scaled, 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).*
- *It 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).*

3.1.2 Tower Hill Estate Precinct, Glen Iris and Ashburton



Figure 2. Examples of residences included in the precinct (L-R, starting at top) 148 High Street, Ashburton and 9, 12, 17, 21 and 22, Tower Hill Road, Glen Iris

(Source: GJM Heritage, July 2022).

[43] The Tower Hill Estate Precinct has been assessed as being of local heritage significance for the following reasons:

- *It 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).*
- *It 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 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 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).*

3.1.3 High Street North Precinct, Glen Iris



Figure 3. Examples of residences included in the precinct (L-R, starting at top) 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris

(Source: GJM Heritage, July 2022).

[44] The High Street North Precinct has been assessed as being of local heritage significance for the following reasons:

- *It 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).*
- *It 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).*
- *It 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).*

3.2 Objections to the Proposed Precincts

[45] **Issue: The mix of housing within the proposed precinct/s is similar to the mix in other streets in the surrounding area and therefore the recommended precincts cannot be supported.**

Response: The three precincts recommended for inclusion in the Heritage Overlay exist within a broader context of predominantly early to mid-twentieth century residential development, interspersed with later residential development. It is acknowledged that the mix of housing in the proposed precincts reflects this broader context; however, the proposed precincts demonstrate a cohesiveness of form, scale and materiality and a level of intactness that is not found in the surrounding area, excluding those streetscapes already included in the Heritage Overlay (as noted in the comparative analysis for the precincts). While there are other individual and small groups of properties within the area that remain highly intact and clearly demonstrate this period of development, they do not form a tightly defined precinct, nor do they exist within a sufficiently

cohesive and intact streetscape to warrant a precinct control. They are also are not of sufficient historic or architectural (aesthetic) merit in their own right to warrant inclusion in a site-specific Heritage Overlay.

[46] **Issue: The Dent Street Precinct is not highly intact, is disjointed and is composed of a number of different styles, materials and features that are not coherent.**

[47] Response: The assertion raised in the objection is disputed and it is noted that no evidence has been supplied to substantiate the claim. The proposed Dent Street Precinct is a highly intact streetscape of modestly-scaled, single-storey Interwar houses that demonstrate a very high degree of consistency in architectural style (principally the English Domestic Revival style), materiality (generally brick construction with a small number weatherboard buildings with brick elements such as porches) and detailing (decorative clinker brick features, entry porches, prominent rendered or brick chimneys and timber-framed tripartite windows). The Dent Street Precinct compares favourably with other interwar residential precincts included in the Heritage Overlay within the City of Boroondara including the Goodwin Street and Somerset Road Precinct (HO226), the Great Glen Iris Railway Junction Estate and Environs (HO227) and the Holyrood Estate and Environs (HO228).

[48] **Issue: Precincts demonstrate a lack of coherency and intactness. Significant modifications have occurred to properties.**

Response: This assertion is disputed and it is noted that no evidence has been supplied by objectors to substantiate this general claim. The Review has identified three precincts which demonstrate a high degree of consistency in architectural style, form and materiality and which have a high degree of intactness. The recommended precincts include very limited numbers of non-contributory properties and do not include streetscapes where substantial alterations have occurred to earlier properties such that their original form is distorted and no longer legible.

[49] **Issue: The new proposal is not sufficiently different from the earlier Mont Iris Estate Precinct considered by Panel**

Response: The original Mont Iris Estate Precinct as proposed by Context and Trethowan Architecture comprised a large precinct comprising approximately 286 properties over 12 streets. The current recommendation comprises three precincts with a total of 84 properties over three streets, along with two individual properties. The current proposal is substantially refined and reduced in area compared to that considered by the previous Panel.



Figure 4. Original Mont Iris Estate Precinct with GJM Heritage recommended Heritage Overlay precincts (outlined in blue) and individual places (outlined in yellow).

[50] **Issue: Fencing and garage controls should not be applied.**

Response: Fences and outbuildings (such as garages) can contribute to the significance of a heritage precinct, allowing for the historic design and function of properties to be more fully appreciated. The Heritage Overlay acknowledges this potential by requiring that a permit be obtained for demolition or removal of an outbuilding or front fence. This requirement cannot be removed unless an exemption is included within an Incorporated Plan. The Review has therefore not “applied” controls over original or early fences and garages; it has instead recommended that notice and review requirements be triggered for these items given their contributory significance, should a permit be lodged. Within the recommended precincts, the original and early garages demonstrate the rise of private vehicle ownership at the time of the precinct’s development while the low fences reflect greater levels of openness and sense of community in suburban development.

3.3 Expansion of Tower Hill Estate Precinct

- [51] In addition to the above objections, a number of submitters requested the expansion of the Tower Hill Estate Precinct boundary to include both sides of Munro Avenue.
- [52] The Tower Hill Estate Subdivision did not extend to the eastern side of Munro Avenue (see Figures 5 and 6) and only the original subdivision has been included in the proposed Tower Hill Estate Precinct, with the exception of a small number of properties at the precinct boundary edges that have been subsequently demolished or redeveloped. In addition to the lesser historical connection to the recommended precinct, it is our assessment that the eastern side of Munro Avenue is less cohesive with a higher proportion of non-contributory or substantially altered properties affecting the appreciation of the streetscape as one that can be considered highly intact and visually cohesive. We have therefore recommended that the precinct be confined to the extent of the original Tower Hill Estate subdivision.

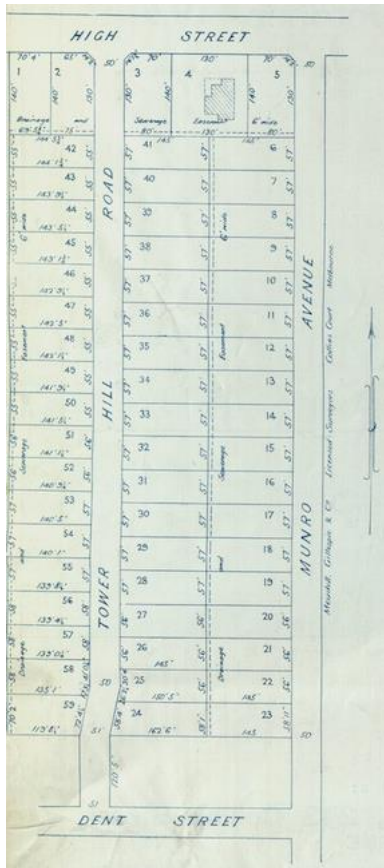


Figure 5. Plan of Tower Hill Estate subdivision, 1926.

(Source: State Library of Victoria).



Figure 6.
Advertisement for the
Tower Hill Estate
subdivision, 1934
(Source: State Library
of Victoria)

[53] It is acknowledged that GJM Heritage's recommendation results in the eastern side of Munro Avenue being excluded from the Heritage Overlay but flanked by two Heritage Overlay Precincts (the proposed Tower Hill Estate Precinct and HO227 – Great Glen Iris Railway Junction Estate and Environs, Ashburton); however, it is important that a great deal of rigour is applied to the application of the Heritage Overlay control and that it isn't used simply to protect neighbourhood character. While I acknowledge that the building stock on the eastern side of Munro Avenue dates from a similar period to that of the west and that the original Mont Iris Estate Precinct as proposed by Context and Trethowan Architecture identified a similar number of 'non-contributory' properties for both sides of the street, it is my view that a number of properties on the eastern side previously identified as being 'contributory' have been subject to a level of alteration which has reduced their heritage contribution to a 'non-contributory' level. Therefore, on the basis of both a lesser historical connection to the Tower Hill Estate subdivision and the greater level of substantially altered properties, it is my view that the application of the Heritage Overlay to the eastern side of Munro Avenue cannot be justified.

3.4 Specific Objections

3.4.1 10 Munro Avenue, Ashburton (Tower Hill Estate Precinct)



Figure 7. 10 Munro Avenue

(Source: GJM Heritage, July 2022).



Figure 8. 10 Munro Avenue

(Source: GJM Heritage, November 2023).

- [54] 10 Munro Avenue is proposed to be included as a 'Contributory' property within the Tower Hill Estate Precinct. The property is a late Interwar residence constructed in the English Domestic Revival style.
- [55] Submitters 1 and 7 generally support the amendment but seek that the property be regraded from 'Contributory' to 'Non-contributory' for the following reasons:
- The attached garage was added to the side of the house in the 1960s, detracting from the late interwar character of the precinct.
 - The house was substantially altered in the 1970s with an upper-storey addition and dormer-style windows, to the point that the house's relationship with the precinct's significance is no longer clear.

- The original low brick front fence has been removed and replaced with a high brick fence, which does not enhance the Interwar character of the house and obscures the property from the street.

[56] The submitter provided the following image in support of the submission.



*Figure 9. 10 Munro Avenue
(undated)*

*(Source: Image provided by
submitter).*

[57] It is acknowledged that some changes have occurred to the property since its construction, including the construction of a side garage, replacement of the front fence, insertion of a dormer window into the main front roof pitch and alteration of gable end details.

[58] These changes are considered to be relatively minor, have been undertaken in a relatively sensitive manner, and do not diminish the ability to appreciate the property as a substantially intact English Domestic Revival style property within a highly intact precinct. Characteristics of the property that contribute to the significance of the precinct are:

- *Strong Interwar character generally demonstrating characteristics of the English Domestic Revival style;*
- *Consistent front setbacks within streetscapes;*
- *Brick construction*
- *...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...;*
- *Decorative brick detailing to walls;*
- *Garden setting.*

[59] It is therefore my position that the property should remain as a 'Contributory' graded property within the Tower Hill Estate Precinct.

[60] I acknowledge that the historic photograph provided by the submitter clearly demonstrates that the side brick garage and current front fence were constructed after the residence was constructed. It is therefore my view that the fence and garage be removed from the 'Contributory Fence/Garage' column in the citation and Statement of Significance as per the 16 October 2023 Council-amended version of these documents (see Attachment 1 to this evidence).

3.4.2 20 Munro Avenue, Ashburton (Tower Hill Estate Precinct)



Figure 10. 20 Munro Avenue

(Source: GJM Heritage, July 2022).



Figure 11. 20 Munro Avenue

(Source: GJM Heritage, November 2023).

[61] 20 Munro Avenue is proposed to be included as a 'Contributory' property within the Tower Hill Estate Precinct. The property is a late Interwar residence constructed in red brick with an attached red brick garage (with later roller shutter door) and low red brick front fence.

- [62] Submitter 12 seeks removal of the garage and front fence from being identified as contributory elements within the citation and Statement of Significance on the basis that they are not defining features of the precinct and are not fit-for-purpose. It is submitted that the garage is unable to accommodate a standard-sized vehicle and that the fence limits the driveway width.
- [63] As noted previously, fences and outbuildings (such as garages) can contribute to the significance of a heritage precinct, allowing for the historic design and function of properties to be more fully appreciated. This is acknowledged by the Heritage Overlay provisions, which requires a permit for the demolition of all fences and outbuildings unless exempted via an Incorporated Plan. Within the Tower Hill Estate Precinct, the original and early garages demonstrate the rise of private vehicle ownership at the time of the precinct's development while the low fences reflect greater levels of openness and sense of community in suburban development at the time. The following 1945 aerial demonstrates the presence of the garage at 20 Munro Avenue at that time.



*Figure 12. 20 Munro Avenue
(with garage indicated).*

*(Source: Melbourne 1945,
Landata Victoria).*



Figure 13. 20 Munro Avenue

(Source: nearmap, aerial dated 10 November 2023, accessed 30 October 2023).

- [64] It is acknowledged that alteration of heritage elements – including fences and garages – is sometimes required to achieve compliance and to maintain the long-term efficient use of the property. Such alterations are appropriately managed through the planning permit process.
- [65] It is my view that the fence and garage are appropriately identified as elements that contribute to the significance of the Tower Hill Estate Precinct.
- [66] A supplementary submission (dated October 2023) prepared on behalf of the owner and received post-exhibition suggests the broader ‘Contributory’ status of the property is also questioned. In addition to reflecting the position of the original submitters in respect of the garage and fence, the supplementary submission states:

... we agree that the [sic] area in question and earmarked for the approval for a permanent heritage overlay as there are many historically significant homes and architecture that is unique and should be preserved for historical and cultural reasons but this house at 20 Munroe Street isn't one of them and we request that it is struck off the heritage list for all the above reasons put forward.

The reasons for removing the property from the “heritage list” are (in addition to restating the garage and fence concerns):

- The internal layout of the house is not conducive to modern living.
- There is no architectural feature that makes the home stand out as significant culturally or historically.
- The house is of a basic form with common hipped roof and “nondescript architecture”.

[67] We agree that the property is a simple, modestly-scaled residential example of the late Interwar period. It is not suggested in our assessment that the property is individually unique or of architectural merit in its own right, rather it demonstrates the following elements of modestly-scaled late Interwar development that contribute to the significance of the precinct as a whole:

- *Strong Interwar character ...;*
- *Consistent front setbacks within streetscapes;*
- *Brick construction ...*
- *Hipped and gable-ended roof forms, clad in terracotta tiles;*
- *Predominantly asymmetrical front elevations;*
- *One and two-storey scale;*
- *Tall prominent chimneys;*
- *Timber-framed windows including...tripartite windows with fixed central panes and double hung side sashes;*
- *Original low brick front fences;*
- *Original or early brick garages;*
- *Garden setting.*

[68] It is therefore my position that the property should remain as a 'Contributory' graded property within the Tower Hill Estate Precinct.

[69] I note that internal alteration controls are not proposed for the precinct and internal changes to accommodate a more functional internal arrangement can occur without requiring a planning permit.

3.4.3 12 Dent Street, Glen Iris (Dent Street Precinct)

[70] 12 Dent Street is proposed to be included as a 'Non-contributory' property within the Dent Street Precinct as it has recently been redeveloped and now contains a modern dwelling.

[71] Submitter 20 states that the property should be "removed from the precinct as the property was legally demolished".

[72] The property exists within an otherwise highly intact streetscape and any development of the property in the future should have regard to the surrounding heritage context. It is therefore appropriate that the property is retained within the proposed precinct and graded 'Non-contributory'.

3.4.4 24 Dent Street, Glen Iris (Dent Street Precinct)



Figure 14. 24 Dent Street

(Source: GJM Heritage, July 2022).

- [73] 24 Dent Street is proposed to be included as a ‘Contributory’ property within the Dent Street Precinct. The property is an Interwar residence constructed in the English Domestic Revival style.
- [74] Submitters 14 and 15 state that the property is a “nondescript suburban dwelling that is hardly worth preserving” and seeks for the Amendment to be abandoned. No further material has been provided on the heritage merits of the proposed amendment.
- [75] As noted previously, the proposed Dent Street Precinct is a highly intact streetscape of modestly-scaled, single-storey Interwar houses that demonstrate a very high degree of consistency in architectural style, materiality and detailing. The Dent Street Precinct compares favourably with other interwar residential precincts within the City of Boroondara, as set out in the comparative analysis in the citation.
- [76] The property at 24 Dent Street demonstrates the following elements that contribute to the significance of the precinct:
- *Strong Interwar character with the majority of properties demonstrating characteristics of the English Domestic Revival style;*
 - *Consistent front setbacks;*
 - *...brick construction, both face clinker brick and rendered brickwork;*
 - *Hipped and gable-ended roof forms, clad in terracotta tiles;*
 - *...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 ...porch entries...and gable ends;*
- *Original brick garages.*

[77] It is therefore my position that the property should remain as a 'Contributory' graded property within the Dent Street Precinct and that the Dent Street Precinct should be included in the Heritage Overlay of the Boroondara Planning Scheme.

3.4.5 44 Dent Street, Glen Iris (Dent Street Precinct)



Figure 15. 44 Dent Street

(Source: GJM Heritage, July 2022).

- [78] 44 Dent Street is proposed to be included as a 'Contributory' property within the Dent Street Precinct. The property is an Interwar residence constructed in the English Domestic Revival style.
- [79] Submitter 24 notes that the garage – which is identified in the citation and Statement of Significance as being a contributory garage – was constructed 13 years ago. Records were provided by the owner to confirm the construction date.
- [80] I acknowledge that garage is of recent construction, albeit in a 'historicist' style to match the main dwelling. It is therefore my view that the garage be removed from the 'Contributory Fence/Garage' column in the citation and Statement of Significance as per the 16 October 2023 Council-amended version of these documents (see Attachment 1 to this evidence).

4 CONCLUSION

- [81] It is my view that the Review provides a sound and robust basis for including three (3) precincts and two (2) individual places within the Heritage Overlay of the Boroondara Planning Scheme in recognition of their local heritage significance.
- [82] The implementation of the Review through Amendment C394boro contributes to fulfilling the objective of Section 4(1)(d) of the *Planning and Environment Act 1987* (“to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural value”) and Clause 15.03-1S ‘Heritage Conservation’ (“To ensure the conservation of places of heritage significance”) through the following Clause 15.03-1S strategies:
- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
 - *Provide for the protection of natural heritage and man-made resources.*
 - *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- [83] The Review has been conducted in accordance with the guidance set out in PPN1.
- [84] Subject to the changes recommended in my evidence and set out in Attachment 1, it is my view that Amendment C394boro should be adopted and implemented.

ATTACHMENT 1 - RECOMMENDED AMENDMENTS TO EXHIBITED DOCUMENTATION

Expert Witness Statement

Boroondara Planning Scheme Amendment C394boro

gjm



Level 3, 124 Exhibition Street
Melbourne, Victoria 3000

enquiries@gjmheritage.com
+61 (03) 9115 6566
gjmheritage.com

ABN: 62 348 237 636
ARBV: 51910



INDEPENDENT REVIEW: MONT IRIS ESTATE & ENVIRONS PRECINCT

PREPARED FOR:	Boroondara City Council
DATE:	12 September 2023 – Post Exhibition Changes
FILE:	2022-028

PROJECT TEAM

Jim Gard'ner | Director

Renae Jarman | Director

Ros Coleman | Associate

Felicity Coleman | Senior Heritage Consultant

The subject site forms part of the traditional lands of the Wurundjeri People, who are represented by the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation. This report is limited in its scope to consideration of post-contact cultural heritage and does not provide advice on any Aboriginal cultural heritage significance. Nonetheless, we acknowledge the Wurundjeri People as the Traditional Owners of the land within this study area and pay our respects to their Elders past and present. For more information on the Wurundjeri People, please visit <https://www.wurundjeri.com.au/>.

Cover page image: High Street, Glen Iris (GJM Heritage, July 2022)

DOCUMENT VERSIONS

Project No.	Version	Issued To	Date Issued
2022-028	Draft	Rachel Brien	12 October 2022
	Final	Rachel Brien	30 October 2022
	Post Exhibition	Rachel Brien	12 September 2023

CONTENTS

1	INTRODUCTION	1
2	MONT IRIS ESTATE AND ENVIRONS PRECINCT.....	1
3	STAGE 1 - FINDINGS.....	3
4	STAGE 1 - RECOMMENDATIONS FOR POTENTIAL NEW PRECINCTS	4
4.1	High Street North Precinct, Glen Iris, 127-141 High Street & 152 Summerhill Road, Glen Iris	4
4.1.1	Location.....	4
4.1.2	Historical Summary	5
4.1.3	Description and Characteristics	10
4.2	Dent Street Precinct, Glen Iris	12
4.2.1	Location.....	12
4.2.2	Historical Summary	13
4.2.3	Description and Characteristics	15
4.3	Tower Hill Estate Precinct, Glen Iris & Ashburton.....	20
4.3.1	Location.....	20
4.3.2	Historical Summary	22
4.3.3	Description and Characteristics	25
5	STAGE 1 - RECOMMENDATIONS FOR INDIVIDUAL PROPERTIES.....	36
6	STAGE 2 - DETAILED HERITAGE ASSESSMENTS.....	38

APPENDICES

APPENDIX 1 - DETAILED HERITAGE ASSESSMENTS



1 INTRODUCTION

GJM Heritage has been engaged by Boroondara City Council to undertake an independent review of the Mont Iris Estate and Environs Precinct Heritage Citation and Statement of Significance prepared by Context and Trethowan Architecture as part of the *City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7 – Glen Iris*. The Precinct was recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as HO901 and was exhibited as part of Amendment C333boro in March 2021. Following a Panel Hearing in September 2021, Panel recommended that the proposed precinct not be progressed through the Amendment as ‘the area described as the Mont Iris Estate and Environs Precinct does not present as a single cohesive heritage precinct.’¹

We have approached this review in two stages.

In **Stage 1** we completed a review of the Heritage Citation prepared for the Mont Iris Estate and Environs Precinct and subsequent Panel Report discussion and recommendations to identify potential gaps in the research and assessment. We then completed a site-walk of the precinct to review the heritage assessment and the Panel recommendations against the on-ground conditions. Site visits were conducted on 12, 14 and 26 July 2022. All photos included in this report were taken during these site visits unless otherwise stated.

Our findings and recommendations from Stage 1 are detailed in Sections 3, 4 & 5 of this report. In summary, we found that the following three discrete precincts and two individual places within the originally identified Mont Iris Estate and Environs Precinct warranted further assessment for inclusion in the Heritage Overlay:

- High Street North Precinct, Glen Iris
- Dent Street Precinct, Glen Iris
- Tower Hill Estate Precinct, Glen Iris & Ashburton
- 7 Fuller Avenue, Glen Iris
- 33 Fuller Avenue, Glen Iris

In **Stage 2** we completed detailed heritage assessments for these properties and precincts and concluded that they warranted inclusion in the Heritage Overlay. These assessments are provided at Appendix 1 to this report.

2 MONT IRIS ESTATE AND ENVIRONS PRECINCT

The proposed Mont Iris Estate and Environs Precinct comprised a number of properties located within Glen Iris and Ashburton, in the streets generally bounded by Albion Road to the west, Dent Street to the south, Munro Avenue to the east and High Street to the north (Figure 1). This large area historically comprised a number

¹ Boroondara Planning Scheme Amendment C333boro Glen Iris Heritage Panel Report, Planning Panels Victoria, 20 January 2022, p ii.



of interwar subdivisions, with houses generally dating from the early 1920s through to the late 1940s and ranging in architectural styles and detailing.

Following the Panel Hearing for Amendment c333boro, the Panel Report noted that:

The Mont Iris Estate and Environs Precinct has serious issues. Its proposed scale has challenged its cohesion, through the concentration and location of non-contributory properties. The irregularly shaped precinct is the least cohesive of all precincts proposed by the Amendment. It appears to be multiple precincts separated by areas of non-contributory properties rather than a single cohesive precinct...

... The precinct, as exhibited, is not intact enough to achieve local significance, and should not progress through the Amendment. However, there are areas, particularly the north-eastern part, which are cohesive enough to meet the threshold of local heritage significance, but the boundary of such areas needed to be determined through further review. It agrees with Ms Schmeder that further work is needed to define these areas after reviewing their cohesiveness.²

The Panel Report also included a number of recommendations for Council if they determined to proceed with a review of the proposed precinct. These recommendations are shown graphically at Figure 2 below.



Figure 1. Original Precinct Map for Mont Iris Estate and Environs Precinct (Source: Context).

Red: Significant
Green: Contributory
Hatched: Not contributory

² Boroondara Planning Scheme Amendment C333boro Glen Iris Heritage Panel Report, Planning Panels Victoria, 20 January 2022, p 27.



Figure 2. Annotated Precinct Map showing panel recommendations (Source: GJM Heritage).

