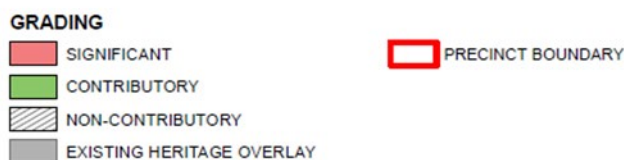


## Glen Iris Heights and Cherry's Hill Estates Precinct Statement of Significance, January 2020

<b>Heritage Place:</b>	<i>Glen Iris Heights and Cherry's Hill Estates Precinct</i>	<b>PS ref no:</b>	HO895
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### What is significant?

The Glen Iris Heights and Cherry's Hill Estates Precinct is significant, comprising 1-31 & 2-32 Kerferd Road; 1-7 & 2-10 Muswell Hill; and 145-209 & 148-162 Glen Iris Road, Glen Iris.

The precinct comprises parts of a number of subdivisions grouped around the Township of Glen Iris. The earliest of them is the original Glen Iris Heights Estate, created in 1888, with Cherry's Hill Estate of 1920 to the south and the Glen Iris Park Estate (1919) and the second Glen Iris Heights Estate (1912 & 1916) along the east side of Glen Iris Road. A small number of Victorian houses survive on

Kerferd Road, surrounded by interwar suburban development of the 1920s up to the imposition of bans on non-essential construction in 1942, with a few early post-war examples in the same interwar styles.

The bluestone kerbs to Kerferd Road and Glen Iris Road (on the west side, to the north of Kerferd Road) are contributory. Original fences and garages to the interwar houses are also contributory.

The following place is already included in the heritage overlay and is individually significant: 177 Glen Iris Road (HO385). No change is proposed to this place.

The Victorian house at 13-15 Kerferd Road is individually significant, while later buildings and structures on the same site are considered non-contributory.

The following properties are non-contributory:  
2/152, 158, 2/162, 2/165, 2/169, 175 & 189 Glen Iris Road;  
12, 14, 16, 23, 25 & 28 Kerferd Road; and  
1 & 4 Muswell Hill.

The remaining properties are contributory.

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### **How is it significant?**

The Glen Iris Heights and Cherry's Hill Estates precinct is of local historical and architectural significance to the City of Boroondara, and 177 Glen Iris Road is also of aesthetic significance.

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### **Why is it significant?**

The Glen Iris Heights and Cherry's Hill Estates precinct is of historical significance as a tangible illustration of the two periods in which suburban residential development in Glen Iris began and when it truly flourished: the Victorian and interwar eras. The Glen Iris Township was surveyed in 1879 (Cherry's Hill Estate was subdivided from part of it in 1920). Until the 1880s, there was little residential development beyond the occasional villa. During the land boom of the 1880s a number of residential estates were subdivided, encouraged in part by the opening of the Burnley to Oakleigh rail line. While house construction began at this time, the economic downturn of the 1890s meant that only a limited number of houses, most of them modest, were built. The three Victorian houses at 13-15, 19 and 27 Kerferd Road and the bluestone kerbs along this street and the adjoining part of Glen Iris Road illustrate this period. The subsequent infill development in the interwar era illustrates the rapid transformation of Glen Iris at this time into a densely populated suburb. (Criterion A)

The Glen Iris Heights and Cherry's Hill Estates precinct is of architectural significance for its representation of domestic styles popular during the interwar era, beginning with timber and brick California Bungalows in the 1920s, and masonry Old English and Moderne/Art Deco houses of the 1930s and 1940s. These two later styles continued to be built just after the war in nearly identical forms and materials. Some houses are enhanced by the retention of an original front fence, most of them of brick, with a smaller number retaining detached or attached garages built to match the house. The low fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

The Victorian Queen Anne residence at 13-15 Kerferd Road is historically significant as one of three houses built to market the original Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. It is one of three 'show' houses, along with 22 Bourne Road and 30 Howard Street, used in an attempt to attract others to buy and build on the estate. It is architecturally significant as one of three houses in Glen Iris representing the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. All three houses share characteristics of tall two-storey proportions, the use of polychrome face brick, asymmetrical form with projecting bay or box windows, hipped and gabled roofs of slate and timber verandah fretwork. The size and grandeur of the houses is uncommon for the suburb, having been designed to showcase the potential of Glen Iris area. The early use of the Queen Anne style indicates how up to date they were stylistically. (Criteria A & D)

The Roy Newton House, 177 Glen Iris Road, is of historical and aesthetically significance at a municipal level as a two-storey prototype for what is now known as the 'Postwar Vernacular' housing that dominated Australian suburbs after World War II. It is one of the earliest and key examples within Boroondara which demonstrate the adoption of this new direction in suburban housing style. Its design is skilled in balancing the inherent weight of tile and brick cavity wall construction with a series of robust details and solid scaling. The design shows a sense for the richness of its contemporary materials and exploits this in a vivid manner. (Criterion E)