Purple: Significant
Green: Contributory
Grey: Not contributory
Yellow hatched: Panel recommended to exclude

3 STAGE 1 – FINDINGS

In Stage 1 we completed a desktop review of the Heritage Citation and Panel Report, undertook further historical analysis and walked the extent of the Mont Iris Estate and Environs Precinct on 12, 14 and 26 July 2022 to review on-ground condition. Our Stage 1 findings were as follows:

- We concur with Panel that there is a lack of cohesiveness within parts of the proposed Mont Iris Estate and Environs Precinct. There is a lack of consistency in the period of construction, architectural style and materials found throughout the proposed precinct. The level of intactness of the western part of the precinct in particular is broadly consistent with many other non-heritage areas within the municipality and does not warrant inclusion in the Heritage Overlay as a heritage precinct.
- We concur with Panel that the areas comprising Bridge Street, Fuller Avenue and Vale Street should be excluded from any potential precinct. The northern section of Fuller Avenue comprises a streetscape of predominantly modest Californian Bungalow style houses; however, the extent of new infill development and highly visible “pop-top” additions to a number of the existing bungalows means that this streetscape is no longer considered to be sufficiently intact to meet the threshold for local significance as a precinct.
- We consider that the central part of the proposed precinct, generally comprising Sherwood Street, Mont Iris Avenue and Hilltop Avenue is not cohesive enough to meet the threshold of local significance. There is a lack

of consistency in materiality, architectural style and period of construction in these streets, with houses ranging in date from the early interwar to the postwar period, with later infill also evident. In our view, this area does not form a cohesive precinct, particularly when compared to other heritage precincts in the nearby area, such as the Goodwin Street & Somerset Road Precinct (HO226) and the Great Glen Iris Railway Junction Estate (HO227). The intactness of this area is broadly consistent with many other non-heritage areas within the municipality.

- Three potential precincts within the boundaries of the proposed Mont Iris Estate and Environs Precinct have been identified through our review. These are:
 - The row of properties located on the north side of High Street between Hillcrest and Summerhill roads (High Street North Precinct, Glen Iris);
 - Houses located on the north side of Dent Street, numbering 6-28 and 40-60 (Dent Street Precinct, Glen Iris); and
 - Houses within the historic Tower Hill Estate (comprising 1-28 Tower Hill Road, 2-32 Munro Avenue and 142-148 High Street, Glen Iris and Ashburton).
- Two of the four places graded 'Significant' in the original study (7 Fuller Avenue and 148 High Street) are considered to meet the threshold for individual significance and should be included in the Heritage Overlay – 7 Fuller Avenue as a site-specific Heritage Place and 148 High Street as 'Significant' within the proposed Tower Hill Estate Precinct. The two other places (133 High Street and 152 Summerhill Road) are not considered to meet the threshold for individual significance and should be graded 'Contributory' within the proposed High Street North Precinct, Glen Iris.
- The house at 33 Fuller Avenue is also considered to meet the threshold for individual significance and should be included in the Heritage Overlay as a site-specific Heritage Place. We note that the Panel recommended that 33 Fuller Avenue be re-categorised from 'Contributory' to 'Significant' within a potential future precinct as the 'house is an intact and imposing example of an interwar Old English revival home, with an architectural pedigree'.

4 STAGE 1 – RECOMMENDATIONS FOR POTENTIAL NEW PRECINCTS

4.1 High Street North Precinct, Glen Iris, 127-141 High Street & 152 Summerhill Road, Glen Iris

4.1.1 Location

The houses at 127-141 High Street & 152 Summerhill Road, Glen Iris are located on the north side of High Street, between Hillcrest Road and Summerhill Road. The proposed precinct comprises a row of substantial single and two-storey brick houses constructed in a variety of Interwar architectural styles.



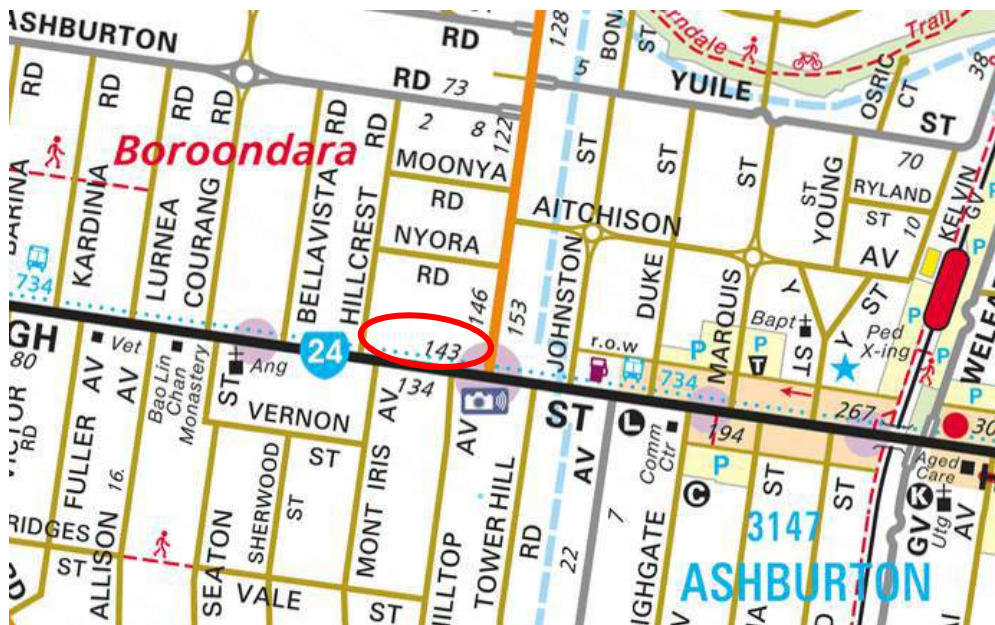


Figure 3. Location map of the proposed precinct – indicated by red oval (Source: Melway).



Figure 4. Aerial of proposed precinct – indicated (Source: Nearmap).

4.1.2 Historical Summary

By the late nineteenth century, a number of substantial villas had been built in High Street in the Glen Iris area. From 1915, residential estates were subdivided from the grounds of some of these residences and other villas. This part of the suburb is known as Upper Glen Iris.³

The houses at 127-141 High Street and 152 Summerhill Road formed part of a large subdivision known as Glen Iris Heights Estate, which comprised land bounded by Glen Iris Road to the west, High Street to the south, Summerhill Road to the east and

³ 'Mont Iris Estate and Environs Precinct Heritage Citation', *Boroondara Municipal Wide Heritage Study Volume 7 – Glen Iris*, prepared by Context, 2020, p 60.

Ashburton Road to the north.⁴ The expansive estate, comprising 72 acres and five perches, formed Crown Portion 136 of the Parish of Boroondara in the County of Bourke, and was bought in its entirety by auctioneer, Percy Owen of Equitable Building in 1915.⁵

The Glen Iris Heights Estate was marketed as some of ‘the finest blocks in Australia’⁶, with sales notices observing ‘the centrality of this Estate, its proximity to Chapel Street, and easy access to St Kilda and all other suburbs’⁷; its proximity to public transport: ‘Five minutes from the High Street Glen Iris Electric Trams. Five minutes from Glen Iris Railway Station. Right on the proposed High Street Electric Tramway extension’⁸; and its elevated siting, which afforded ‘the most wonderful cyclorama of views in Australia.’⁹

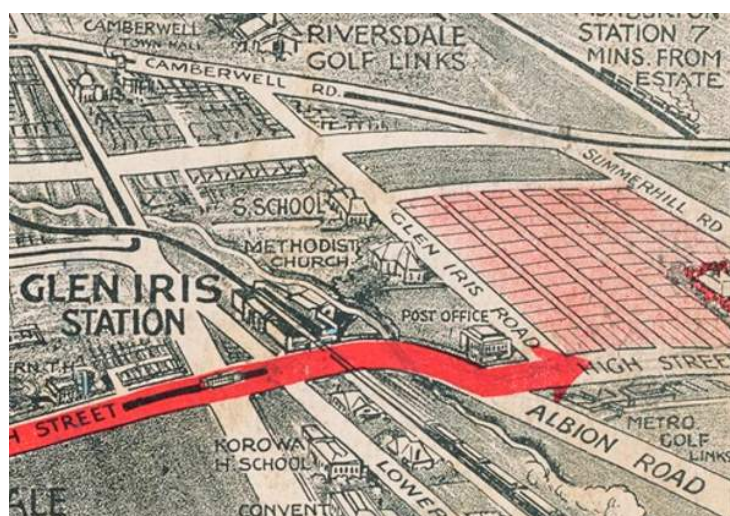


Figure 5. Detail of an advertisement for the Glen Iris Heights Estate, undated (Source: State Library of Victoria)

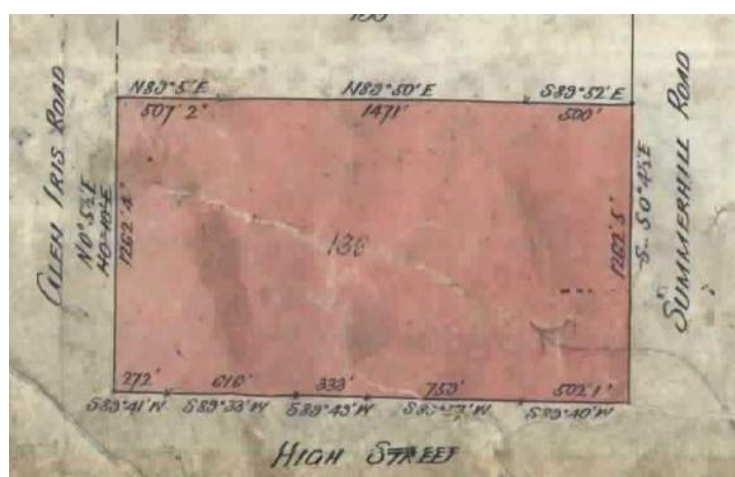


Figure 6. Subdivision plan showing the large estate purchased by Percy Owens prior to subdivision, 1915 (Source: Landata Victoria)

⁴ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, pp 30-32, State Library of Victoria.

⁵ Certificate of Title, Volume 3887, Folio 400, Landata Victoria.

⁶ *The Age*, 20 March 1920, p 25.

⁷ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, p 5, State Library of Victoria.

⁸ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, p 7, State Library of Victoria.

⁹ Album of clippings and photographs relating to the Glen Iris Heights Estate, c1925-1929, p 6, State Library of Victoria.

In 1916, Owen erected a villa on the block bounded by Hillcrest Road, High Street, Summerhill Road and Nyora Road. The brick house contained 10 rooms and was set back from all street frontages, with access provided from High Street, Hillcrest Road and Nyora Road.¹⁰ It appears its primary address was to High Street and at different times was addressed as 127 High Street and 131 High Street.¹¹ In 1924, Owen put the property up for sale, at which time it was described as a 'modern terra cotta tiled roof villa' with a 'large wired-in sleep-out...situate on the highest and best part of the Glen Iris Heights Estate'.¹² The house was purchased by Andrew Hamilton and Elizabeth Frances Baird, who resided at the property until their deaths in 1934 and 1938 respectively.¹³ The villa became known as 'Ashburton House' at this time.¹⁴ Andrew Baird was a prominent Western District grazier, who also owned property near Warrnambool.¹⁵ Following his death in 1934, Ashburton House was put up for sale, at which time it was advertised as a 'beautiful modern gentleman's home on highest point in district'.¹⁶ The sales notice also noted that:

*If not sold as a whole, the house will be submitted on 1 acre of land, with 87 ft frontage to High Street, and 3 blocks approx. 55 ft each frontage to High Street will be submitted separately.*¹⁷

Elizabeth Baird remained at Ashburton House until her own death in 1938, and the house remained in her name until that time.¹⁸ As per the auction notice, the surrounding land was re-subdivided and a number of lots fronting High Street (located within the High Street North Precinct, Glen Iris) were sold off in 1935.

Somewhat confusingly, it appears that at the time of the Hamiltons' earlier purchase of Ashburton House in 1924, Owen subdivided and made a first attempt to sell the lots around the villa. Four lots at the corner of High Street and Summerhill Road were sold at this time, while the remaining lots fronting High Street remained as part of Ashburton House, until their re-subdivision and sale in 1935.

The first house to be constructed within the precinct was the attic bungalow at 152 Summerhill Road, which formed part of this earlier 1920s subdivision of Ashburton House. The property, which comprised Lot 7 of this subdivision, was purchased by Leslie Jehu Brown in August 1925 and on-sold to Joseph Walter and Elizabeth Maude King in October the same year. Originally addressed as 143 High Street, the house was constructed by the Kings in c1926-27 and was known as Ellesmere.¹⁹

¹⁰ Camberwell and Waverley Rate Books, 1916, p 51, accessed via www.ancestry.com, 19 July 2022.

¹¹ S&M, 1930; Victorian Electoral Roll, 1937 accessed via www.ancestry.com, 19 July 2022.

¹² *Argus*, 30 January 1924 p 2.

¹³ 'Andrew Hamilton Baird' & 'Elizabeth Frances Baird', Victorian Electoral Roll, 1925, accessed via www.ancestry.com, 19 July 2022; Camberwell and Waverley Rate Books, 1925-26, p 109, accessed via www.ancestry.com, 19 July 2022.

¹⁴ 'Andrew Hamilton Baird' & 'Elizabeth Frances Baird', Victorian Electoral Roll, 1925, accessed via www.ancestry.com, 19 July 2022.

¹⁵ *Herald*, 13 September 1934, p 7.

¹⁶ *The Age*, 24 November 1934, p 3.

¹⁷ *The Age*, 24 November 1934, p 3.

¹⁸ *Herald*, 29 August 1938, p 3.

¹⁹ 'Joseph Walter King', Victorian Electoral Roll, 1927, accessed via www.ancestry.com, 19 July 2022.

The remaining houses within the precinct, with the exception of 131 High Street, were constructed by 1940.²⁰ The house at No. 131 was built in the immediate postwar period, between 1945 and 1950.²¹

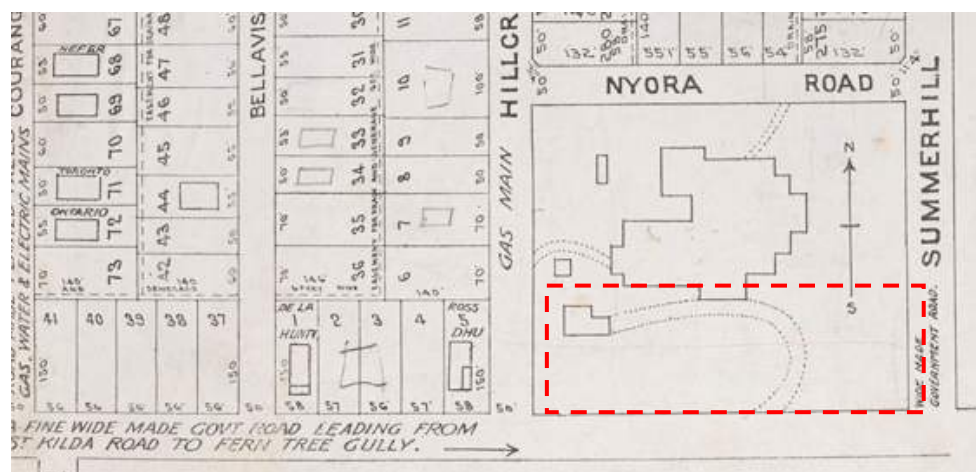


Figure 7. Subdivision plan for the Glen Iris Heights Estate showing the brick villa located between Hillcrest and Summerhill roads. Note that the house is not drawn to scale. The approximate location of the proposed precinct is indicated by the red rectangle (Source: State Library of Victoria)

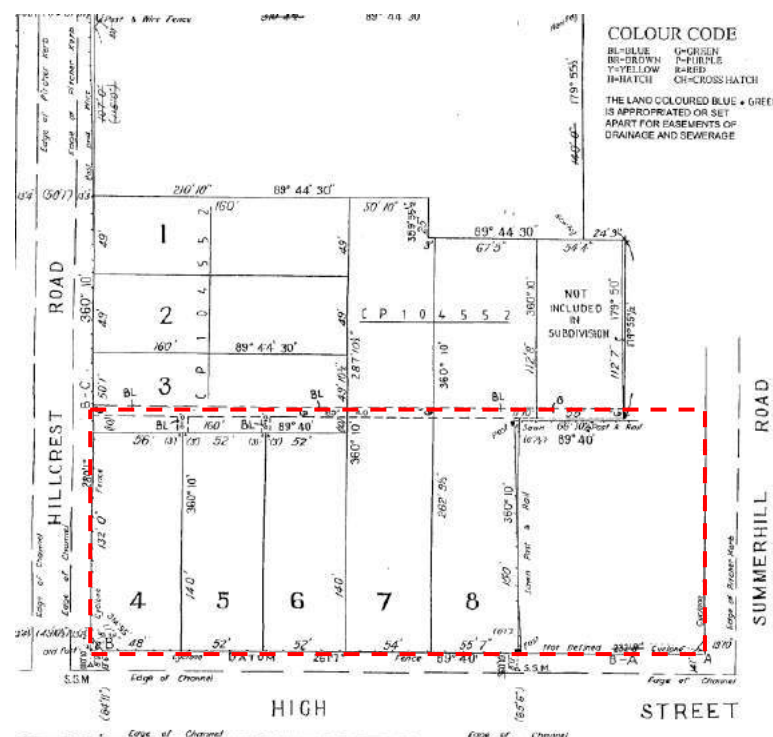


Figure 8. Subdivision plan showing lots with frontages to High Street which were sold off from Ashburton House in 1935. An approximate precinct boundary is indicated (Source: Landata Victoria)

²⁰ S&M, 1935; 1940.

²¹ S&M, 1945; 1950.

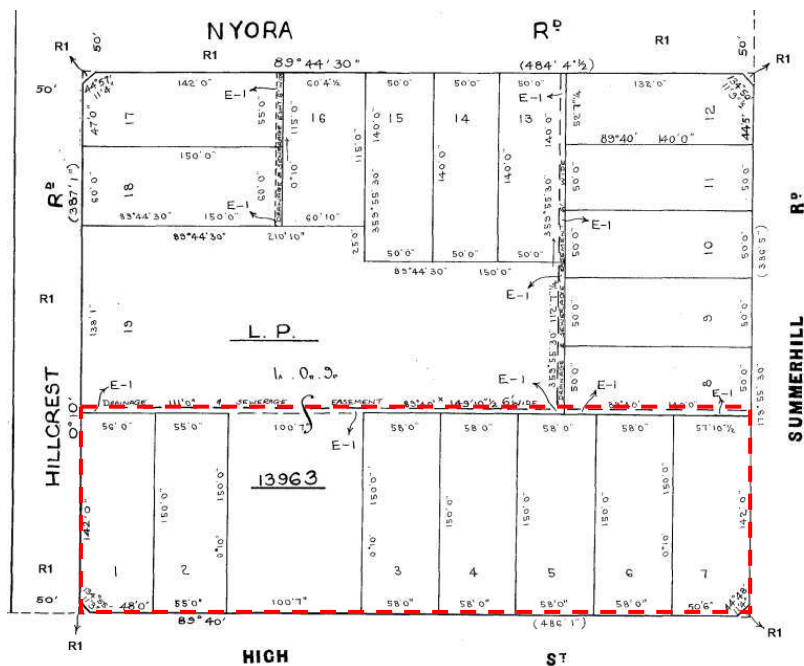


Figure 9. Earlier 1922 subdivision plan showing Owen's first attempt at subdividing and selling the land around Ashburton House. Lots 4-7 with frontages to High Street were purchased around this time. An approximate precinct boundary is indicated (Source: Landata Victoria)

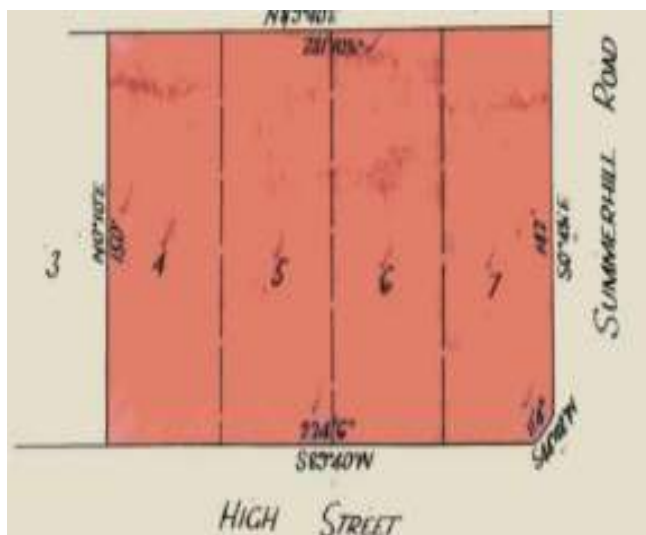


Figure 10. Certificate of title subdivision plan for 152 Summerhill Road, showing Brown's purchase of the four lots fronting High Street at the corner with Summerhill Road, 1925 (Source: Landata Victoria)

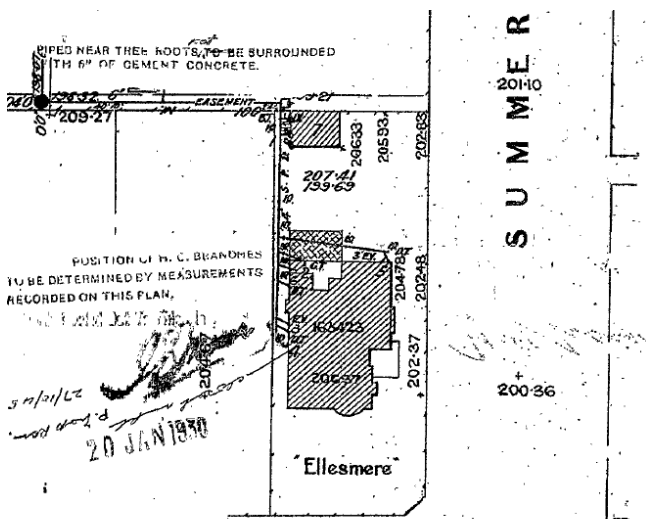


Figure 11. Property sewerage plan, showing the house at 152 Summerhill Road, 1930 (Yarra Valley Water)



Figure 12. 1931 aerial showing Ashburton House originally constructed by Percy Owen in 1916 and later bought by Andrew and Elizabeth Baird. 152 Summerhill Road can be seen at the right-hand corner of the approximate precinct boundary. It was constructed the previous year, in 1930. No other houses in the precinct had yet been constructed.



Figure 13. Aerial photograph, 1945 showing development of the north side of High Street. All houses with the exception of 131 High Street had been constructed by this time (Landata Victoria)

4.1.3 Description and Characteristics

The houses on the north side of High Street between Hillcrest and Summerhill roads present a highly intact streetscape of substantial houses in the interwar style. Constructed in a variety of interwar styles, including English Domestic Revival and Streamlined Moderne, the houses exhibit a range of characteristics, materiality and detailing that are typical of the interwar period. Houses are single or two-storey and of brick or render construction, with steeply pitched gable-ended roofs or hipped roofs clad in terracotta tiles, and prominent chimneys. Typical features include entry porches, timber casement windows, and decorative brick detailing around windows and arched entries.

Houses within the precinct are generally set back from the street behind modest front gardens and a number retain their original brick front fences. A number of houses also retain their original brick garages.

Address	Photo	Context / Trethowan grading	GJM proposed grading
127 High Street, Glen Iris		Contributory	Contributory
129 High Street, Glen Iris		Contributory	Contributory
131 High Street, Glen Iris		Contributory	Contributory
133 High Street, Glen Iris		Significant	Contributory
135 High Street, Glen Iris		Contributory	Contributory

137 High Street, Glen Iris



Contributory

Contributory

139 High Street, Glen Iris



Contributory

Contributory

141 High Street, Glen Iris



Contributory

Contributory

152 Summerhill Road, Glen Iris



Significant

Contributory

4.2 Dent Street Precinct, Glen Iris

4.2.1 Location

The houses at 6-28 & 40-60 Dent Street, Glen Iris are located on the north side of Dent Street. The proposed precinct comprises a row of modest, predominantly single-storey brick houses dating to the interwar and early World War II period. It excludes the properties at 30-38 Dent Street (between Sherwood St and Mont Iris Ave) which were developed later.

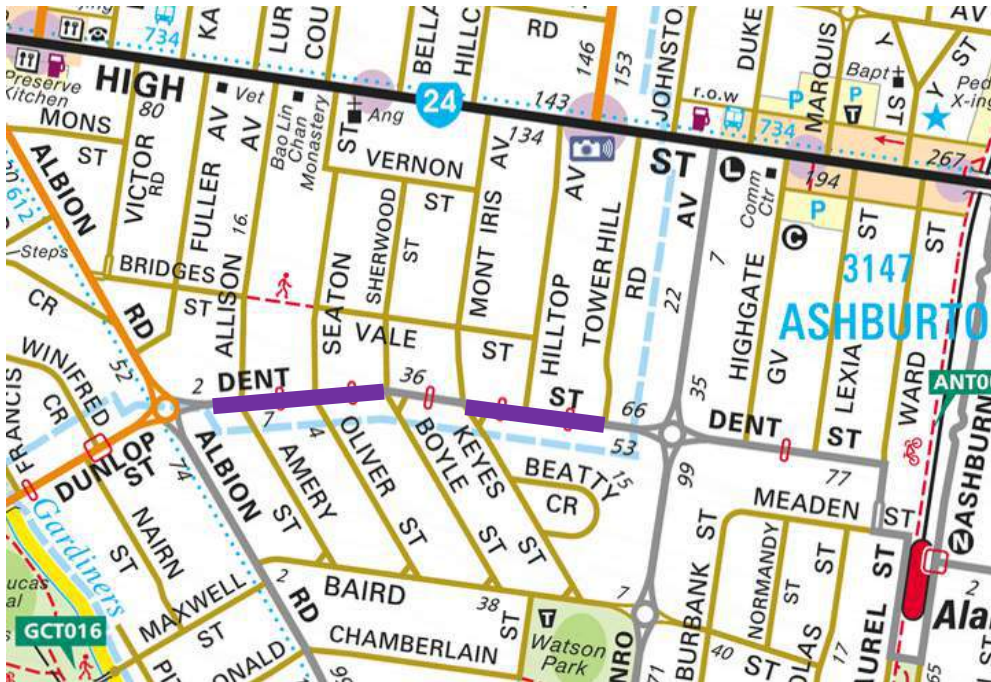


Figure 14. Location map showing proposed Dent Street Precinct, indicated by a purple line (Source: Melway).

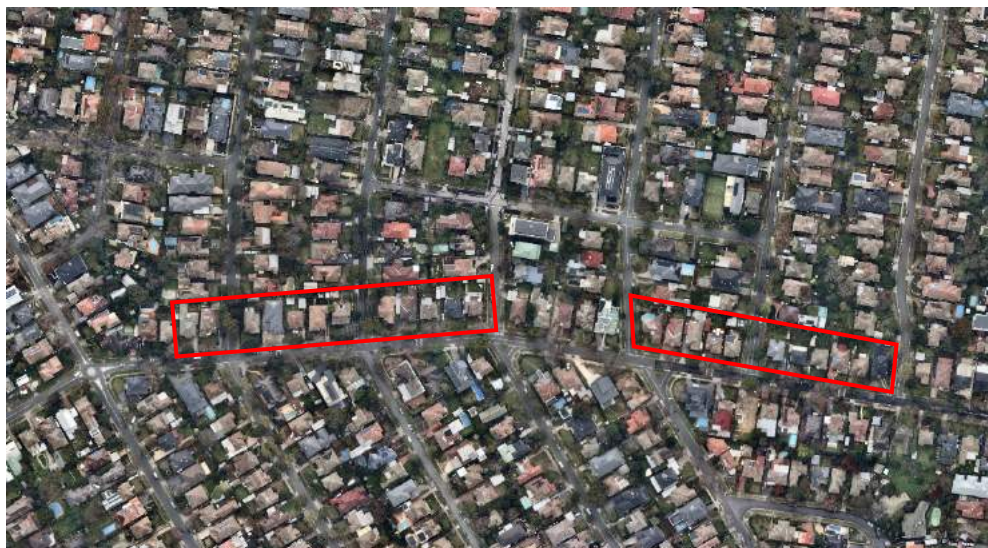


Figure 15. Aerial photograph of proposed Dent Street Precinct (Source: Nearmap).

4.2.2 Historical Summary

Dent Street formed part of a large subdivision known as Albion Park Estate, which comprised land bounded by Albion Road to the west, Bridges Street-Vale Street to the north, Munro Street to the east and Baird Street to the south (Figure 16). The estate was subdivided in 1923, at which time it was advertised as ‘cheap land’ located five minutes from Darling Station.²² An aerial photograph dating to 1931 shows that Albion Park Estate remained largely undeveloped at this time while Dent Street was in the course of being laid out (Figure 17). Likely due to the economic depression of the time, in 1935 allotments in the Albion Park Estate were advertised for sale with ‘plans obtainable from liquidator’.²³

²² *Herald*, 11 December 1923, p 20.

²³ *Herald*, 14 April 1937, p 20.

By 1937, the houses at 20-28 and 50 Dent Street had been constructed (Figure 19). Development of the north side of Dent Street was largely complete by 1940 (Figure 20)

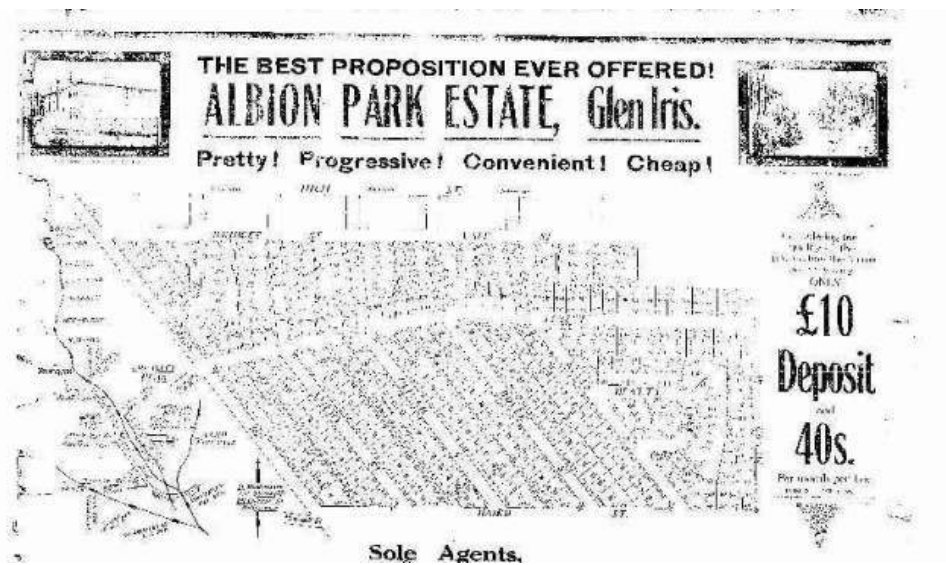


Figure 16. Plan of Albion Park Estate showing the large subdivision, undated but likely 1923 (Source: Stonnington History Centre)



Figure 17. Aerial photograph, 1931 showing Dent Street being laid out, indicated by red arrow (Source: Landata Victoria)

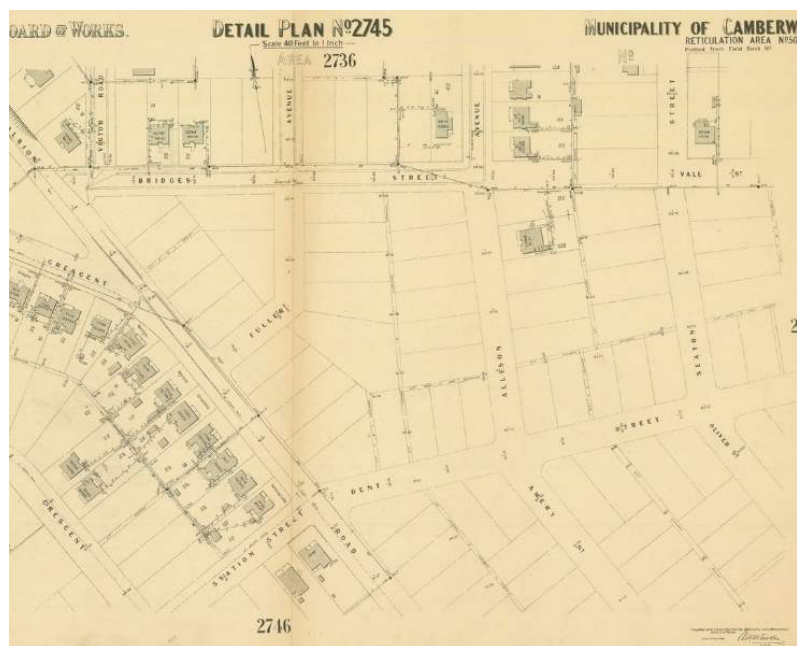


Figure 18. MMBW Detail Plan 2745 showing vacant lots at 2-22 Dent Street in 1927 (Source: State Library of Victoria)

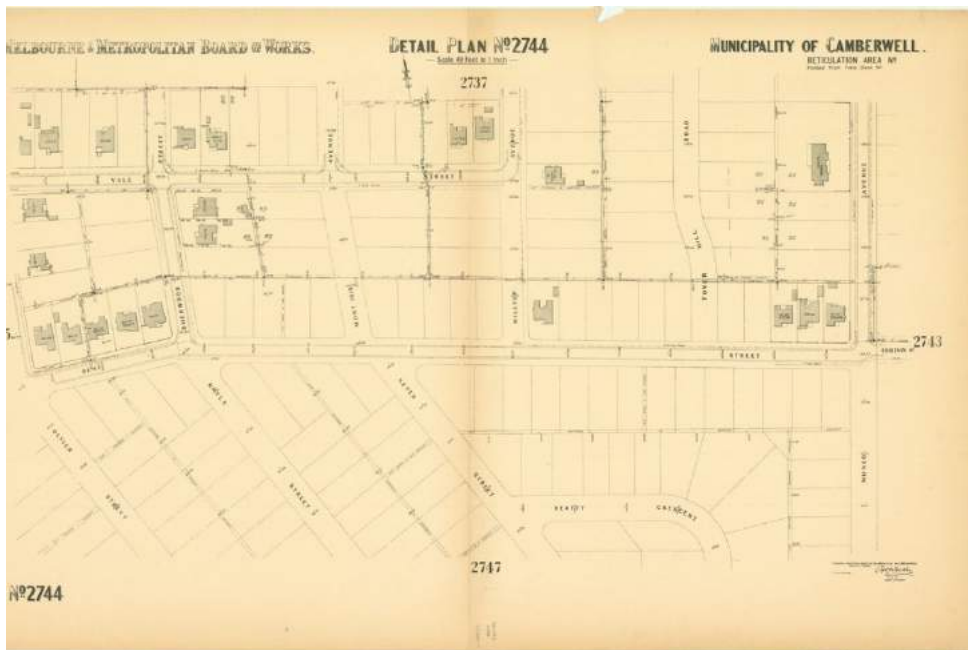


Figure 19. MMBW Detail Plan 2744 showing lots at 20-70 Dent Street in 1937 (Source: State Library of Victoria)

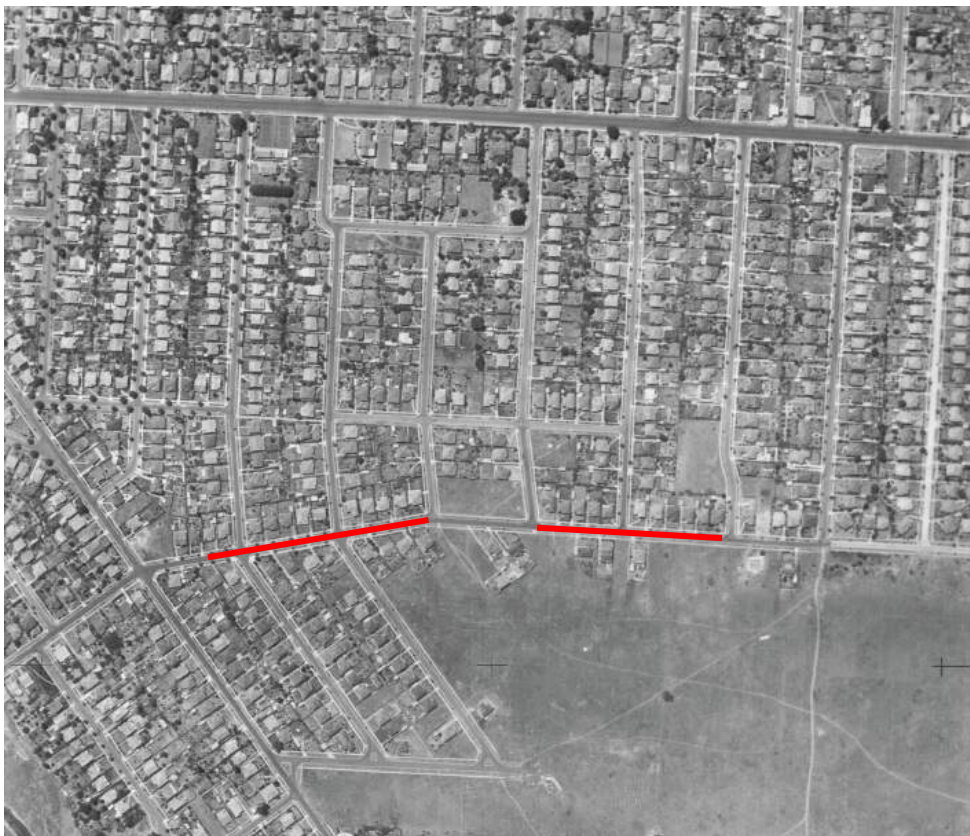


Figure 20. Aerial photograph, 1945 showing development along north side of Dent Street. Dent Street and Hilltop Avenue within the proposed Dent Street Precinct is indicated in red (Source: Landata Victoria)

4.2.3 Description and Characteristics

The houses on the north side of Dent Street present a highly intact streetscape of modest interwar and World War II era houses. The houses at 6-28 & 40-60 Dent Street have been constructed in an Interwar architectural style and demonstrate a high degree of consistency in materiality and detailing. Houses are predominantly single-storey and are of brick or render construction, with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys. Common features include entry porches, box timber casement windows, bay windows,

decorative gable vents, and decorative brick detailing around windows and arched entries. Houses within the precinct are set back from the street behind modest front gardens and many retain their original low front brick fences.

Address	Photo	Context grading	GJM proposed grading
6 Dent Street, Glen Iris		Contributory	Contributory
8 Dent Street, Glen Iris		Contributory	Contributory
10 Dent Street, Glen Iris		Contributory	Contributory
12 Dent Street, Glen Iris	Demolished	Contributory (re-categorised as Not contributory)	Not contributory
14 Dent Street, Glen Iris		Contributory	Contributory

16 Dent Street,
Glen Iris



Contributory

Contributory

18 Dent Street,
Glen Iris



Contributory

Contributory

20 Dent Street,
Glen Iris



Contributory

Contributory

22 Dent Street,
Glen Iris



Contributory

Contributory

24 Dent Street,
Glen Iris



Contributory

Contributory

26 Dent Street,
Glen Iris



Contributory

Contributory

28 Dent Street,
Glen Iris



Contributory

Contributory

40 Dent Street,
Glen Iris



Contributory

Contributory

42 Dent Street,
Glen Iris



Contributory

Contributory

44 Dent Street,
Glen Iris



Contributory

Contributory

46 Dent Street,
Glen Iris



Contributory

Contributory

48 Dent Street,
Glen Iris



Contributory

Contributory

50 Dent Street,
Glen Iris



Contributory

Contributory

52 Dent Street,
Glen Iris



Contributory

Contributory

54 Dent Street,
Glen Iris



Contributory

Contributory

56 Dent Street,
Glen Iris



Contributory

Contributory

58 Dent Street,
Glen Iris



Contributory

Contributory

60 Dent Street,
Glen Iris



Contributory

Contributory

4.3 Tower Hill Estate Precinct, Glen Iris & Ashburton

4.3.1 Location

The Tower Hill Estate Precinct comprises houses on the west and east sides of Tower Hill Road, west side of Munro Avenue and south side of High Street. The proposed precinct comprises a number of substantial single and two-storey brick houses constructed in a variety of generally Interwar styles in the interwar and World War II periods.

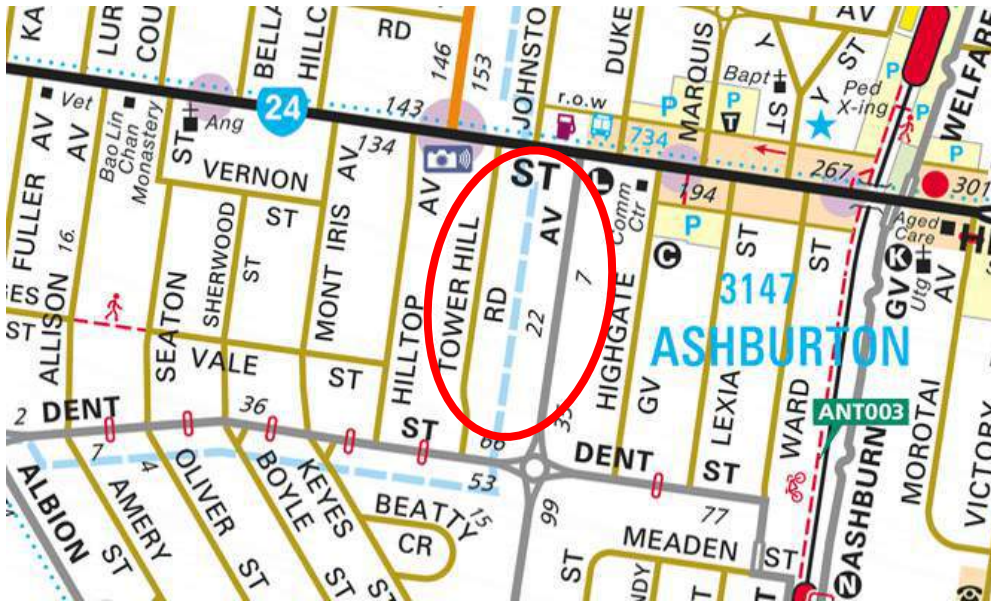


Figure 21. Location map of the proposed precinct – indicated by red oval (Source: Melway Online).

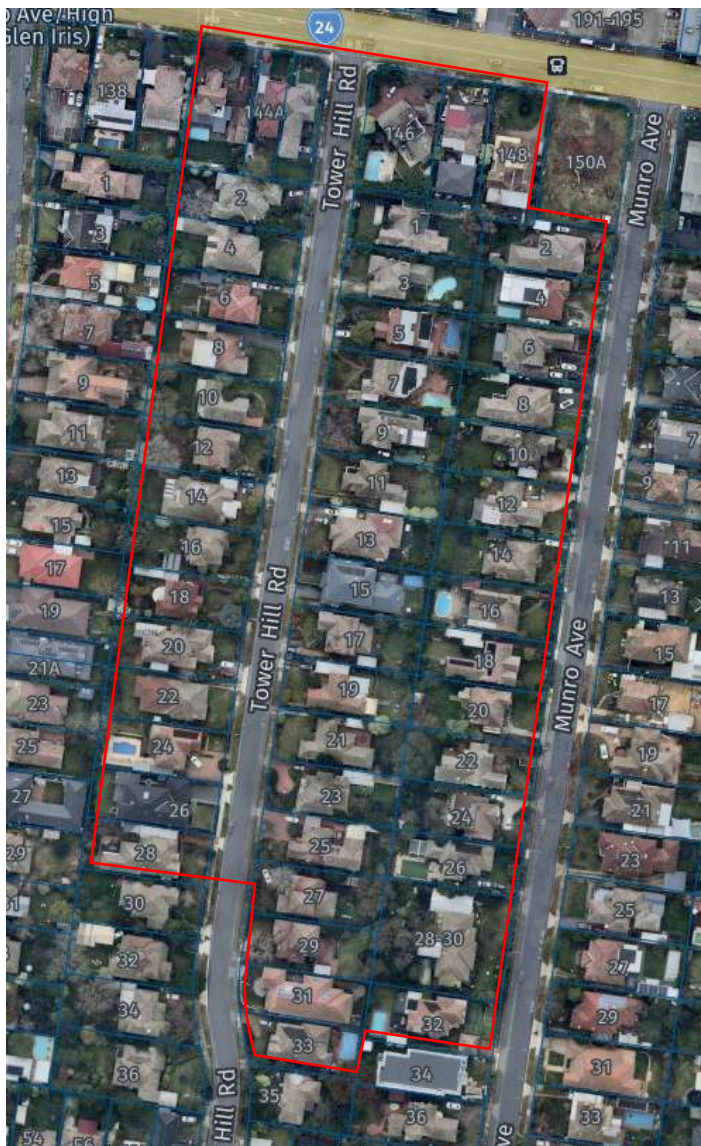


Figure 22. Aerial of proposed precinct – indicated (Source: Nearmap).

4.3.2 Historical Summary

The following history is drawn from Context's Mont Iris Estate and Environs Precinct heritage citation. See citation for references.

The Tower Hill Estate was subdivided from the substantial land holding of Tower Hill House, a large single-storey residence constructed in c1901 on the south side of High Street. The nine-roomed house with central tower was first owned by Charles Dugmore Timms and his wife Ella May Harris. Timms was a well-known contractor and civil engineer who worked on a number of large railway and civic projects, including the construction of railways between Oodnadatta and Alice Springs and tramways in Melbourne and Adelaide.

The Timms resided at Tower Hill House for a short period and by 1910, the house was occupied by Mr and Mrs Stoney. At this time, the land comprised 13 acres and two perches, which extended south from High Street almost to Dent Street. In 1926, Stoney subdivided the large estate, advertising '59 glorious blocks' for sale in the Tower Hill Estate (Figure 23). The lots were auctioned in October 1926; Tower Hill House was included in the sale.

An MMBW Detail Plan of the area (Figure 24) indicates that no houses had been constructed within the Tower Hill Estate by 1929 and Tower Hill Road itself had not yet been laid out. An aerial photograph dating to 1931 (Figure 25) shows that the Estate remained undeveloped at this time. Likely due to the economic depression of the time, in 1934 allotments in the Tower Hill Estate were re-advertised for sale at prices equivalent to land sales in East Malvern 20 years prior (Figure 26).

The Storey family sold Tower Hill House in 1936. It was purchased by grazier, James Joseph Waldron of Maldon, who may have used it as a town residence. At this time, the villa still included the land to the east, which gave it a frontage along both High Street and Munro Avenue, as well as land to the rear. The site was further subdivided in the years following; the land to the rear (with a frontage to Munro Avenue) was sold in 1937 (2 Munro Avenue) while the land at the corner of High Street and Munro Avenue was sold in 1940 (150 High Street; house demolished in 2019).

Development within the Tower Hill Estate was largely complete by 1945 (Figure 27).²⁴

²⁴ Context, 'Mont Iris Estate and Environs Precinct', *City of Boroondara Municipal-Wide Heritage Gap Study*, 2021, pp 63-65.