### Primary source

*City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)*

### Grading Table

Name	Number	Street	Grading	Built Date
	145	Glen Iris Road	Contributory	1924
	147	Glen Iris Road	Contributory	c1920-25
	148	Glen Iris Road	Contributory	1937
Velola	149	Glen Iris Road	Contributory	1925
	150	Glen Iris Road	Contributory	c1926-29
	151	Glen Iris Road	Contributory	1934
	1/152	Glen Iris Road	Contributory	c1920-25
	2/152	Glen Iris Road	Non-Contributory	1992
Kooringa	153	Glen Iris Road	Contributory	1925
	154	Glen Iris Road	Contributory	1926
Bevenol	155	Glen Iris Road	Contributory	1925
	156	Glen Iris Road	Contributory	1925
	157	Glen Iris Road	Contributory	1927
	158	Glen Iris Road	Non-contributory	1982
	159	Glen Iris Road	Contributory	1924
	160	Glen Iris Road	Contributory	1925
Illoura	161	Glen Iris Road	Contributory	1925
	1/162	Glen Iris Road	Contributory	1925
	2/162 (aka 162B)	Glen Iris Road	Non-contributory	1996
	163	Glen Iris Road	Contributory	1927
	1/165	Glen Iris Road	Contributory	1927
	2/165	Glen Iris Road	Non-Contributory	2003
	167	Glen Iris Road	Contributory	1936
	1/169	Glen Iris Road	Contributory	1935
	2/169	Glen Iris Road	Non-Contributory	1992
	171	Glen Iris Road	Contributory	1928
	173	Glen Iris Road	Contributory	1925
Stanleigh	175	Glen Iris Road	Non-contributory	1920s, altered
Roy Newton house, aka Kingston	177	Glen Iris Road	Individually significant, existing Heritage Overlay	1935

			(HO385). <b>No change proposed.</b>	
	179	Glen Iris Road	Contributory	1952
	181	Glen Iris Road	Contributory	1936
	183	Glen Iris Road	Contributory	1929
	185	Glen Iris Road	Contributory	c1926-29
	187	Glen Iris Road	Contributory	c1920-25
	189	Glen Iris Road	Non-contributory	Vacant
Belvoir	191	Glen Iris Road	Contributory	c1920-25
Becourt	193	Glen Iris Road	Contributory	1920
	195	Glen Iris Road	Contributory	1937
	197	Glen Iris Road	Contributory	1938
	199	Glen Iris Road	Contributory	1940
	201	Glen Iris Road	Contributory	1937
	203	Glen Iris Road	Contributory	1937
	205	Glen Iris Road	Contributory	1938
	207	Glen Iris Road	Contributory	1937
	209	Glen Iris Road	Contributory	1939
	1	Kerferd Road	Contributory	1924
	2	Kerferd Road	Contributory	1926
	3	Kerferd Road	Contributory	1924
	4	Kerferd Road	Contributory	1925
	5	Kerferd Road	Contributory	1920
	6	Kerferd Road	Contributory	1924
	7	Kerferd Road	Contributory	1924
	8	Kerferd Road	Contributory	1927
	9	Kerferd Road	Contributory	1945
	10	Kerferd Road	Contributory	1920s
	11	Kerferd Road	Contributory	1920s
	12	Kerferd Road	Non-contributory	2014
The Heights	13-15 (including Units 1-20/13-15)	Kerferd Road	Significant Victorian house; Non-contributory unit blocks	Significant house - 1890-91; Non-contributory unit blocks -1981
	14	Kerferd Road	Non-contributory	2004
	16	Kerferd Road	Non-contributory	2011
	18	Kerferd Road	Contributory	1920
	19	Kerferd Road	Contributory	1891
	20	Kerferd Road	Contributory	1924
	21	Kerferd Road	Contributory	1937
	23	Kerferd Road	Non-contributory	2016
	24	Kerferd Road	Contributory	1920s
	25	Kerferd Road	Non-contributory	1920, altered
	26	Kerferd Road	Contributory	1926

	27	Kerferd Road	Contributory	1892
	28	Kerferd Road	Non-contributory	1989
	29	Kerferd Road	Contributory	1934
	30	Kerferd Road	Contributory	1924
	31	Kerferd Road	Contributory	1924
	32	Kerferd Road	Contributory	1920s
	1	Muswell Hill	Non-contributory	2004
	2	Muswell Hill	Contributory	1927
	3	Muswell Hill	Contributory	1926
	4	Muswell Hill	Non-contributory	2007
	5	Muswell Hill	Contributory	1926
	6	Muswell Hill	Contributory	1926
	7	Muswell Hill	Contributory	1929
	8	Muswell Hill	Contributory	1926
	10	Muswell Hill	Contributory	1927

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