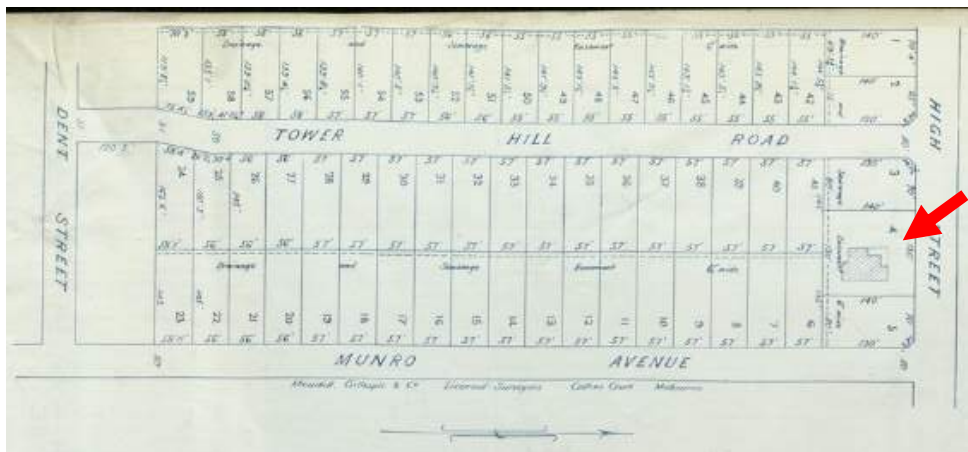


Figure 23. Plan of Tower Hill Estate subdivision, 1926. Tower Hill House is indicated by red arrow. North is to the right of the image (Source: State Library of Victoria)

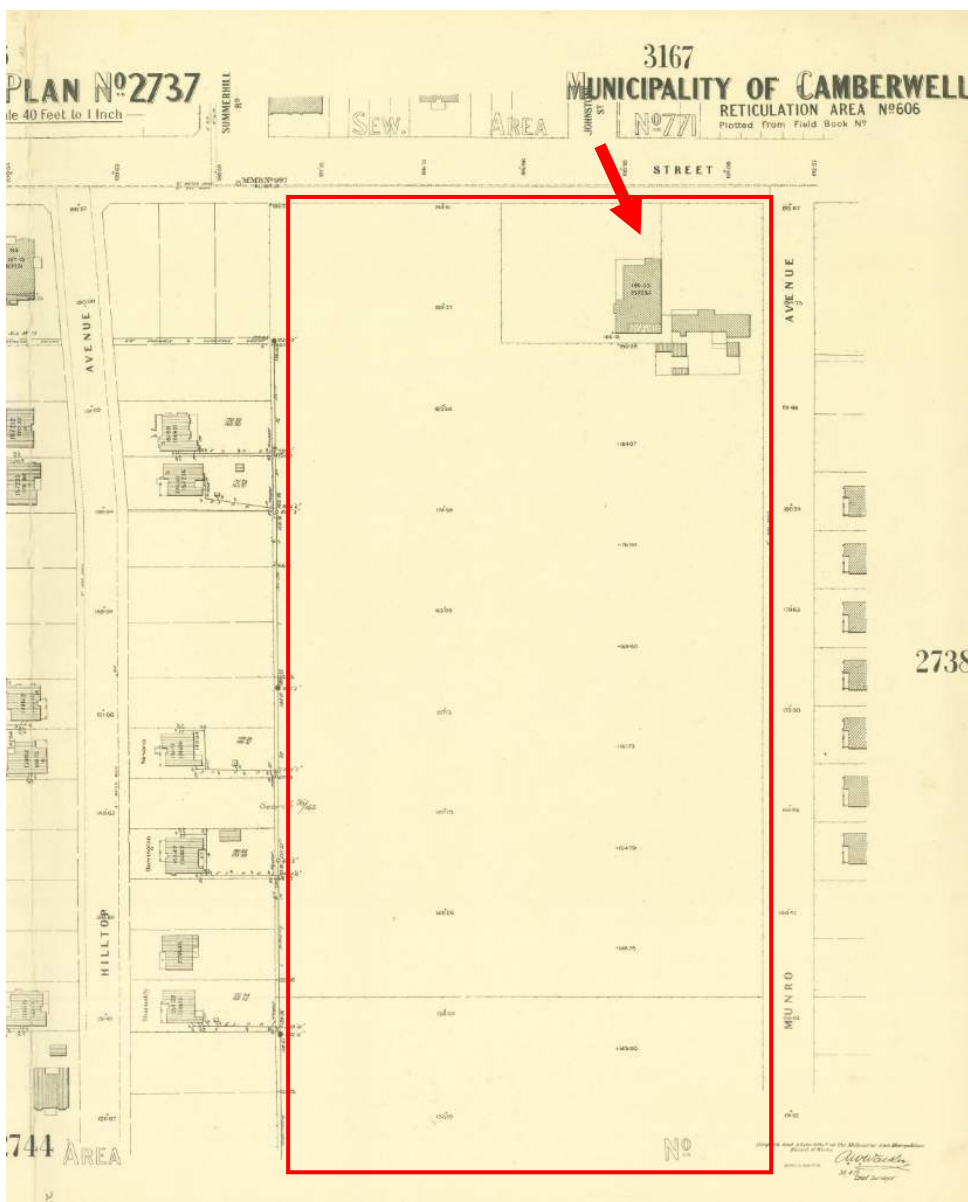


Figure 24. MMBW Detail Plan 27737 showing Tower Hill House fronting High Street, 1929 (indicated by red arrow). The Tower Hill Estate (approximately indicated by red rectangle) remained vacant at this time. North is to the top of the image (Source: State Library of Victoria)



Figure 25. Aerial photograph, 1931 showing Munro Avenue being laid out, indicated by red arrow and Tower Hill House to the north. The approximate boundary of the Tower Hill Estate is shown (red rectangle) (Source: Landata Victoria)

By Public Auction :: Saturday, 17th November, 1934
on the Land at 3.15 p.m. in a Seated Marquee

TOWER HILL ESTATE

ASHBURTON

50 Glorious Residential Allotments :: Attractive Brick Residence
With Actual Frontages to High Street.

The Estate is practically the Last Available Area for Subdivision in this Picturesque Locality and is Surrounded by Attractive Homes.
The advent of the Electric Trains, now running direct to Melbourne, thus eliminating the previous inconvenience of changing at Camberwell, is already proving a greater impetus to building at Ashburton.

Exceptionally Easy Terms
FOR LAND OF THIS QUALITY.

£5 DEPOSIT for Allotments fronting Munro Avenue and Tower Hill Road.
£15 DEPOSIT for Allotments fronting High Street.

INSTALLMENTS only 41 per Month per Lot.
INTEREST 4% per annum, payable Quarterly.
Residue 5 Years.

TERMS for RESIDENCE
£100 DEPOSIT.
INSTALLMENTS, 30/- Weekly, which includes Principal and Interest, calculated at the rate of 4% per annum per annum.
Residue 5 Years.

ADVANTAGES OF PURCHASING ON THE TOWER HILL ESTATE.
The rapid utilisation for building purposes of the few available blocks between Glen Iris and Melbourne will mean an early building campaign at Ashburton. As a matter of fact, one builder is at present operating in Highgate Grove and Dent Street, and we are informed, is contemplating moving to the new estate, to erect Villas in Dent Street and the southern end of Munro Avenue, particularly opposite Lots 19 to 21.

The close proximity of the Estate to the famous Melbourne Park, with its wonderful Municipal Golf Links and Recreation Grounds for cricket and football, and the Glen Iris Tennis Courts and Bowling Greens, will be a definite magnet for future home builders, as the district offers a unique facility for enjoyment that any other Municipality south of the Yarra.

TITLE CERTIFICATE. Solicitors: Messrs. WHITING & BYRNE, 101 William St., Melbourne.

GAS, ELECTRIC LIGHT, WATER AND SEWERAGE ARE RIGHT AT THE ESTATE.

The Estate is situated within 5 minutes' walk of the Ashburton Railway Station, and all shopping facilities, and has the added advantage of excellent bus services passing the property, linking Glen Iris and Ashburton.

The above Estate is nicely situated, with a gradual slope to the south, therefore practically every Allotment commands extensive and charming views.

H. P. KNIGHT & CO.
Property Salesmen and Subdivisional Experts
315 Collins Street, Melbourne

Phones: Cent. 18615, 18616. who will submit the above Estate and Residence to Auction through their Auctioneers.

SALE PLAN
Scale 100 feet = 1 inch.
LOTS COLORED ORANGE FOR SALE.

Photo of building to be sold on above Easy Terms.


Figure 26. Advertisement for the Tower Hill Estate subdivision, 1934 (Source: State Library of Victoria)



Figure 27. Aerial photograph, 1945 showing development within Tower Hill Estate. The Estate was almost fully developed by this time. The boundary of the Tower Hill Estate is shown by the red rectangle) (Source: Landata Victoria)

4.3.3 Description and Characteristics

The houses in the Tower Hill Estate Precinct present a substantially intact streetscape of late interwar and World War II-era houses. The houses at 1-33 and 2-28 Tower Hill Road, 2-32 Munro Avenue and 142-148 High Street generally date to the late-1930s to 1945 and demonstrate a consistency in architectural style, materiality and detailing. Houses are generally single or two-storey and are of brick or render construction, with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys. Common features include entry porches, box timber casement windows, decorative gable vents, and decorative brick detailing around windows and arched entries. Houses within the precinct are set back from the street behind front gardens and a number retain their original low front brick fences. Tower Hill House at 148 High Street, constructed in c1901, comprises a single-storey Italianate-style villa with rendered brick walls, hipped roof clad in tiles and a central tower with classical balustrading. A return verandah to the front (north) and east elevation is supported by turned timber posts with timber fretwork detailing and a tessellated mosaic tile floor.

Address	Photo	Context grading	GJM proposed grading
2 Tower Hill Road, Glen Iris		Contributory	Contributory

4 Tower Hill Road,
Glen Iris



Contributory

Contributory

6 Tower Hill Road,
Glen Iris



Contributory

Contributory

8 Tower Hill Road,
Glen Iris



Contributory

Contributory

10 Tower Hill
Road, Glen Iris



Contributory

Contributory

12 Tower Hill
Road, Glen Iris



Contributory

Contributory

14 Tower Hill
Road, Glen Iris



Contributory

Contributory

16 Tower Hill
Road, Glen Iris



Contributory

Contributory

18 Tower Hill
Road, Glen Iris



Contributory

Contributory

20 Tower Hill
Road, Glen Iris



Contributory

Contributory

22 Tower Hill
Road, Glen Iris



Contributory

Contributory

24 Tower Hill
Road, Glen Iris



Contributory

Contributory

26 Tower Hill
Road, Glen Iris



Not contributory

Not contributory

28 Tower Hill
Road, Glen Iris



Contributory

Contributory

1 Tower Hill Road,
Glen Iris



Contributory

Contributory

3 Tower Hill Road,
Glen Iris



Contributory

Contributory

5 Tower Hill Road,
Glen Iris



Not contributory

Not contributory

7 Tower Hill Road,
Glen Iris



Contributory

Contributory

9 Tower Hill Road,
Glen Iris



Contributory

Contributory

11 Tower Hill
Road, Glen Iris



Contributory

Contributory

13 Tower Hill
Road, Glen Iris



Contributory

Contributory

15 Tower Hill
Road, Glen Iris



Not contributory

Not contributory

17 Tower Hill
Road, Glen Iris



Contributory

Contributory

19 Tower Hill
Road, Glen Iris



Contributory

Contributory

21 Tower Hill
Road, Glen Iris



Contributory

Contributory

23 Tower Hill
Road, Glen Iris



Contributory

Contributory

25 Tower Hill
Road, Glen Iris



Contributory

Contributory

27 Tower Hill
Road, Glen Iris



Contributory

Contributory

29 Tower Hill
Road, Glen Iris



Contributory

Contributory

31 Tower Hill
Road, Glen Iris



Not contributory

Not contributory

33 Tower Hill
Road, Glen Iris



Contributory

Contributory

2 Munro Avenue,
Ashburton



Contributory

Contributory

4 Munro Avenue,
Ashburton



Contributory

Contributory

6 Munro Avenue,
Ashburton



Contributory

Contributory

8 Munro Avenue,
Ashburton



Contributory

Contributory

10 Munro
Avenue,
Ashburton



Contributory

Contributory

12 Munro
Avenue,
Ashburton



Not contributory

Not contributory

14 Munro
Avenue,
Ashburton



Contributory

Contributory

16 Munro
Avenue,
Ashburton



Contributory

Contributory

18 Munro
Avenue,
Ashburton



Contributory

Contributory

20 Munro
Avenue,
Ashburton



Contributory

Contributory

22 Munro
Avenue,
Ashburton



Contributory

Contributory

24 Munro
Avenue,
Ashburton



Contributory

Contributory

26 Munro
Avenue,
Ashburton



Not contributory

Not contributory

28-30 Munro
Avenue,
Ashburton



Contributory

Contributory

32 Munro
Avenue,
Ashburton



Contributory

Contributory

142 High Street,
Glen Iris



Contributory

Contributory

144 High Street,
Glen Iris



Contributory

Contributory

146 High Street,
Glen Iris



Contributory

Contributory

146A High Street,
Ashburton



Not contributory

Not contributory

148 High Street,
Ashburton





Significant

Significant

5 STAGE 1 – RECOMMENDATIONS FOR INDIVIDUAL PROPERTIES

Four individual properties were identified by Context/Trethowan as ‘Significant’ within the proposed Mont Iris Estate & Environs Precinct. An additional property, 33 Fuller Street, Glen Iris was recommended by the Panel to be re-categorised from ‘Contributory’ to ‘Significant’.

The following table summarises the proposed significant properties and our comments and recommendations in regard to each:

Address	Photo	Heritage Study / Panel recommendation	GJM comments
133 High Street, Glen Iris		<p>1937-38</p> <p>The influence of the Streamlined Moderne is elegantly embodied in the 1937-38 two-storey house at 133 High Street, constructed by builder Hector M Keast of Weavell & Keast as his own home.</p> <p>It is considered to be of aesthetic significance for its accomplished design.</p>	<p>This house is not considered to be of a higher aesthetic value than other elegantly detailed and highly intact houses within the proposed High Street North Precinct, Glen Iris. It is recommended that this property be graded Contributory if the precinct is pursued.</p>
152 Summerhill Road, Glen Iris		<p>1915-16</p> <p>Identified by Context as the earliest house in the precinct, it is considered to be of aesthetic significance for its accomplished design.</p>	<p>The historical information contained in the heritage citation is incorrect. While the property was the first house to be constructed within this section of High Street, it was constructed in c1926-27, not 1915-16 as identified by Context.</p> <p>It is not considered to be of a higher aesthetic value than other elegantly detailed and highly intact houses within the proposed High Street North Precinct, Glen Iris and it is recommended that this property be graded Contributory if the precinct is pursued.</p>

148 High Street,
Glen Iris



C 1901

Tower Hill House, at 148 High Street, is of historical, architectural and aesthetic significance. It is historically significant for its demonstration of the earliest stage of development in Ashburton and the eastern part of Glen Iris...Tower Hill House is one of the most substantial houses in the eastern part of Boroondara and one of a small number of pre-interwar houses to survive in Ashburton.

We consider that the proposed 'Significant' grading of Tower Hill House is appropriate. We recommend that the house be graded Significant within the proposed Tower Hill Estate Precinct if this precinct is pursued.

7 Fuller Avenue,
Glen Iris



1924-25

The triple-fronted brick California Bungalow of 1924-25 at 7 Fuller Avenue is a substantial house on a larger than average block, which is notable for its intact range of cladding materials and textures, and unusual details such as the semi-circular bay window which intersects with and covers a front gable with a shingled cap.

It is considered to be of aesthetic significance for its accomplished design.

We consider that the proposed 'Significant' grading of 7 Fuller Avenue is appropriate. We recommend that the house be included in the Heritage Overlay as an individual Heritage Place.

33 Fuller Avenue,
Glen Iris



'Contributory'

Panel recommended re-categorisation from 'Contributory' to 'Significant' as the 'house is an intact and imposing example of an interwar Old English revival home, with an architectural pedigree'.

We consider that the proposed 'Significant' grading of 33 Fuller Avenue is appropriate. We recommend that the house be included in the Heritage Overlay as an individual Heritage Place.

6 STAGE 2 – DETAILED HERITAGE ASSESSMENTS

Stage 2 involved the completion of detailed heritage assessments for the following properties and precincts and concluded that they warranted inclusion in the Heritage Overlay of the Boroondara Planning Scheme:

- High Street North Precinct, Glen Iris
- Dent Street Precinct, Glen Iris
- Tower Hill Estate Precinct, Glen Iris & Ashburton
- 7 Fuller Avenue, Glen Iris
- 33 Fuller Avenue, Glen Iris

These assessments are provided at Appendix 1 to this report.

The detailed assessments were undertaken in accordance with the guidance contained in *Planning Practice Note 1: Applying the Heritage Overlay* (August 2018) and established heritage practice, and are consistent with the approach utilised in the initial Context/Trethowan study.

APPENDIX 1 – DETAILED HERITAGE ASSESSMENTS

- High Street North Precinct, Glen Iris
- Dent Street Precinct, Glen Iris
- Tower Hill Estate Precinct, Glen Iris & Ashburton
- 7 Fuller Avenue, Glen Iris
- 33 Fuller Avenue, Glen Iris

High Street North Precinct, Glen Iris

Prepared by: GJM Heritage

Address: 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris

Name: High Street North Precinct, Glen Iris	Survey Date: July 2022
Place Type: Residential Precinct	Architect: Various
Grading: Contributory	Builder: Various
Extent of Overlay: See precinct map	Construction Date: 1926-c1945

Precinct Map:



GRADING

- PRECINCT BOUNDARY
- CONTRIBUTORY





Figure 1. (L-R, starting at top) 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris (GJM Heritage, July 2022).

Historical Context

The following contextual history is based on Context, ‘City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021’.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner’s Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics’ Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

High Street North Precinct is located within a 273 acre (110 hectare) allotment purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV).

The houses at 127-141 High Street and 152 Summerhill Road formed part of a large subdivision known as the Glen Iris Heights Estate, which comprised land bounded by Glen Iris Road to the west, High Street to the south, Summerhill Road to the east and Ashburton Road to the north (Glen Iris Heights Estate Album:30-32). The expansive estate, comprising 72 acres and five perches, formed Crown Portion 136 of the Parish of Boroondara in the County of Bourke, and was bought in its entirety by auctioneer, Percy Owen of Equitable Building in 1915 (LV: V3887/F300) (Figure 2).

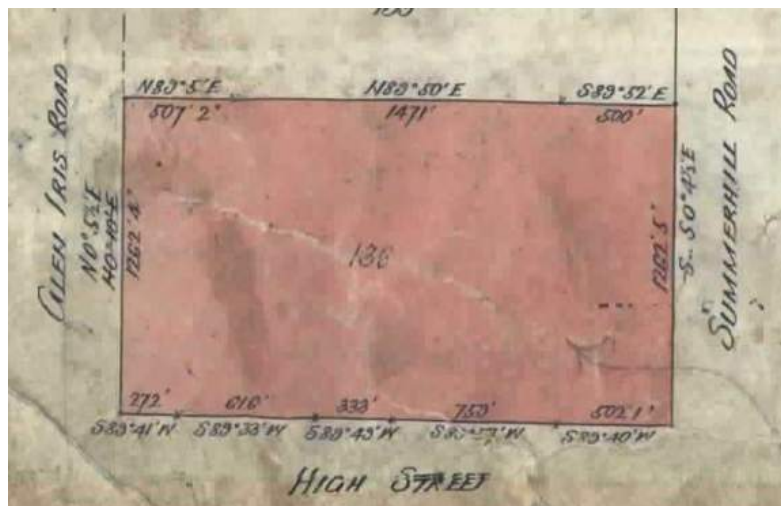


Figure 2. Subdivision plan showing the large estate purchased by Percy Owens prior to subdivision, 1915 (Source: Landata Victoria).

The Glen Iris Heights Estate was marketed as some of 'the finest blocks in Australia' (*The Age*, 20 March 1920:25), with sales notices observing 'the centrality of this Estate, its proximity to Chapel Street, and easy access to St Kilda and all other suburbs' (Glen Iris Heights Estate Album:5); its proximity to public transport: 'Five minutes from the High Street Glen Iris Electric Trams. Five Minutes from Glen Iris Railway Station. Right on the proposed High Street Electric Tramway extension' (Glen Iris Heights Estate Album:7);

and its elevated siting, which afforded 'the most wonderful cyclorama of views in Australia (Glen Iris Heights Estate Album:6) (Figure 3).

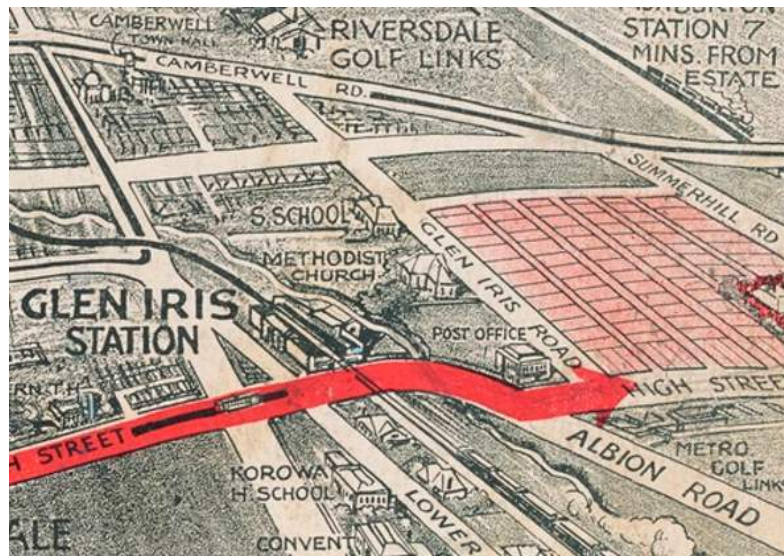


Figure 3. Detail of an advertisement for the Glen Iris Heights Estate, undated (Source: State Library Victoria).

Prior to the sale of this subdivision, Owen erected a villa (known later as Ashburton House) on the block bounded by Hillcrest Road, High Street, Summerhill Road and Nyora Road; located close to Hillcrest Avenue in 1916 (Figure 4). The brick house contained 10 rooms and was set back from all street frontages, with access provided from High Street, Hillcrest Road and Nyora Road (Camberwell Rate Books). It appears that its primary address was to High Street and at different times was addressed as 127 High Street and 131 High Street (S & M 1930, Electoral Roll 1937). A Melbourne & Metropolitan Board of Works (MMBW) plan from 1928 and an aerial photograph dating from 1931 also indicate the location of this property (Figures 8 & 10).

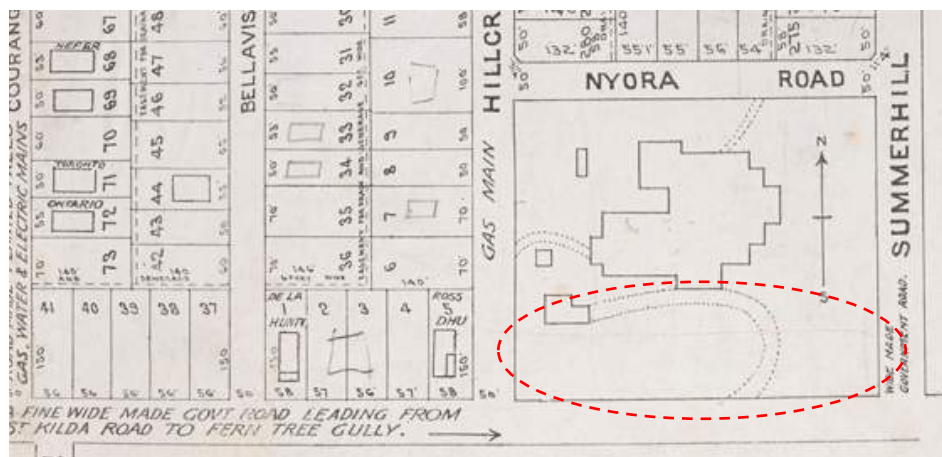


Figure 4. Subdivision plan for the Glen Iris Heights Estate showing the brick villa located between Hillcrest and Summerhill roads. Note that the house is not drawn to scale. The approximate location of the proposed precinct is indicated in red (Source: State Library Victoria).

In 1924, Owen offered the property for sale, at which time it was described as a 'modern terra cotta tiled roof villa' with a 'large wired-in sleep-out...situated on the highest and best part of the Glen Iris Heights Estate' (*Argus*, 30 January 1924:2). It appears that he also subdivided the Estate at this time, selling only four lots at the corner of High Street

and Summerhill Road and retaining the remainder of the land fronting High Street as part of the Estate (Figures 5 & 6).

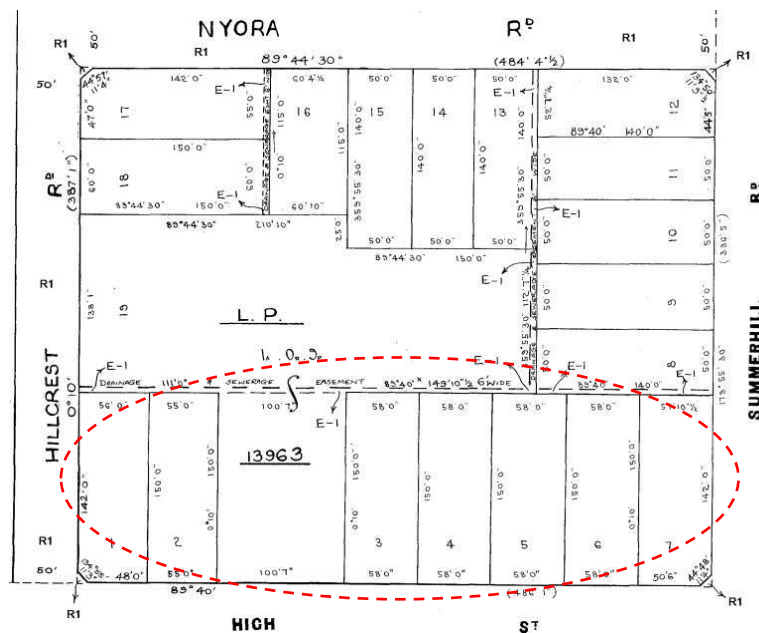


Figure 5. Earlier 1922 subdivision plan showing Owen's first attempt at subdividing and selling the land around Ashburton House. Lots 4-7 with frontages to High Street were purchased around this time. The approximate location of the proposed precinct is indicated in red (Source: Landata Victoria).

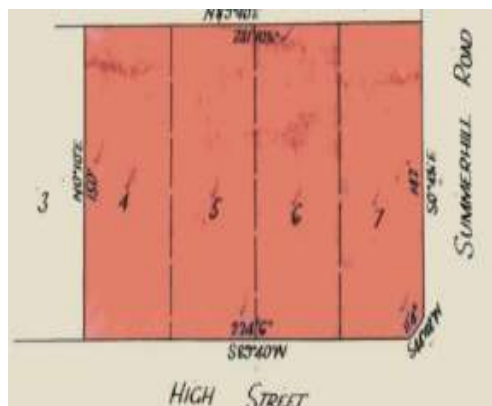


Figure 6. Certificate of Title subdivision plan for 152 Summerhill Road, showing Brown's purchase of the four lots fronting High Street at the corner with Summerhill Road, 1925 (Source: Landata Victoria).

The house was purchased by Andrew Hamilton and Elizabeth Frances Baird, who resided at the property until their deaths in 1934 and 1938 respectively (Electoral Rolls 1925, Rate Books 1925-1926). The villa became known as 'Ashburton House' at this time (Electoral Roll 1925). Andrew Baird was a prominent Western District grazier, who also owned property near Warrnambool (*Herald*, 13 September 1934:7). Following his death in 1934, Ashburton House was offered for sale, at which time it was advertised as a 'beautiful modern gentleman's home on highest point in district' (*The Age*, 24 November 1934:3). The sales notice also noted that:

If not sold as a whole, the house will be submitted on 1 acre of land, with 87 ft frontage to High Street, and 3 blocks approx. 55 ft each frontage to High Street will be submitted separately (*The Age*, 24 November 1934:3).

It appears that the house was not sold at this time and Elizabeth Baird remained there until her death in 1938, with the house remaining in her name until that time (*Herald*, 29 August 1938:3). As per the auction notice, the surrounding land was re-subdivided and a number of lots fronting High Street (located within the High Street North Precinct, Glen Iris) were sold in 1935 (Figure 7).

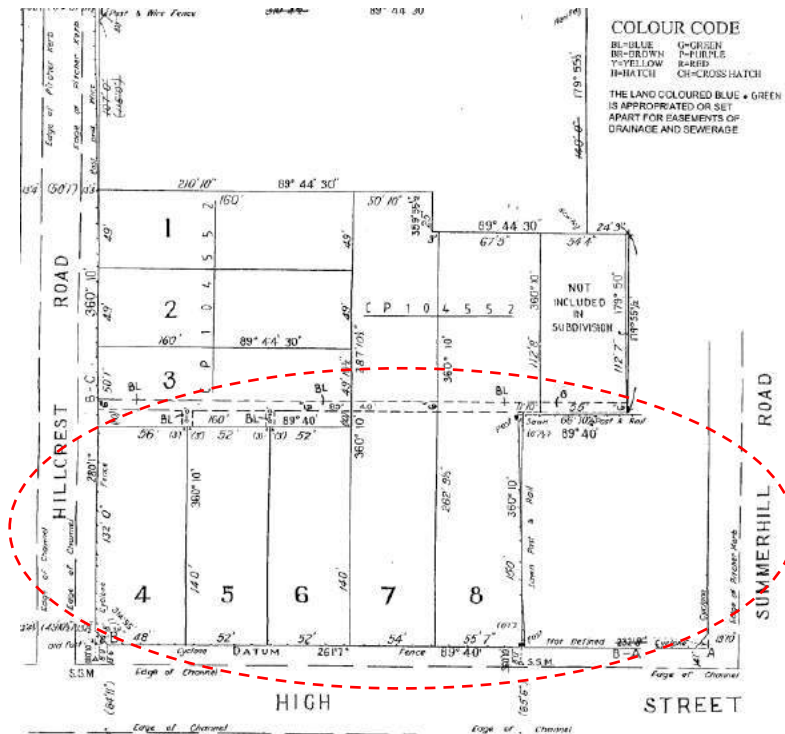


Figure 7. Subdivision plan showing lots with frontages to High Street which were sold off from Ashburton House in 1935. The approximate location of the proposed precinct is indicated in red (Source: Landata Victoria).

The first house to be constructed in the precinct was the attic bungalow at 152 Summerhill Road, which formed part of the earlier 1920s subdivision of Ashburton House. The property, which comprised Lot 7 of this subdivision, was purchased by Leslie Jehu Brown in August 1925 and on-sold to Joseph Walter and Elizabeth Maude Ling in October the same year. Originally addressed as 143 High Street, the house was constructed by the Kings in c1926-27 and was known as Ellesmere (Electoral Roll 1927) (Figures 8 & 9).



Figure 10. 1931 aerial showing Ashburton House (indicated by red arrow) originally constructed by Percy Owen in 1916 and later bought by Andrew and Elizabeth Baird. 152 Summerhill Road can be seen at the right-hand corner of the precinct boundary (indicated by blue arrow). It was constructed the previous year, in 1930. No other houses in the precinct had yet been constructed (Source: Landata Victoria).



Figure 11. Aerial photograph, 1945 showing development of the north side of High Street. All houses with the exception of 131 High Street had been constructed by this time (Source: Landata Victoria).

Historical Themes

The precinct illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

High Street North Precinct, Glen Iris is situated on the north side of High Street between Hillcrest Avenue and Summerhill Road. It is a small residential precinct, interwar in character, which comprises nine adjacent properties at 127-141 High Street and 152 Summerhill Road. The houses were constructed in the interwar period with the exception of No. 131 which was constructed in the immediate postwar years in an Interwar style. All properties are individual houses set on separate allotments.

The precinct presents as a highly intact streetscape of substantial houses built in a variety of interwar styles, including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The houses are single or two-storey and are of brick construction (face clicker brick or rendered brick), with steeply pitched gable-ended roofs or hipped roofs clad in terracotta tiles, and prominent chimneys. Typical features include entry porches and timber framed windows.

Houses within the precinct are generally set back from the street behind modest front gardens and a number retain their original front brick fences, including Nos. 127, 129, 133 and 139 High Street (the fences of Nos. 135, 137 and 141 High Street and 152 Summerhill Road have been modified). The houses at 127, 129, 131, 133, 137 and 139 High Street also appear to retain their original brick garages.

Key Features of the Precinct

- 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
- 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.

The residences within the High Street North Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar period in fabric, form and detail. While the residences have undergone some minor alterations and additions, these are generally focussed to the rear of individual properties and have limited visibility from the public realm. These do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct dating to the interwar period.

Comparative Analysis

The High Street North Precinct is of note as a representative and highly intact group of houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar period. This section of High Street developed over a short period of time, after the subdivision and sale of land in the Glen Iris Heights Estate. This precinct of substantial one and two-storey houses displays a consistency of scale, and distinctive architectural character which draws on a range of styles popular during the interwar period, including English Domestic Revival and Streamlined Moderne.

A number of comparable precincts are included in the Heritage Overlay of the Boroondara Planning Scheme including the Camberwell Road Estate, Camberwell (HO733), Hampton Grove Precinct, Camberwell (HO734), Harley Estate and Environs Precinct, Camberwell (HO735), Goodwin Street and Somerset Road Precinct, Glen Iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227) and Holyrood Estate and Environs, Camberwell (HO228). While a number of these precincts are larger than the High Street North Precinct, and contain predominantly single-storey houses, they contain comparable streets of highly intact houses dating to the interwar period.

Of most relevance are the following smaller precincts:

Camberwell Road Estate, Camberwell (HO733)

Camberwell Road Estate developed through the subdivision of large holdings during the 1920s and 1930s, south-east of Camberwell Junction. The precinct contains a consistent streetscape of largely intact houses designed in various Interwar styles including California Bungalows from the late 1920s, Interwar Mediterranean from the late 1920s and early 1930s and English Domestic Revival style residences from the 1930s. The intactness and quality of design contribute to the significance of the place as a fine and representative example of residential development in the interwar period in Camberwell.



Figures 12 & 13. Examples of places within the Camberwell Road Estate, Camberwell. (L) 460 Camberwell Road (R) 458 Camberwell Road (Source: VHD)



Figures 14 & 15. Examples of places within the Camberwell Road Estate, Camberwell. (L) 466 Camberwell Road (R) 6 Acheron Avenue (Source: VHD)

Hampton Grove Precinct, Camberwell (HO734)

Hampton Grove Precinct developed on land that was advertised for sale in the 1910s, south of the newly electrified tram line in Riversdale Road and east of the Hartwell Railway Station on the former Outer Circle Railway at Camberwell. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and the houses are predominantly English Domestic Revival in style with some examples of California Bungalows and a Streamlined Moderne style house. The precinct contains a number of highly intact and well-designed substantial houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 16 & 17. Examples of places within the Hampton Grove Precinct, Camberwell (L) 42 Glyndon Road (Source: VHD) (R) 1 Hampton Grove (Source: Google Streetview).

Analysis

The above examples contain streets of highly intact houses dating to the interwar period, which illustrate the significant suburban development in the City of Boroondara in the interwar period. Houses within these precincts display characteristics typical of the interwar period, including features of English Domestic Revival, Streamlined Moderne and California Bungalow architectural styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The High Street North Precinct is comparable in architectural character, quality and consistency to these precincts. The High Street North Precinct contains substantial houses which were largely built in the 1930s in a variety of interwar styles, including Attic Bungalow, English Domestic Revival and Streamlined Moderne. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.

Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

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 B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

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 E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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 F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the

significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.

Statement of Significance

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
- Consistent front setback within the High Street streetscape
- 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
- Original low brick front fences
- Original brick garages
- 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).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
127 High Street	Contributory	Fence & Garage
129 High Street	Contributory	Fence & Garage
131 High Street	Contributory	Garage
133 High Street	Contributory	Fence & Garage
135 High Street	Contributory	-
137 High Street	Contributory	Garage
139 High Street	Contributory	Garage
141 High Street	Contributory	-
152 Summerhill Road	Contributory	-

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes - original or early brick fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022.

References

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.



Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Camberwell Rate Books.

Glen Iris Heights Estate, Album of Clippings and Photographs, c1925-1929 (State Library Victoria).

Land Victoria Title Certificates.

Melbourne Metropolitan Board of Works, Detail Plan 3166, Municipality of Camberwell, 1928.

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Property Sewerage Plan, 1930, Yarra Valley Water.

Sands & McDougall Directories.

The Age.

The Argus.

The Herald.

Victorian Electoral Rolls (via Ancestry).

Victorian Heritage Database (VHD).

Dent Street Precinct, Glen Iris

Prepared by: GJM Heritage

Address: 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60 Dent Street, Glen Iris

Name: Dent Street Precinct, Glen Iris	Survey Date: October 2022
Place Type: Residential Precinct	Architect: Various
Grading: Various	Builder: Various
Extent of Overlay: See precinct map	Construction Date: c1935-1940

Precinct Map:



GRADING

- PRECINCT BOUNDARY
- CONTRIBUTORY
- NON-CONTRIBUTORY



Figure 1. 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).

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

Dent Street Precinct is located within a 273 acre (110 hectare) allotment purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV).

Dent Street formed part of a large subdivision known as the Albion Park Estate, which comprised land bounded by Albion Road to the west, Bridges Street-Vale Street to the north, Munro Street to the east and Baird Street to the south. The estate was subdivided in 1923, at which time it was advertised as 'cheap land' located five minutes from Darling Station (*Herald*, 11 December 1923:20).

A Melbourne Metropolitan Board of Works (MMBW) detail plan (1927) and an aerial photograph (1931) shows that the Albion Park Estate remained largely undeveloped at

this time and Dent Street was in the course of being laid out (Figures 2-4). Likely due to the economic depression of the time, in 1935 allotments in the Albion Park Estate were advertised for sale with 'plans obtainable from liquidator' (*Herald*, 14 April 1937:20).



Figure 2. Aerial photograph, 1931 showing Dent Street being laid out, indicated by red arrow (Source: Landata Victoria).



Figure 3. MMBW Detail Plan 2745 showing vacant lots at 2-22 Dent Street in 1927, indicated by red line (Source: State Library of Victoria).

A row of houses had been constructed at 20-28 Dent Street by 1937 (MMBW:1937) (Figures 4 & 5) and all houses were constructed by 1940 (S & M). An aerial photograph dating from 1945 (Figure 6) clearly indicates the completed precinct.

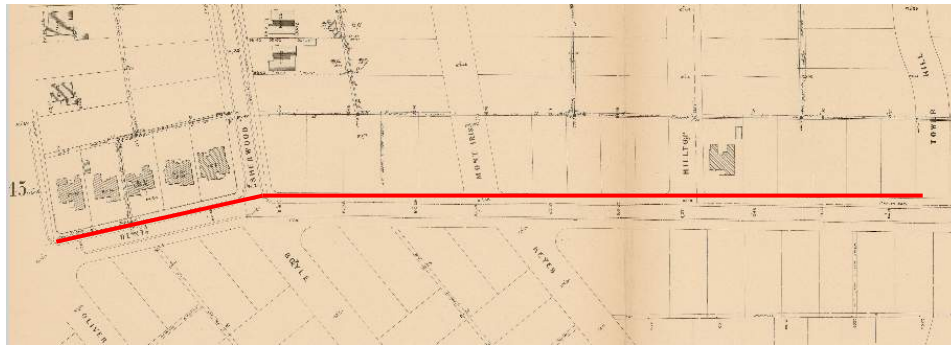


Figure 4. MMBW Detail Plan 2744 showing lots at 20-60 Dent Street (Seaton Street to Tower Hill Road) in 1937, indicated by red line (Source: State Library of Victoria).

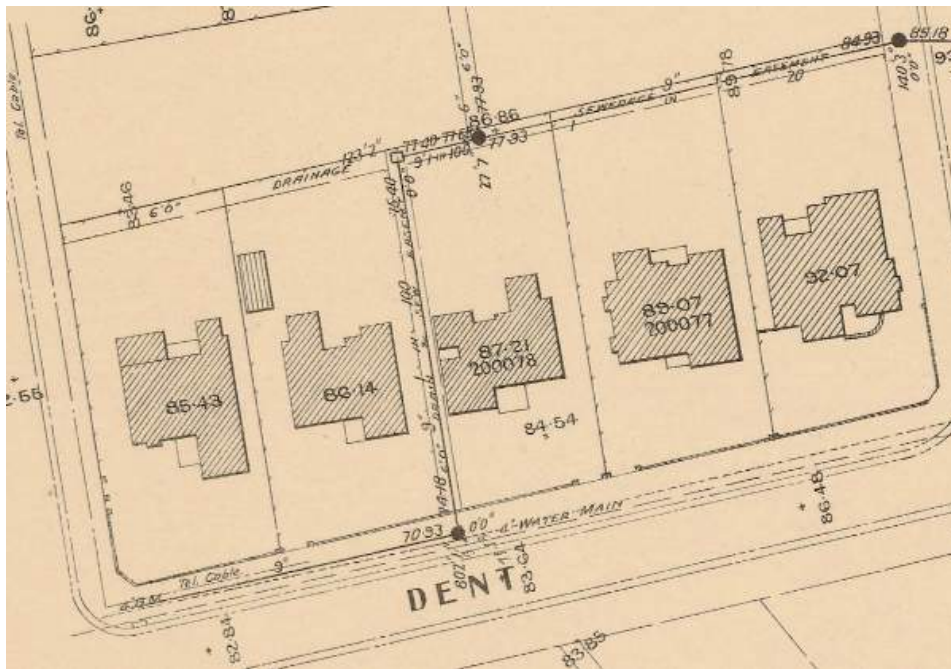


Figure 5. Detail of the previous figure showing five houses constructed by 1937 at 20 to 28 Dent Street.

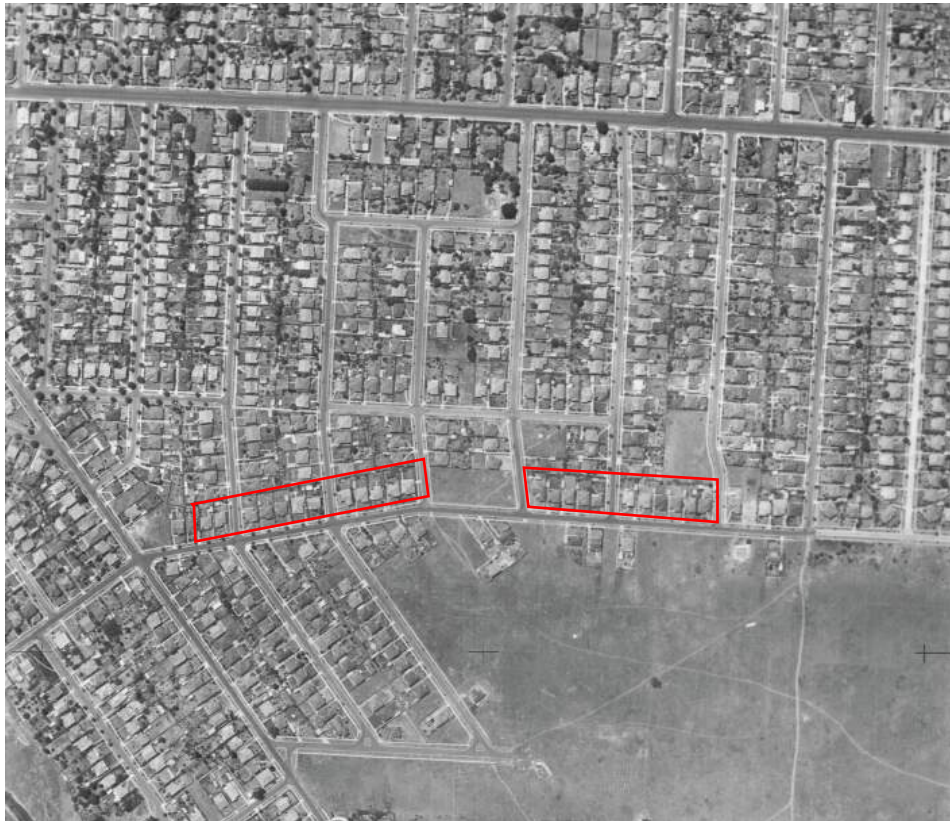


Figure 6. Aerial photograph, 1945 showing development along north side of Dent Street. Properties within the proposed Dent Street Precinct are indicated in red (Source: Landata Victoria).

The precinct illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

Dent Street Precinct, Glen Iris is situated to the south of High Street between Albion Road and Tower Hill Road. It is a small residential precinct, interwar in character, which comprises properties on the north side of Dent Street, generally between Albion Road and Sherwood Street, and Mont Iris Avenue to Tower Hill Road. The houses were constructed in the interwar period and during World War II and all properties are individual houses set on separate allotments.

The precinct presents as a highly intact streetscape of modest houses which demonstrate a high degree of consistency in architectural style, materiality and detailing. The majority of the houses demonstrate characteristics of the English Domestic Revival style of the Interwar period. Houses are predominantly single-storey and of brick construction (face clinker brick or rendered brick), with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys (see example at Figure 7). Common features include entry porches (see examples at Figures 7-9), timber framed windows, including tripartite windows with fixed central panes and double hung side

sashes (see examples at Figures 7-9), and decorative brick detailing to windows, porch entries, corners and gable ends (see examples at Figures 7-9).



Figure 7. Prominent decorative chimney at 42 Dent Street (GJM Heritage, July 2022).



Figure 8. Decorative entry porch at 60 Dent Street (GJM Heritage, July 2022).



Figure 9. Brick detailing at 26 Dent Street (GJM Heritage, July 2022).

Houses within the precinct are set back from the streets behind modest gardens and many retain their original low front brick fences and original brick garages.

Key Features of the Precinct

- Consistent front setbacks within streetscapes
- Brick construction, both face clinker brick and rendered
- 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.

The residences within the Dent Street Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar period in fabric, form and detail. While the residences have undergone some minor alterations and additions, these are generally limited in their visibility from the public realm and do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct predominantly dating from the mid-late 1930s.

Comparative Analysis

The Dent Street Precinct is of note as a representative and highly intact group of mid-late 1930s middle-class houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar period. This section of Dent Street developed over a short period of time, after the subdivision and sale of land in the Albion Park Estate. This precinct of single-storey houses displays a consistency of scale, and a consistent architectural character.

A number of interwar precincts are included in the Heritage Overlay in the City of Boroondara; however, unlike the Dent Street Precinct, many of these contain substantial numbers of early interwar California Bungalows. These precincts include Toorak Estate and Environs, Glen Iris Precinct (HO230), Leslie Street Precinct, Hawthorn (HO164) and Fairview Avenue Precinct, Burwood (HO225). Those interwar precincts that are most comparable to the Dent Street Precinct include Goodwin Street and Somerset Road Precinct, Glen Iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227), Holyrood Estate and Environs, Camberwell (HO228) and Harley Estate and Environs Precinct, Camberwell (HO735). These precincts contain comparable streets of highly intact single-storey houses dating to the interwar period.

Goodwin Street and Somerset Road Precinct, Camberwell (HO226)

The Goodwin Street and Somerset Road Precinct developed on land subdivided in 1929, east of Glen Iris Road and north of the Burwood Railway Station on the former Outer

Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally modest brick residences which demonstrate characteristics of English Domestic Revival, Mediterranean Revival and Moderne styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 10 & 11. Examples of places within the Goodwin Street and Somerset Road Precinct, Camberwell. (L) 2 Goodwin Street (Source: Google Streetview) (R) 10 Goodwin Street (Source: <https://www.property.com.au/vic/glen-iris-3146/goodwin-st/10-pid-3358566/>).

Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227)

The Great Glen Iris Railway Junction Estate and Environs Precinct developed on land subdivided in 1923, south of the High Street commercial strip and adjacent to the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and houses are generally modest brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival style. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Ashburton.



Figures 12 & 13. Examples of places within the Great Glen Iris Railway Junction Estate and Environs, Ashburton. (L) 8 Lexia Street (Source: <https://www.realestate.com.au/sold/property-house-vic-ashburton-110467729>) (R) 13 Lexia Street (Source: Google Streetview).

Holyrood Estate and Environs, Camberwell (HO228)

The Holyrood Estate and Environs Precinct developed through the 1924 subdivision of the Holyrood Estate, located on the south side of Riversdale Road, Camberwell, west of Highfield Road. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English

Domestic Revival and Mediterranean Revival styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 14 & 15. Examples of places within the Holyrood Estate and Environs, Camberwell. (L) 19 Holyrood Street (Source: Google Streetview) (R) 21 Holyrood Street (Source: <https://www.realestate.com.au/property/21-holyrood-st-camberwell-vic-3124>).

Harley Estate and Environs Precinct, Camberwell (HO735)

The Harley Estate and Environs Precinct contains two areas of interwar development: the area to the north began in the 1920s, while the Harley Estate to the south which was developed from the 1930s by the Colonial Mutual Life Assurance Society with architect Robert B Hamilton. The precinct contains a number of highly intact single-storey interwar houses which display a variety of stylistic characteristics including English Domestic Revival and Moderne and together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell. The English Domestic Revival style houses in the Harley Estate to the south present as a particularly consistent group in both scale and architectural character.



Figures 16 & 17. Examples of places within the Harley Estate and Environs, Camberwell. (L) 32 Cooalongatta Road (R) 49 Cooalongatta Road (Source: Google Streetview).

Analysis

The above examples all contain streets of highly intact houses dating to the interwar period, which illustrate the significant suburban development in the City of Boroondara in the interwar period. Houses within these precincts display characteristics typical of the interwar period including features of English Domestic Revival, Streamlined Moderne and California Bungalow styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The Dent Street Precinct is comparable in architectural character, quality and consistency to these precincts. The Dent Street Precinct contains middle-class houses which were largely built in the 1930s, the majority of which demonstrate characteristics of the English Domestic Revival style of the Interwar period. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.

Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

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 B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The Dent Street Precinct is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scaled, 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 E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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 F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.

Statement of Significance

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.

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).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
6 Dent Street	Contributory	Fence
8 Dent Street	Contributory	Fence
10 Dent Street	Contributory	Fence
12 Dent Street	Not contributory	-
14 Dent Street	Contributory	Fence
16 Dent Street	Contributory	Fence
18 Dent Street	Contributory	Fence
20 Dent Street	Contributory	Fence
22 Dent Street	Contributory	-
24 Dent Street	Contributory	Garage
26 Dent Street	Contributory	Garage
28 Dent Street	Contributory	Fence
40 Dent Street	Contributory	Fence & Garage
42 Dent Street	Contributory	Fence
44 Dent Street	Contributory	Fence & Garage
46 Dent Street	Contributory	Fence
48 Dent Street	Contributory	Fence
50 Dent Street	Contributory	Fence & Garage
52 Dent Street	Contributory	Fence
54 Dent Street	Contributory	Fence & Garage
56 Dent Street	Contributory	-
58 Dent Street	Contributory	Fence & Garage
60 Dent Street	Contributory	-

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from</i>	Yes - original early brick

<i>notice and review?</i>	fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, *Mont Iris Estate & Environs Review*, October 2022

References

Albion Park Estate, undated (Stonnington History Centre).

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.

Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Melbourne Metropolitan Board of Works, Detail Plan 2744, Municipality of Camberwell, 1937.

Melbourne Metropolitan Board of Works, Detail Plan 2745, Municipality of Camberwell, 1927.

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Sands & McDougall Directories.

The Herald.





Figure 1. 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).

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb,

particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

Tower Hill Estate Precinct is located within a 273 acre (110 hectare) allotment originally purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV). The Tower Hill Estate was subdivided from the substantial land holding of 'Tower Hill' – a holding of over 12 acres purchased by Malvern market gardener, William Woodmason, in 1894 as part of Crown Portion A, Section 2, Parish of Boroondara (LV: V1536/F044) (Figure 2). This allotment was transferred to Emma Slade in 1898 (LV: V1536/F044).

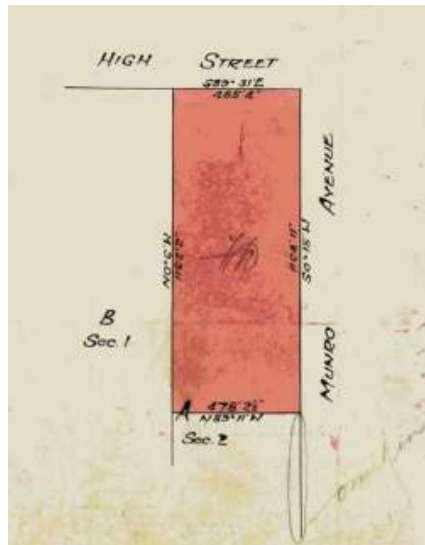


Figure 2. Estate acquired by William Woodmason, 1884 (Source: Landata).

In 1900, builder Henry Slade and Emma Slade lived nearby in Albion Road, Glen Iris (S & M) and by 1901 the couple had relocated to the south side of High Street (S & M). It appears likely that Slade constructed a house for his family on his allotment in High Street by 1901 (S & M), later named 'Tower Hill', and described as a 9-roomed brick house, on 13 acres and valued at £90 in 1904 (Camberwell Rate Books) (Figure 3).



Figure 3. Undated image of Tower Hill, 148 High Street Ashburton, showing an original slate roof and early access from the north-west (Source: City of Boroondara Library).

In 1906, farmer William Henry Prior acquired the property (LV: V3106/F136, S & M) and the house was first recorded as 'Tower Hill' in 1907 (Camberwell Rate Books). In 1908, Carl Dugmore Timms was the recorded owner of 'Tower Hill' (Camberwell Rate Books). Ownership passed to William Armstrong Stoney, tailor, in 1909 (Camberwell Rate Books) and the Stoney family relocated from 'Tolarno', Riversdale Road, Hawthorn to 'Tower Hill', High Street, Ashburton the following year (*Punch*, 19 May 1910:25).

Stoney subdivided the Tower Hill Estate in 1926, advertising '59 glorious blocks' for sale in the Tower Hill Estate (Figures 4 & 5). The lots were auctioned in October 1926; Tower Hill House was included in the sale (*Argus*, 9 October 1926:25), described as a:

brick & cemented tiled roof villa, with tower, containing 8 large, lofty rooms and standing in prettily laid out gardens & lawns, with land having a frontage of 130 ft to High Street, affording ample space for a tennis court (*Argus*, 23 October 1926:2).

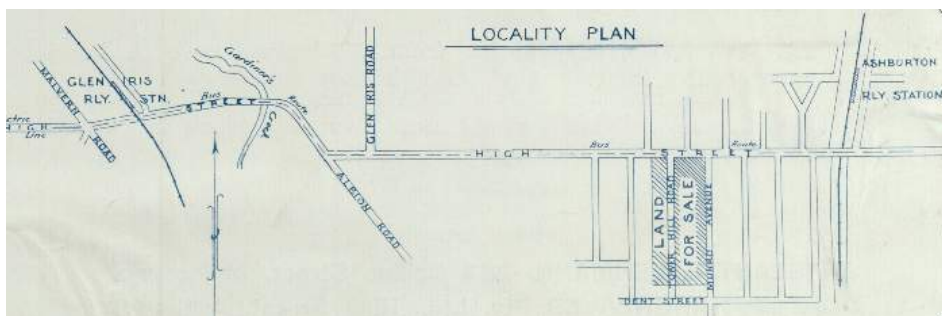


Figure 4. Location of Tower Hill Estate subdivision, from '56 glorious home sites', 1926. (Source: State Library Victoria).

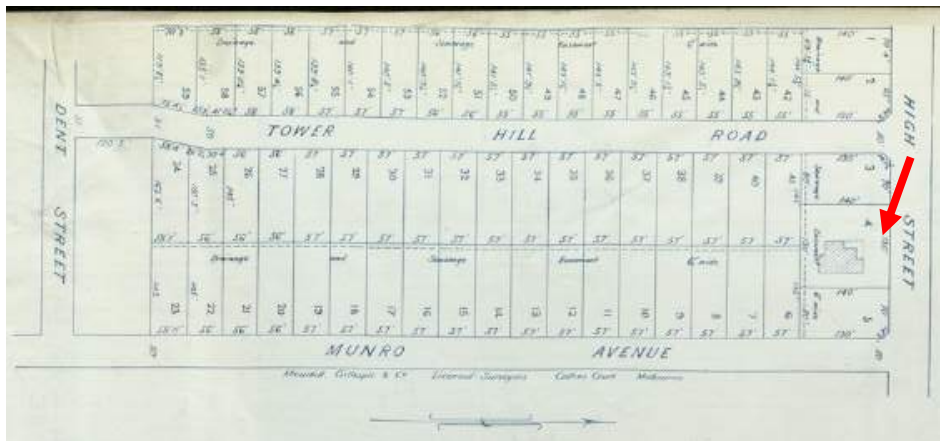


Figure 5. Plan of Tower Hill Estate subdivision, from '56 glorious home sites', 1926. Tower Hill House is indicated by red arrow. North is to the right of the image (Source: State Library Victoria).

A Melbourne & Metropolitan Board of Works (MMBW) Detail Plan of the area (Figure 6) indicates that no construction had occurred in the Tower Hill Estate by 1929 and Tower Hill Road itself had not yet been laid out. An aerial photograph dating to 1931 (Figure 7) shows that the Estate also remained undeveloped at this time. Likely due to the economic depression of the time, in 1934 the large number of remaining allotments in the Tower Hill Estate were re-advertised for sale at prices equivalent to land sales in East Malvern 20 years prior (Figure 8) (*Herald*, 7 November 1934:30).

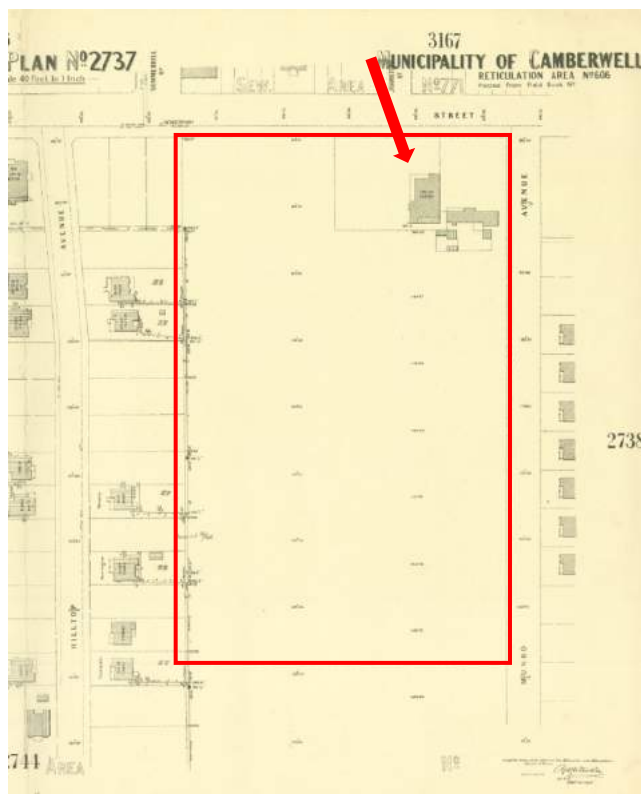


Figure 6. MMBW Detail Plan 27737 showing Tower Hill House fronting High Street, 1929 (indicated by red arrow). The Tower Hill Estate (approximately indicated by red rectangle) remained vacant at this time. North is to the top of the image (Source: State Library Victoria).



Figure 7. Aerial photograph, 1931 showing Munro Avenue being laid out (indicated by red arrow) and Tower Hill House in the north-east corner. The approximate boundary of the Tower Hill Estate is shown in red (Source: Landata Victoria).



Photo of Ashburton Shopping Centre. Note the Fine Office Block, Shop and Buildings in course of erection, which adds to the value of the Estate.

By Public Auction :: Saturday, 17th November, 1934
on the Land at 3.15 p.m. in a Seated Marquee

TOWER HILL ESTATE

ASHBURTON

50 Glorious Residential Allotments :: Attractive Brick Residence
With Actual Frontages to High Street.

The Estate is practically the Last Available Area for Subdivision in this Picturesque Locality and is Surrounded by Attractive Homes. The advent of the Electric Trains, now running direct to Melbourne, thus eliminating the previous inconvenience of changing at Camberwell, is already proving a greater impetus to building at Ashburton.

ADVANTAGES OF PURCHASING IN THE TOWER HILL ESTATE.

The rapid extension for building purposes of the five available blocks between Glen Iris and Melbourne will mean an early building campaign at Ashburton. As a matter of fact, one builder is at present operating in Highgate Grove and their street, and we are informed, is contemplating erecting, in the near future, too, in Tower Hill, in Glen Street and the southern end of Wilson Avenue, previously opposite Lots 13 to 21.

The close proximity of the Estate to the famous Malvern Park, with its wonderful Municipal Golf Links and Recreation Grounds for cricket and football, and the fine Glen Iris Tennis Courts and Bowling Grounds, will be a definite magnet for future home builders, as the district offers greater facilities for recreation than any other Municipality south of the Yarra.



SALE PLAN
Scale: 100 feet = 1 inch

LOTS COLOURED ORANGE FOR SALE

Exceptionally Easy Terms

FOR LAND OF THIS QUALITY.

£5 DEPOSIT for Allotments fronting Munro Avenue and Tower Hill Road.

£25 DEPOSIT for Allotments fronting High Street.

INSTALLMENTS only 41 per Month per Lot.

INTEREST: 45 per centum per annum, payable Quarterly. Residue 5 Years.

TERMS for RESIDENCE

£100 DEPOSIT.

INSTALLMENTS, 50/- Weekly which includes Principal and Interest, calculated at the rate of 45 per centum per annum. Residue 5 Years.

TITLE CERTIFICATE. Subscribers: Messrs. WRITING & BYRNE, 101 William St., Melbourne.

GAS, ELECTRIC LIGHT, WATER AND SEWERAGE ARE RIGHT AT THE ESTATE.

The Estate is situated within 1 minute walk of the Ashburton Railway Station, and all shopping facilities, and has the added advantage of an excellent bus service passing the property, linking Glen Iris and Ashburton.

The above Estate is nicely elevated, with a gradual slope to the south, therefore providing every Allotment commands extensive and charming views.



Photo of Residence to be sold on above Easy Terms.

H. P. KNIGHT & CO.

Property Salesmen and Subdivisional Experts

315 Collins Street, Melbourne

Phones: Cent. 13615, 13616. who will subdivide the above Estate and Residence in Auction through their Auctioneers.

Figure 8. Advertisement for the Tower Hill Estate subdivision, 1934 (Source: State Library Victoria).

Remaining on an allotment near the corner of High Street and Munro Street, 'Tower Hill' was acquired by John Leonard Thomas in 1935 (LV: V5808/F514) (Figure 9) and on-sold to grazier James Joseph Waldron in 1936 (LV: V6041/F081) (Figure 10). The property subsequently passed to various owners after his death the following year.



Figure 9. Photograph of Tower Hill house, 1934 from Advertisement for the Tower Hill Estate subdivision, 1934 (Source: State Library Victoria).

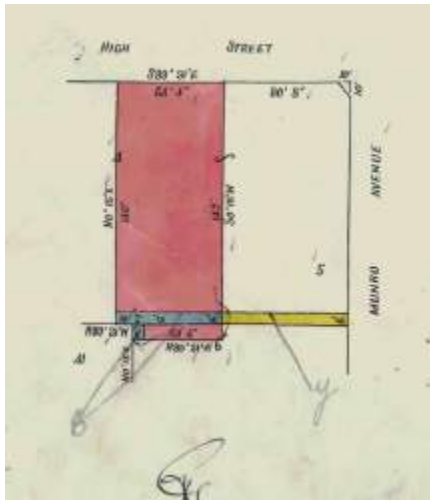


Figure 10. Allotment containing the Tower Hill House, acquired by James Waldron in 1936 (Source: Landata).

Development within the Tower Hill Estate occurred from the mid-1930s and was largely complete by 1940 (S & M), as shown in an aerial photograph dating from 1945 (Figure 11).



Figure 11. Aerial photograph, 1945 showing development within Tower Hill Estate. The Estate was substantially developed by this time. The approximate boundary of the Tower Hill Estate is shown by the red rectangle) (Source: Landata Victoria).

The precinct illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

The Tower Hill Estate Precinct, Glen Iris & Ashburton is situated to the south of High Street and north of Dent Street. It is a residential precinct which comprises properties on the eastern and western sides of Tower Hill Road, on the western side of Munro Avenue, and on the south side of High Street between Tower Hill Road and Munro Avenue. With the exception of 'Tower Hill' at 148 High Street, houses were constructed in the late interwar and World War II period. All properties are individual houses set on separate allotments.

The Tower Hill Estate Precinct presents as highly intact streetscapes of late interwar and World War II-era houses, generally dating from the late-1930s to 1945, which demonstrate a consistency in architectural style, materiality and detailing. Many of the houses demonstrate characteristics of the English Domestic Revival style of the interwar period. Houses are generally single or two-storey and are of brick (face clinker brick or rendered brick) construction, with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or face brick chimneys (see examples at Figures 12-14). Common features include entry porches (see examples at Figures 12-14), timber box windows (see examples at Figures 12-14) and decorative brick detailing around windows, porch entries, corners and gable ends (see examples at Figures 12-14).



Figure 12. Prominent decorative chimney at 8 Munro Avenue (GJM Heritage, July 2022).



Figure 13. Decorative entry porch at 24 Tower Hill Road (GJM Heritage, July 2022).



Figure 14. Timber framed windows at 9 Tower Hill Road (GJM Heritage, July 2022).

Houses in the precinct are set back from the street behind front gardens and a number retain their original low front brick fences and garages.

‘Tower Hill’ at 148 High Street, Glen Iris is a single-storey house which largely presents as a late Italianate villa, with rendered brick walls (overpainted) and a central balustraded tower with pairs of windows to each face. Set towards the rear of the current allotment, the house presents an asymmetrical elevation to High Street, comprising a side gable to

the east with half-timbered gable end, and return verandah to the west side which terminates at a rear gable roof. The front gable contains a tripartite window with segmental arched head and highlights containing leadlight glazing. Four tall rendered chimneys, with corniced capping, rise above the roof either side of the central tower.

The roof is currently clad with terracotta tiles (originally slate) with decorative ridging and finials, and the verandah is supported on turned timber posts with decorative timber brackets and frieze.

Key Features of the Precinct

- 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.

Key features of 'Tower Hill'

- Single-storey Italianate-style villa with some Edwardian 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.

The residences within the Tower Hill Estate Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar and World War II period in fabric, form and detail. While the residences have undergone some alterations and additions, these are generally focussed to the rear of individual properties and have more limited visibility from the public realm. These do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct predominantly dating from the mid-late 1930s.

'Tower Hill' retains a high degree of integrity to the early 20th century period in fabric, form and detail. While the house has undergone some minor alterations and additions, the ability to understand and appreciate the place as a finely detailed house dating to the early 20th century is retained.

Comparative Analysis

The Tower Hill Estate Precinct is of note as a representative example of an interwar subdivision of a Victorian/Federation -era estate. The precinct contains a highly intact group of late 1930s/early 1940s houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar and early WWII period. These sections of Tower Hill Road, Munro Street and High Street developed over a short period of time, after the re-release of the Tower Hill Estate subdivision in 1934. This precinct of one and two-storey houses displays a consistency of scale, and distinctive architectural character typical of the interwar period.

A number of interwar precincts are included in the Heritage Overlay in the City of Boroondara; however, unlike the Tower Hill Estate Precinct, many of these contain substantial numbers of early interwar California Bungalows. These precincts include Toorak Estate and Environs, Glen Iris Precinct (HO230), Leslie Street Precinct, Hawthorn (HO164) and Fairview Avenue Precinct, Burwood (HO225). Those interwar precincts that are most comparable to the Tower Hill Estate Precinct include Goodwin Street and Somerset Road Precinct, Glen iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227), Holyrood Estate and Environs, Camberwell (HO228) and Harley Estate and Environs Precinct, Camberwell (HO735). These precincts contain comparable streets of highly intact single-storey houses dating to the interwar period.

Goodwin Street and Somerset Road Precinct, Camberwell (HO226)

The Goodwin Street and Somerset Road Precinct developed on land subdivided in 1929, east of Glen Iris Road and north of the Burwood Railway Station on the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally modest brick residences which demonstrate characteristics of English Domestic Revival, Mediterranean Revival and Moderne styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 15 & 16. Examples of places within the Goodwin Street and Somerset Road Precinct, Camberwell. (L) 2 Goodwin Street (Source: Google Streetview) (R) 10 Goodwin Street (Source: <https://www.property.com.au/vic/glen-iris-3146/goodwin-st/10-pid-3358566/>).

Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227)

The Great Glen Iris Railway Junction Estate and Environs Precinct developed on land subdivided in 1923, south of the High Street commercial strip and adjacent to the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and houses are generally modest brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival style. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of

the place as a fine and representative example of interwar residential development in Ashburton.



Figures 17 & 18. Examples of places within the Great Glen Iris Railway Junction Estate and Environs, Ashburton. (L) 8 Lexia Street (Source: <https://www.realestate.com.au/sold/property-house-vic-ashburton-110467729>) (R) 13 Lexia Street (Source: Google Streetview).

Holyrood Estate and Environs, Camberwell (HO228)

The Holyrood Estate and Environs Precinct developed through the 1924 subdivision of the Holyrood Estate, located on the south side of Riversdale Road, Camberwell, west of Highfield Road. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival and Mediterranean Revival styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 19 & 20. Examples of places within the Holyrood Estate and Environs, Camberwell. (L) 19 Holyrood Street (Source: Google Streetview) (R) 21 Holyrood Street (Source: <https://www.realestate.com.au/property/21-holyrood-st-camberwell-vic-3124>).

Harley Estate and Environs Precinct, Camberwell (HO735)

The Harley Estate and Environs Precinct contains two areas of interwar development. The area to the north began to be developed in the 1920s and the area to the south was developed from the 1930s by the Colonial Mutual Life Assurance Society with architect Robert B Hamilton. The precinct contains a number of highly intact single-storey interwar houses which display a variety of stylistic characteristics including English Domestic Revival and Moderne and together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell. The English Domestic Revival style houses in the Harley Estate to the south present as a particularly consistent group in both scale and architectural character.



Figures 21 & 22. Examples of places within the Harley Estate and Environs, Camberwell. (L) 32 Cooloongatta Road (R) 49 Cooloongatta Road (Source: Google Streetview).

Analysis

The above comparative examples all contain streets of highly intact houses dating to the interwar period, which illustrate significant suburban development in the City of Boroondara in the mid-twentieth century. These houses display characteristics typical of the interwar period, including features of English Domestic Revival, Streamlined Moderne and California Bungalow styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The Tower Hill Estate Precinct is comparable in architectural character, quality and consistency to the above precincts. The Tower Hill Estate Precinct contains middle-class houses which were predominantly built in the late 1930s to the early 1940s and demonstrate characteristics of the English Domestic Revival style of the Interwar period. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.

Assessment Against Criteria

Criteria referred to in Planning Practice Note 1: Applying the Heritage Overlay (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

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 B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

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.

‘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 E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

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 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 F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.

Statement of Significance

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 (but are not limited to):

- 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 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).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
2 Tower Hill Road, Glen Iris	Contributory	-
4 Tower Hill Road, Glen Iris	Contributory	-
6 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
8 Tower Hill Road, Glen Iris	Contributory	-
10 Tower Hill Road, Glen Iris	Contributory	-
12 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
14 Tower Hill Road, Glen Iris	Contributory	-
16 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
18 Tower Hill Road, Glen Iris	Contributory	Garage
20 Tower Hill Road, Glen Iris	Contributory	-
22 Tower Hill Road, Glen Iris	Contributory	-
24 Tower Hill Road, Glen Iris	Contributory	-
26 Tower Hill Road, Glen Iris	Not contributory	-
28 Tower Hill Road, Glen Iris	Contributory	Garage
1 Tower Hill Road, Glen Iris	Contributory	Garage

Address	Grading	Contributory fence / garage
3 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
5 Tower Hill Road, Glen Iris	Not contributory	-
7 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
9 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
11 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
13 Tower Hill Road, Glen Iris	Contributory	Fence
15 Tower Hill Road, Glen Iris	Not contributory	-
17 Tower Hill Road, Glen Iris	Contributory	-
19 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
21 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
23 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
25 Tower Hill Road, Glen Iris	Contributory	Garage
27 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
29 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
31 Tower Hill Road, Glen Iris	Not contributory	-
33 Tower Hill Road, Glen Iris	Contributory	Fence
2 Munro Avenue, Ashburton	Contributory	Garage
4 Munro Avenue, Ashburton	Contributory	Fence & Garage
6 Munro Avenue, Ashburton	Contributory	Garage
8 Munro Avenue, Ashburton	Contributory	Garage
10 Munro Avenue, Ashburton	Contributory	Fence & Garage
12 Munro Avenue, Ashburton	Not contributory	-
14 Munro Avenue, Ashburton	Contributory	Fence & Garage
16 Munro Avenue, Ashburton	Contributory	Fence & Garage
18 Munro Avenue, Ashburton	Contributory	Garage
20 Munro Avenue, Ashburton	Contributory	Fence & Garage
22 Munro Avenue, Ashburton	Contributory	Garage
24 Munro Avenue, Ashburton	Contributory	Fence
26 Munro Avenue, Ashburton	Not contributory	-
28-30 Munro Avenue, Ashburton	Contributory	Fence
32 Munro Avenue, Ashburton	Contributory	Garage
142 High Street, Glen Iris	Contributory	Garage
144/144A High Street, Glen Iris	Contributory	Fence (brick section only) & Garage
146 High Street, Glen Iris	Contributory	Garage
146A High Street, Ashburton	Not contributory	-
'Tower Hill', 148 High Street, Ashburton	Significant	-

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No

Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – original or early brick fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022

References

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.

Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Camberwell Rate Books.

56 Glorious Home Sites, Tower Hill Estate subdivision, 1926.

Land Victoria Title Certificates.

Melbourne and Metropolitan Board of Works, Detail Plan 27737, 1929.

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Photograph of Tower House ('Tower Hill'), undated (City of Boroondara Library ref no 15261900).

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Punch (Melbourne).

Sands & McDougall Directories.

The Argus.

The Herald.

Tower Hill Estate, Ashburton, subdivision 1934 (State Library Victoria).

Victorian Electoral Rolls (via Ancestry).

7 Fuller Avenue, Glen Iris

Prepared by: GJM Heritage

Address: 7 Fuller Avenue, Glen Iris

Name: House	Survey Date: October 2022
Place Type: Residential	Architect: Not known
Grading: Significant	Builder: H E Marriott (likely)
Extent of Overlay: To title boundaries	Construction Date: 1925



Figure 1. 7 Fuller Avenue, Glen Iris (Source: GJM Heritage July 2022)

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

The house at 7 Fuller Avenue, Glen Iris was constructed in 1925 for Henry Ernest and Elsie Marriott. H E Marriott was a builder and it is presumed that he constructed the house for himself and his family.

The house was built on one of 112 allotments which were offered for sale in 1915 as part of the Bonnie View Estate, with views described as 'most extensive and charming' (Bonnie View Estate, undated) (Figures 2 & 3). Twenty-five allotments were sold in the initial three-week period following release of the subdivision (*Herald*, 19 August 1915:8). In 1917 Ernest Ratcliffe acquired a number of these allotments (LV: V4062/F230) (Figure 4), including the subject site – Allotment 65 on the east side of Fuller Avenue – which was subsequently transferred to Arthur Duncan in 1922 and to Elsie Marriott in June 1924 (LV: V4578/F585).

Bonnie View

ESTATE

HIGH STREET & ALBION ROAD, GLEN IRIS

Six Minutes' Walk from Glen Iris Station and Seven Minutes' Walk from High Street Electric Tram Terminus.




112 CHOICE RESIDENTIAL SITES


The views from each allotment in this estate are the most extensive and charming to be had in the beautiful Glen Iris district, and the position generally is one where values must soon greatly increase.

Post Office & State School within Two Minutes' Walk of the Estate.

TITLE CERTIFICATE.
 Solicitor, Septimus J. Ralph, 430 Lt. Collins St., Melb.




For Private Sale
on Exceptionally
EASY TERMS
NO DEPOSIT
Monthly Payments extending over
Four Years.



PLANS AND PARTICULARS FROM

D. H. SCOTT

BRANCHES:
 WATTLETREE ROAD, MALVERN
 BURKE ROAD, GARDINER

ESTATE AGENT QUEEN'S WALK
 72 SWANSTON ST., MELBOURNE

Figure 2. Bonnie View Estate, Glen Iris subdivision brochure, undated (Source: SLV).

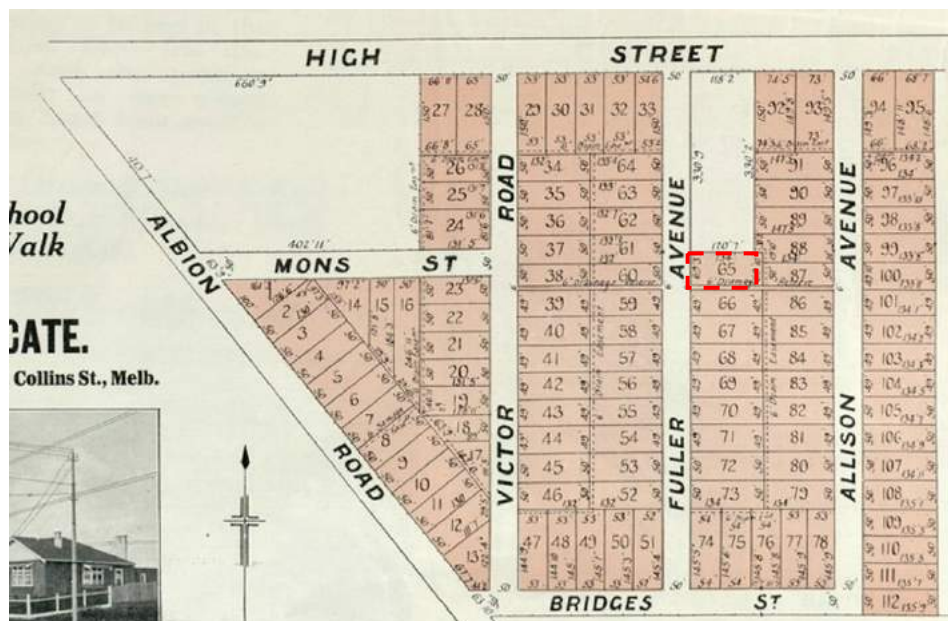


Figure 3. Detail of Bonnie View Estate subdivision brochure, showing allotment purchased by the Marriotts (Source: SLV).

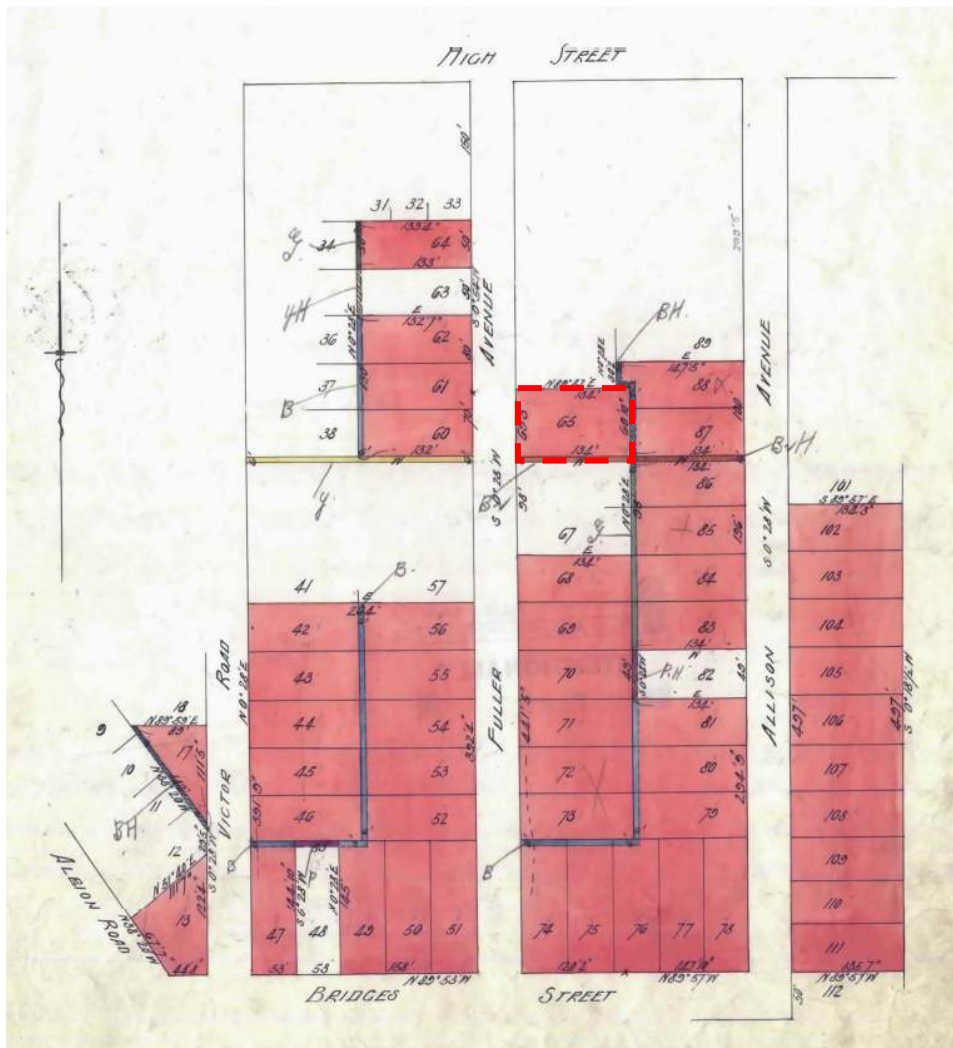


Figure 4. Certificate of Title, Volume 4062, Folio 230, showing allotments acquired by Ernest Ratcliffe in 1917, and Allotment 65 acquired by the Marriotts in 1924 (Source: Landata).

By the following year, the Marriotts had constructed a six-roomed brick house on the broad 69-foot x 134-foot allotment (City of Camberwell Rate Books). Surrounding allotments were smaller and houses on these allotments were generally built of timber (Figures 5 & 6).

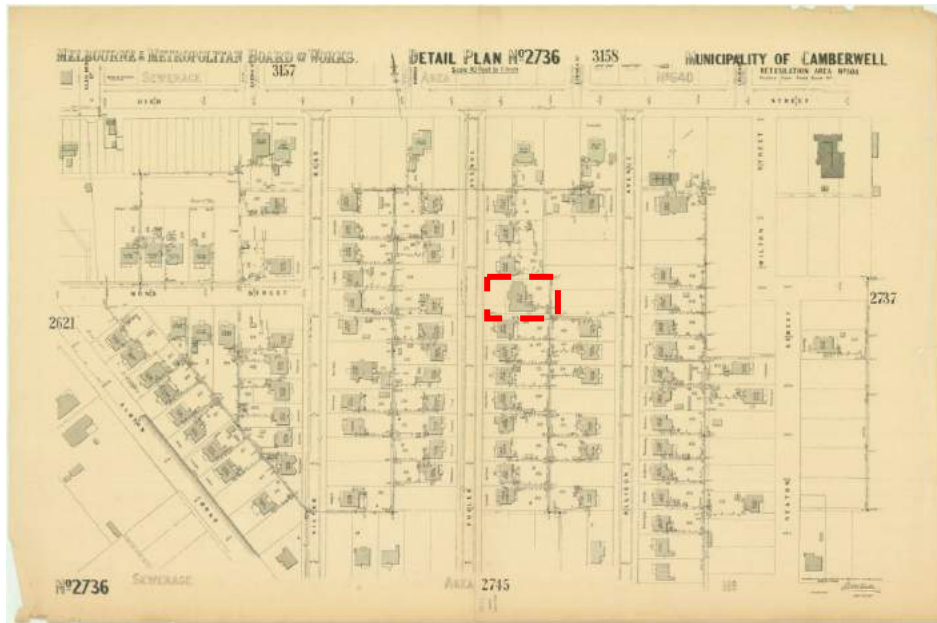


Figure 5. MMBW Detail Plan 2736, Municipality of Camberwell, 1927 (Source) SLV).

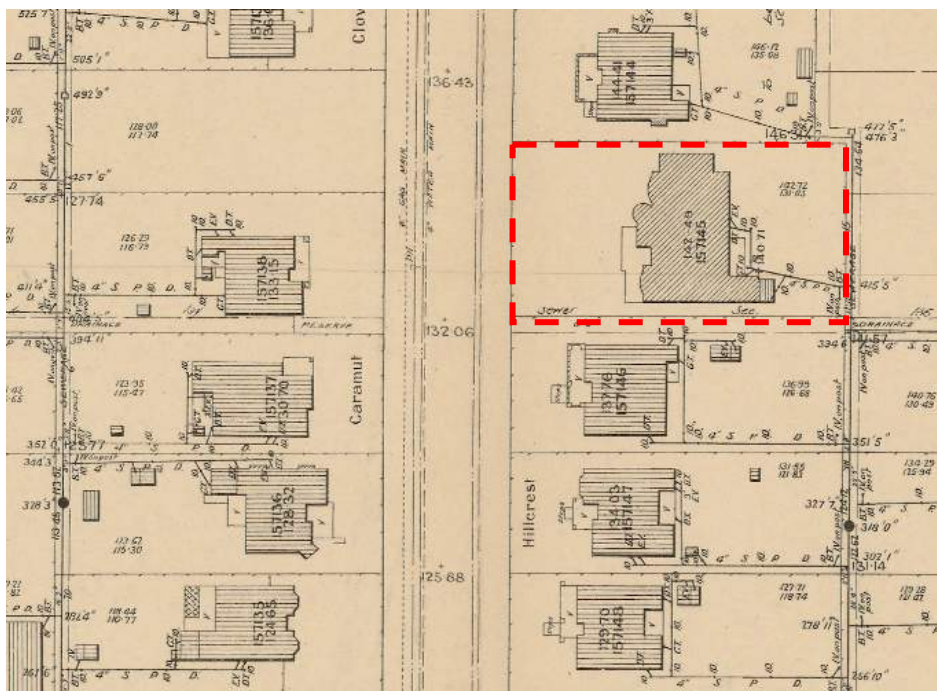


Figure 6. Detail of MMBW Detail Plan 2736, Municipality of Camberwell, 1927, illustrating the plan of the house soon after construction and the smaller size and timber construction of surrounding houses (Source: SLV).

Henry, Elsie and their family lived at 7 Fuller Avenue until at least 1931 (*Herald*, 17 July 1931:10; Electoral Roll 1931) before relocating to a new house nearby at 89 High Street, Glen Iris, presumably also built by Marriott (Electoral Roll, 1936). The property at 7 Fuller Avenue was subsequently transferred to Marjorie Crowley in 1932 (LV: V4578/F585) and the house was occupied by Marjorie and Thomas Crowley until at least 1940 (Sands & McDougall). An aerial photograph dating from 1945 records the property during this occupancy (Figures 8 & 9). The property was subsequently transferred to Alan Coburn in 1955 (LV: V4578/F585).



Figure 7: Detail of aerial view of Glen Iris, 1931, showing the development of the Bonnie View Estate by the 1930s (Source: Landata).



Figure 8: Detail of aerial view of Melbourne, 1945, showing further development of the Bonnie View Estate, Glen Iris to the south (Source: Landata).



Figure 9: Detail of Figure 8 showing the house at 7 Fuller Avenue, Glen Iris in 1945 (Source: Landata).

The property was offered for sale in 1962 as a 'gracious wide fronted brick residence of 7 spacious rooms [with] all wanted amenities, in delightful garden setting. Choice 69-ft allotment, in sought after position' (Age, 17 February 1962:33) and was purchased by Patricia Butler (LV: V4578/F585). It was again offered for sale 28 years later as an 'immaculate solid brick family home, sited in this quiet tree lined location handy to all wanted facilities, comprising entrance hall, formal sitting room, separate dining, master bedroom, BIR, further 3 bedrooms, sparkling central bathroom, bright modern kitchen, laundry, sunroom. Note: superb garden setting' (Age, 22 August 1987:68). The new

owners made a single-storey addition at the rear and widened the garage in 1990 (City of Boroondara Building Plans 89848) (Figures 10 & 11).

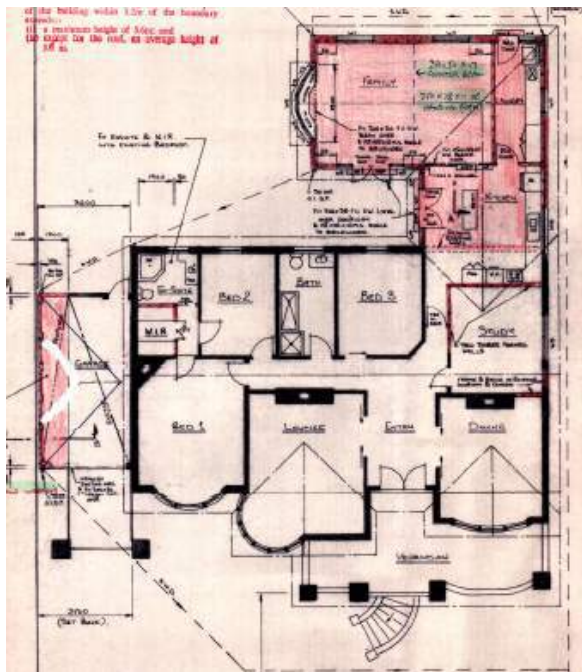


Figure 10: Plan showing alterations made to 7 Fuller Avenue in 1990 (Source: City of Boroondara Building Plans 89848).

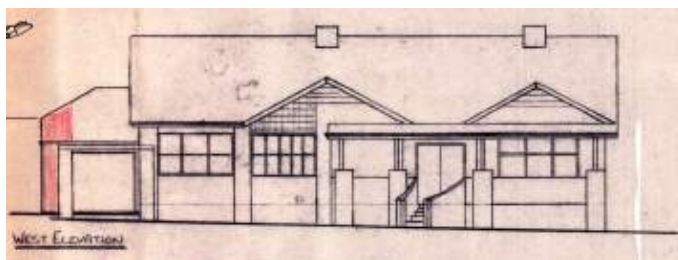


Figure 11: View of the front elevation of the house showing garage extension to 7 Fuller Avenue in 1990 (Source: City of Boroondara Building Plans 89848).

The place illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

The house at 7 Fuller Avenue, Glen Iris is situated on an allotment on the east side of Fuller Avenue, to the south of High Street and east of Albion Road and Gardiners Creek. Fuller Avenue and the surrounding streets contain a collection of houses dating predominantly from the Interwar period.

The allotment has a broad street frontage and both the width of the house, and its setback, are greater than that of others in the immediate vicinity. Constructed of rendered

brick with terracotta tiled roof, the house is designed in an Interwar California Bungalow style, with prominent low-pitch roof and horizontal appearance (see Figure 1). A transverse gable roof extends to form a side porch at the front elevation, incorporating two prominently placed gable ends – one centrally placed and incorporating a semicircular side window bay (Figure 12), and another to the south side, emphasising the asymmetry of the overall composition. Rafter ends are exposed throughout and timber shingle cladding is applied to the front gable ends and the prominent front window bay (Figure 12). Windows are timber-framed and include casement sashes with diamond-pattern leadlights (Figure 12). Roughcast render is applied to porch piers and the four roughcast rendered rectangular chimneys located near the transverse gable ridge line. Contrasting clinker brick is used to highlight the porch balustrading and window sills (Figure 12).



Figure 12: Façade detail (GJM Heritage, July 2022).

A low roughcast rendered front fence, with clinker brick capping, lines the front boundary of the property and curves to piers located either side of the concrete-paved driveway (Figure 13). The driveway, with central grass strip, provides access to an attached garage at the north side of the house, behind a pergola-like structure, and a curved concrete-paved pedestrian path provides separate access to the entrance porch.



Figure 13: Front fence (GJM Heritage, July 2022).

Key Features:

- Single-storey Interwar California Bungalow style house
- Brick construction with roughcast render finish and clinker brick detailing
- Terracotta tile-clad gabled roof with main transverse gable and pair of front gable ends
- Prominent low-pitched roof and horizontal form
- Asymmetrical front elevation and picturesque composition
- Wide eaves and exposed rafter ends
- Substantial masonry piers to porch
- Timber framed windows, including casement sashes and large semicircular bay window with geometric pattern leadlight glazing
- Decorative clinker brick detailing to sills and porch and timber shingle cladding to gable ends and semicircular bay window
- Roughcast rendered rectangular chimneys
- Roughcast rendered fence with clinker brick capping
- Attached brick garage to the north side behind pergola-like structure.

The house at 7 Fuller Avenue, Glen Iris remains highly intact to its period of construction and retains a high degree of integrity. While the building has undergone some alterations, including an addition to the rear which is not visible from the street and minor modification to the side garage, these do not diminish the ability to understand the place as a highly intact and competently detailed example of an Interwar California Bungalow.

Comparative Analysis

7 Fuller Avenue is of note as a fine and highly intact example of an Interwar house in the California Bungalow style. The substantial growth of Melbourne's population during the interwar years drove extensive residential subdivision of land in areas such as Glen Iris, Balwyn and Surrey Hills and the subsequent construction of large numbers of houses – in a range of Interwar styles – throughout what is now the City of Boroondara. A substantial number of Interwar houses, including many displaying characteristics of the California Bungalow style, remain in the municipality to demonstrate this historic period. Many of these are included in the Heritage Overlay of the Boroondara Planning Scheme on an individual basis.

Examples that are comparable to 7 Fuller Avenue, Glen Iris include:



Figure 14. 44 Currajong Avenue, Camberwell, 1919-1920 (HO381) is historically and architecturally significant as an interesting and distinctive example of a bungalow (Source: VHD).



Figure 15. 127 Winmalee Road, Balwyn, 1919-1920 (HO421) is historically and architecturally significant as a fine, externally relatively intact and early example of an attic bungalow (Source: VHD).



Figure 16. 44 Studley Park Road, Kew, 1925 (HO344) is historically and architecturally significant as a fine and relatively externally intact example of an interwar bungalow (Source: VHD).



Figure 17. 84 Walpole Street, Kew, 1928-1929 (HO355) is historically and architecturally significant as a good and externally relatively intact late 1920s bungalow (Source: VHD).



Figure 18. 46 Clyde Street, East Kew, 1929 (HO283) is historically and architecturally significant as a representative and relatively intact example of the bungalow form (Source: VHD).

Like 7 Fuller Avenue, Glen Iris, these houses all demonstrate typical characteristics of the Interwar California Bungalow style and are similar in scale and form. They are all single-storey brick houses (some with attics) with prominent low pitch tile-clad gable roofs which include street-facing gables, wide eaves and exposed rafters. Many have substantial masonry piers to deep porches (127 Winmalee Road, Balwyn; 46 Clyde Street, East Kew; and 84 Walpole Street, Kew) and detailing including timber shingles to gable ends (127 Winmalee Road, Balwyn and 46 Clyde Street, East Kew), brick detailing to window sills and entrance porch (127 Winmalee Road, Balwyn and 46 Clyde Street, East Kew) and roughcast rectangular chimneys (44 Studley Park Road, Kew and 127 Winmalee Road, Balwyn). They are all set on suburban blocks with informal lawns and gardens.

Like the above examples which are included within site-specific Heritage Overlays, 7 Fuller Avenue retains a high degree of integrity to clearly demonstrate the characteristics of an Interwar California Bungalow in the City of Boroondara. 7 Fuller Avenue is of note as a well-designed house dating to the Interwar period.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

7 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. 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. Constructed on an allotment in the Bonnie View Estate subdivision, 7 Fuller Avenue remains as a highly intact example of a dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

7 Fuller Avenue, Glen Iris is a competently detailed and highly intact representative example of an Interwar California Bungalow in the City of Boroondara. It displays typical but well-resolved characteristics of the Interwar California Bungalow style popular in Glen Iris, and across Boroondara more broadly, including a broad low-pitch gabled roof form, asymmetrical composition, solid masonry verandah piers, and the use of materials such as clinker brick, terracotta tiles, roughcast render, timber shingles and geometric pattern leadlight glazing.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

N/A.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.

Statement of Significance

What is Significant?

7 Fuller Avenue, Glen Iris, constructed in 1925 and likely built by owner and builder H E Marriott.

Elements that contribute to the significance of the place include:

- Single-storey Interwar California Bungalow style house
- Brick construction with roughcast render finish and clinker brick detailing
- Terracotta tile-clad gabled roof with main transverse gable and pair of front gable ends
- Prominent low-pitched roof and horizontal form
- Asymmetrical front elevation and picturesque composition
- Wide eaves and exposed rafter ends
- Substantial masonry piers to porch
- Timber framed windows, including casement sashes and large semicircular bay window with geometric pattern leadlight glazing
- Decorative clinker brick detailing to sills and porch and timber shingle cladding to gable ends and semicircular bay window
- Roughcast rendered rectangular chimneys
- Roughcast rendered fence with clinker brick capping
- Attached brick garage to the north side behind pergola-like structure.

Later alterations and additions, including the 1990 rear extension and the extension of the garage to the north boundary, are not significant.

How is it significant?

7 Fuller Avenue, Glen Iris is of local historical and representative (architectural) significance to the City of Boroondara.

Why is it significant?

7 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. 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. Constructed on an allotment in the Bonnie View Estate subdivision, 7 Fuller Avenue remains as a highly intact example of a dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara. (Criterion A).

7 Fuller Avenue, Glen Iris is a competently detailed and highly intact representative example of an Interwar California Bungalow in the City of Boroondara. It displays typical but well-resolved characteristics of the Interwar California Bungalow style popular in Glen Iris, and across Boroondara more broadly, including a broad low-pitch gabled roof form, asymmetrical composition, solid masonry verandah piers, and the use of materials such as clinker brick, terracotta tiles, roughcast render, timber shingles and geometric pattern leadlight glazing (Criterion D).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a locally Significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	Yes
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front rendered brick fence with clinker brick detailing
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By
GJM Heritage

References

Built Heritage, City of Boroondara Thematic Environmental History, 2012.
 City of Boroondara Building Plans.
 Context, Glen Iris Heritage Gap Study, revised 23 June 2021.
 Camberwell Rate Books.
 Bonnie View Estate, Glen Iris, undated.
 Land Victoria Title Certificates.
 Melbourne Metropolitan Board of Works, Detail Plan 2736, Municipality of Camberwell, 1927.
 Photographs, aerial views, 1931 and 1945 (Landata Victoria).
 Property Sewerage Plans, Yarra Valley Water (PSP).
 Sands & McDougall Directories.
 The Age.
 Herald.
 Victorian Electoral Rolls (via Ancestry).

33 Fuller Avenue, Glen Iris

Prepared by: GJM Heritage

Address: 33 Fuller Avenue, Glen Iris

Name: House	Survey Date: October 2022
Place Type: Residential	Architect: Forsyth and Dyson
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: 1936/37



Figure 1. 33 Fuller Avenue, Glen Iris (Source: GJM Heritage July 2022).

Historical Context

The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

History

The house at 33 Fuller Avenue, Glen Iris was constructed in 1936 to a design by architects Forsyth and Dyson, for garage proprietor, Alfred Mudie.

In 1914, Charles Du Plan Lloyd acquired over 52 acres of land south of High Street and east of Albion Road, Glen Iris in the Parish of Boroondara (LV: 3858/F514) (Figure 2). This land was subsequently subdivided, with residential sites offered for sale in 1923 as part of the Albion Park Estate, described as 'cheap land' located five minutes from Darling Station (*Herald*, 11 December 1923:20).

A Melbourne Metropolitan Board of Works (MMBW) plan dating to 1927 (Figures 4 & 5) and an aerial photograph dating to 1931 (Figure 6) shows that the Albion Park Estate remained largely undeveloped in the late 1930s and, likely due to the depression of the time, in 1935 allotments in the Estate were again advertised for sale with 'plans obtainable from liquidator' (*Herald*, 14 April 1937:20). The subject site was transferred to Alfred Mudie in June 1936 (LV: V6047/F209).



Figure 4. MMBW Detail Plan 2745, Municipality of Camberwell, 1927 (Source: SLV).



Figure 5. Detail of MMBW Detail Plan 2745, Municipality of Camberwell, 1927 (Source: SLV).



Figure 6. Detail of aerial view of Glen Iris, 1931, showing the undeveloped land at the north end of the Albion Park Estate (to the south of the already subdivided and developed Bonnie View Estate), and the approximate location of 33 Fuller Street in 1931 (Source: Landata).

After purchasing the land, Mudie commissioned the newly formed architectural practice of Forsyth and Dyson to design a substantial two-storey brick house on the newly acquired allotment (partnership announced in *Royal Victorian Institute of Architects Journal*, January 1937:179). In April 1937, Mudie's house featured in a detailed newspaper article, noting the 'simplicity in exterior design and logical interior planning' of the home designed in the 'English manner' (*Herald*, 14 April 1937:22) (Figure 7).



Figure 7. Perspective sketch of the house at 33 Fuller Avenue (Source: Herald, 14 April 1937, p 22).

In 1941 the house was offered for sale as a 'modern clinker brick 2-storey residence, built under architect's supervision 2 years ago' (*Argus*, 19 March 1941:8). William Angwin, clothier of High Street, Ashburton acquired the property (LV: V6047/F209) and an aerial photograph dating to 1945 records the property at this time (Figures 8 & 9). A timber-clad and tiled-roof sleepout was constructed at the rear of the house during Angwin's occupancy (City of Boroondara Building Plans 17752) (Figure 10).



Figure 8. Detail of aerial view of Melbourne, 1945, showing development of the Albion Park Estate, Glen Iris by the mid-1940s (Source: Landata).



Figure 9. Detail of Figure 9, showing the house at 33 Fuller Avenue, Glen Iris (Source: Landata).

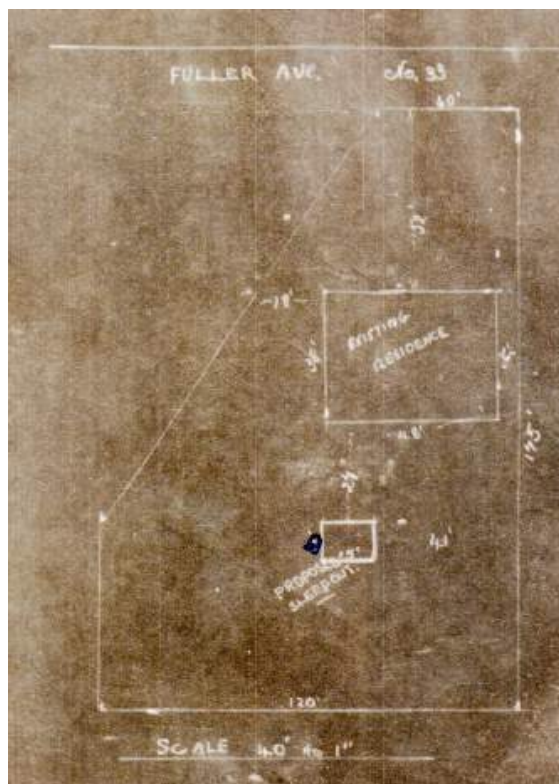


Figure 10. Undated plan showing the location of the sleepout constructed during Angwin's occupation (1941-1958) (City of Boroondara Building Plans 17752).

In 1958 the house was acquired by Keith and Ellen Rowell (LV: V6047/F209), who remained at the property until 1984 when it was offered for sale as a 'magnificent English style clinker brick residence on a superbly treed allotment with space for N/S tennis court and swimming pool...The home which is architect-designed displays many valuable features...' (Age, 12 December 1984:48).

Changes were made to the garage in the mid-1980s to convert it into a habitable room and a first-floor addition was made to the rear of the house in the mid-1990s (City of Boroondara Building Plans 99329) (Figures 11 & 12).

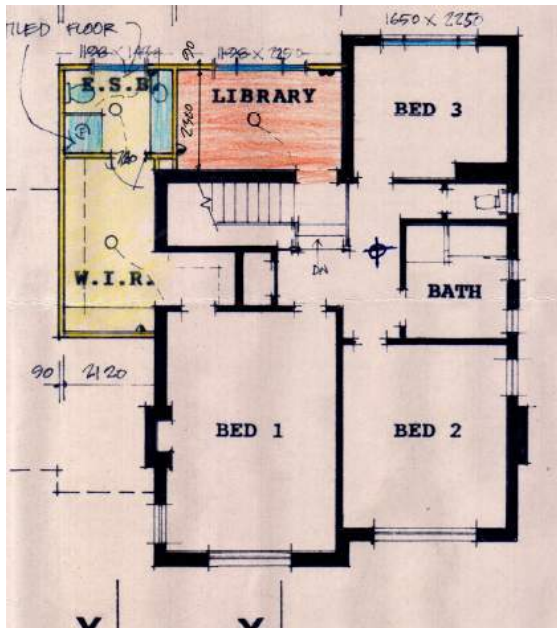


Figure 11. Plan showing first floor addition made to the rear of the house by Melbourne Extensions and Designs, 1994 (City of Boroondara Building Plans 99329).



Figure 12. East and north elevations showing first floor addition made to the rear of the house by Melbourne Extensions and Designs, 1994 (City of Boroondara Building Plans 99329).

Architects: Forsyth and Dyson

William Leslie Hood Forsyth and Gerald Thorley Dyson formally established the architectural practice Forsyth and Dyson in late 1936/early 1937 (*Herald* 12 February 1937 & *RVIA Journal* January 1937, p 179). Their work included houses in the present City of Boroondara, including at 33 Fuller Avenue, Glen Iris (1936/37), North Camberwell (*Argus*, 11 February 1937:4), Heather Grove, Kew (*Argus*, 11 May 1938:18), Forsyth's own house at Chatfield Avenue, Balwyn (*Age*, 27 October 1950:7) and houses in Leura

Grove, Hawthorn (*Age*, 10 March 1954:15) (*Construction* (Sydney), 15 July 1942:11). They were also responsible for the design of Commercial banks at Shepparton (*Argus*, 13 March 1937:12), Bairnsdale (*Herald*, 26 April 1939:20), Gardenvale (*Herald*, 1 May 1940:22) and at various interstate locations.

Their work in the interwar period displayed a range of contemporary styles including the English Domestic Revival, Georgian Revival and the Streamlined Moderne.

The place illustrates the following themes as outlined in *Victoria's Framework of Historical Themes*:

- 6 Building towns, cities and the garden state
 - 6.3 Shaping the suburbs
 - 6.7 Making homes for Victorians

Description & Integrity

The house at 33 Fuller Avenue, Glen Iris is situated on a large irregular shaped allotment on the south-east side of Fuller Avenue, to the south of High Street and east of Albion Road and Gardiners Creek. It is located at the southern end of Fuller Avenue where the street deviates to the south-west, and the frontage broadens to a wide rear boundary. Surrounding streets contain a collection of houses dating predominantly from the Interwar period.

Set at an angle to the street, the two-storey house is designed in the English Domestic Revival style of the interwar period and is of clinker brick construction with brown blended terracotta tiled roof. The two-storey form of the house is approximately square and lies parallel to the north-eastern side boundary of the site. Roofs are of gable form with a main transverse gable and subsidiary gables to the front and the rear. All elevations are asymmetrically composed. An attached single-storey former garage is located to the north.



Figure 13. Southern (side) elevation (GJM Heritage, July 2022).



Figure 14. Rear (eastern) elevation showing rear addition to right (GJM Heritage, July 2022).



Figure 15. Arched entrance with cat-slide roof and former garage (converted to habitable space in the 1980s) (GJM Heritage, July 2022).

The front elevation comprises a projecting side bay with eaveless gable end containing vertical brickwork detailing and lower polygonal bay window, as well as a recessed bay to the south with full height upper window and wrought iron balconette (see Figure 1). Two substantial and unadorned brick chimneys are located at either end of this two-storey form. To the north of the main two-storey gabled-roof form, a cat-slide roof extends to form a single-storey entrance porch, with projecting brick detailing to the arched entrance (Figure 15). Further north is a single-storey gabled-roof form, originally designed as a garage, with direct access to the adjacent entrance hall (Figure 15). Windows are timber framed with fine horizontal glazing bars with rows of brickwork forming window headers (see Figures 1, 13 & 14). Front windows to the former garage are detailed in a similar manner to those of the original house and have presumably replaced earlier garage doors.

The rear elevation also comprises a projecting side bay with eaveless gable end containing vertical brickwork detailing, as well as a recessed bay to the north with the upper floor clad with imitation half-timbering, constructed as an addition in the 1990s (Figure 15).

A timber-clad, tiled gabled-roof outbuilding, with multi-paned windows and timber-lined eaves, is located at the rear of the house and a later flat-roofed double brick garage is located at the south-west boundary. An associated asphalt driveway has been formed across the front of the property.

The low front boundary fence is of random rubble stonework with wrought iron panels set between piers (see Figure 16).



Figure 16. Presentation from Fuller Street (Source: GJM Heritage July 2022).

Key Features:

- Two-storey Interwar English Domestic Revival style house
- Clinker brick construction
- Terracotta tile-clad gabled roof with main transverse gable and side gable ends to the front and rear elevations
- Asymmetrical elevations and picturesque composition
- Eaveless gable ends
- Decorative finishes including brickwork to gable ends and main entrance porch, and wrought iron balconette
- Timber framed windows with fine horizontal glazing bars and headers formed from soldier brickwork, including front bay window
- Catslide roof form to entrance porch
- Arched opening to entrance porch
- Two substantial unadorned brick chimneys at either end of the main two-storey form.

The house at 33 Fuller Avenue, Glen Iris remains highly intact to its period of construction and retains a high degree of integrity as a substantial Interwar dwelling. The original single-storey garage to the north has been converted for residential use and a free-standing double garage has been constructed to the rear south-west boundary with associated asphalt driveway formed across the front of the house. A first-floor addition has been made at the rear north-east corner of the two-storey dwelling. While the

building has undergone these alterations, they do not diminish the ability to understand the place as an example of an Interwar English Domestic Revival style house.

Comparative Analysis

33 Fuller Avenue is of note as a fine and highly intact example of a substantial Interwar house constructed in the English Domestic Revival style. The growth of Melbourne's population during the interwar years drove extensive residential subdivision of land in areas such as Glen Iris, Balwyn and Surrey Hills and the subsequent construction of large numbers of houses – in a range of Interwar styles – throughout what is now the City of Boroondara. A substantial number of Interwar houses, including many displaying characteristics of the English Domestic Revival style, remain in the municipality to demonstrate this historic period. Many of these are included in the Heritage Overlay of the Boroondara Planning Scheme on an individual basis.

Those that are comparable to 33 Fuller Avenue, Glen Iris include:



Figure 17. 1292 Toorak Road, Glen Iris, 1931 (HO406) is a historically and architecturally significant example of a substantial interwar residence. (Source: Victorian Heritage Database).



Figure 18. Stratford, 458 Camberwell Road, Camberwell, 1933 (HO373) is historically and architecturally significant as a fine and generally intact example of an interwar residence with Tudor references (Source: VHD).



Figure 19. Woodford, 14 Glenroy Road, Hawthorn, 1934 (HO789) is historically and aesthetically significant as a fine, highly intact and well-resolved example of an interwar residence in the Old English style with medieval overtones (Source: VHD).



Figure 20. Stratford, 87-87A Bowen Crescent, Camberwell, 1935 (HO371) is historically and architecturally significant as a comfortable middle-class interwar residence (Source: VHD).



Figure 21. 30 Hunter Road, Camberwell, 1936 (HO720) is historically and architecturally significant as a fine and intact representative example of Old English domestic architecture (Source: Google streetview).



Figure 22. 12 Tara Avenue, Kew, 1938 (HO348) is historically and architecturally significant as a good and externally relatively intact example of late interwar residence designed in the Old English style (Source: VHD).

The above houses are all similar to 33 Fuller Avenue in size and form and all demonstrate typical characteristics of the Interwar English Domestic Revival style. They are two-storey brick houses with medium-pitch gable and hip tile or slate-clad roofs, have asymmetrical massing, use textured bricks and cement render for external walling and surface highlighting, and are set on suburban blocks with informal lawns and gardens. Some incorporate bay windows (12 Tara Avenue, Kew) and arched openings (458 Camberwell Road, Camberwell; 14 Glenroy Road, Hawthorn; 87-87A Bowen Crescent, Camberwell; and 12 Tara Avenue, Kew), catslide roofs (30 Hunter Road, Camberwell) and a variety of brickwork patterns (458 Camberwell Road, Camberwell; 14 Glenroy Road, Hawthorn; and 12 Tara Avenue, Kew).

Like the above examples which are included within site-specific Heritage Overlays, 33 Fuller Avenue retains a high degree of integrity to clearly demonstrate the characteristics



of an Interwar English Domestic Revival style house in the City of Boroondara. It is of note as a well-designed house dating to the Interwar period.

Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, August 2018), modified for the local context.

CRITERION A: Importance to the course, or pattern, of the City of Boroondara's cultural or natural history (historical significance).

33 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. 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 transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Albion Park Estate subdivision, 33 Fuller Avenue remains as a highly intact example of dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara.

CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).

N/A.

CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).

N/A.

CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

33 Fuller Avenue, Glen Iris is a fine and highly intact representative example of an English Domestic Revival style dwelling in the City of Boroondara. It displays typical but well-resolved characteristics of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly, including eaveless gable roof forms and catslide roof, asymmetrical massing, polygonal bay window and arched entry porch and the use of materials such as clinker brick and terracotta tiles.

CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Designed by architects Forsyth and Dyson, 33 Fuller Avenue, Glen Iris is a well-considered and elegantly detailed example of an English Domestic Revival style dwelling. The asymmetrical composition, together with distinctive architectural elements including a prominent bay window, decorative brick detailing, and arched entrance porch, present a picturesque composition of this architectural style.

CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

N/A.

CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the

significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

N/A.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).

N/A.

Statement of Significance

What is Significant?

33 Fuller Avenue, Glen Iris, constructed in 1936/37 to a design by architects Forsyth and Dyson.

Elements that contribute to the significance of the place include:

- Two-storey Interwar English Domestic Revival style house
- Clinker brick construction
- Terracotta tile-clad gabled roof with main transverse gable and side gable ends to the front and rear elevations
- Asymmetrical elevations and picturesque composition
- Eaveless gable ends
- Decorative finishes including brickwork to gable ends and main entrance porch and wrought iron balconette
- Timber framed windows with fine horizontal glazing bars and headers formed from soldier brickwork, including front bay window
- Catslide roof form to entrance porch
- Arched opening to entrance porch
- Two substantial unadorned brick chimneys at either end of the main two-storey form.

Later alterations and additions are not significant, including the first-floor addition at the north-east rear corner with imitation half-timbering, the free-standing double garage at the rear south-west boundary of the place, the conversion of the original garage including installation of glazing, and the timber-clad outbuilding in the rear garden.

How is it significant?

33 Fuller Avenue, Glen Iris is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

33 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. 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 transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Albion Park Estate subdivision, 33 Fuller Avenue remains as a highly intact example of dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

33 Fuller Avenue, Glen Iris is a fine and highly intact representative example of an English Domestic Revival style dwelling in the City of Boroondara. It displays typical but well-resolved characteristics of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly, including eaveless gable roof forms and catslide roof, asymmetrical massing, polygonal bay window and arched entry porch and the use of materials such as clinker brick and terracotta tiles (Criterion D).

Designed by architects Forsyth and Dyson, 33 Fuller Avenue, Glen Iris is a well-considered and elegantly detailed example of an English Domestic Revival style dwelling. The asymmetrical composition, together with distinctive architectural elements including a prominent bay window, decorative brick detailing, and arched entrance porch, present a picturesque composition of this popular architectural style (Criterion E).

Grading and Recommendations

It is recommended that the place be included in the Heritage Overlay of the Boroondara Planning Scheme as a locally significant heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
Internal Alteration Controls <i>Is a permit required for internal alterations?</i>	No
Tree Controls <i>Is a permit required to remove a tree?</i>	No
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</i>	No
Victorian Heritage Register <i>Is the place included on the Victorian Heritage Register?</i>	No
Incorporated Plan <i>Does an Incorporated Plan apply to the site?</i>	No
Outbuildings and fences exemptions <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
Aboriginal Heritage Place <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022.

References

Albion Park Estate, Glen Iris, undated.
 Built Heritage, City of Boroondara Thematic Environmental History, 2012.
 Context, Glen Iris Heritage Gap Study, revised 23 June 2021.
 Camberwell Rate Books.
 Land Victoria Title Certificates.
 Melbourne Metropolitan Board of Works, Detail Plan 2745, Municipality of Camberwell, 1927.
 Photographs, aerial views, 1931 and 1945 (Landata Victoria).
 Property Sewerage Plans, Yarra Valley Water (PSP).
 Sands & McDougall Directories.
 The Age.
 Argus.
 Herald.
 Victorian Electoral Rolls (via Ancestry).

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

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



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	-

Boroondara Planning Scheme

House	12 Tower Hill Road, Glen Iris	Contributory	Fence & Garage
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	Not 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	Not 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	Not 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	Not 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	Not 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	Not 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	Not contributory	-
Tower Hill	148 High Street, Ashburton	Significant	-

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

Heritage Place:	Dent Street Precinct, Glen Iris	PS ref no:	HO956
------------------------	------------------------------------	-------------------	-------



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).

Boroondara Planning Scheme



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.

Boroondara Planning Scheme

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	Not contributory	-
House	14 Dent Street	Contributory	Fence
House	16 Dent Street	Contributory	Fence
House	18 Dent Street	Contributory	Fence

Boroondara Planning Scheme

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	-