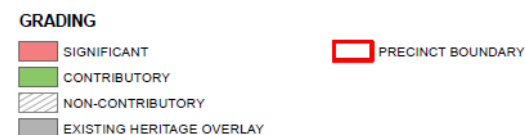
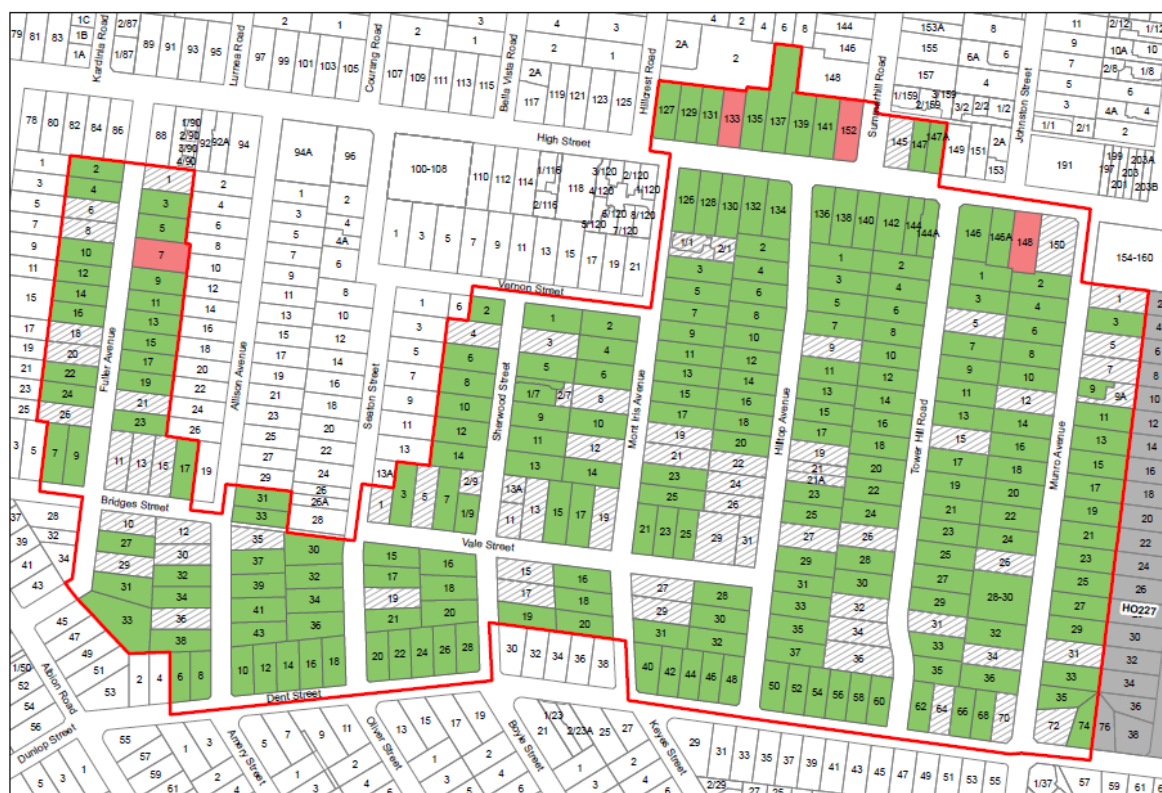


Mont Iris Estate and Environs Precinct Statement of Significance, October 2020

Heritage Place:	<i>Mont Iris Estate and Environs Precinct</i>	PS ref no:	HO901
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What is significant?

The Mont Iris Estate and Environs Precinct is significant, encompassing 29-43 & 30-38 Allison Avenue; 7-17 & 10-12 Bridges Street; 6-74 Dent Street; 1-33 & 2-26 Fuller Avenue; 127-147 & 126-150 High Street; 1-37 & 2-32 Hilltop Avenue; 1-31 & 2-20 Mont Iris Avenue; 1-35 & 2-36 Munro Avenue; 15-21 & 30-36 Seaton Street; 1-19 & 2-20 Sherwood Street; 152 Summerhill Road; 1-35 & 2-36 Tower Hill Road; 1-31 Vale Street, Glen Iris and Ashburton.

The precinct comprises a number of interwar-era subdivisions stretching south from High Street and west from the Ashburton shopping strip. Some areas of bluestone kerb remain on Bridges Street, the remaining streets all have concrete kerbs as was typical of the interwar period. The houses are set back behind modest front gardens, many of which retain their original or early front fences. The houses are a mix of large and smaller single-storey dwellings with a few double storey houses. Many of the properties are enhanced by the retention of original front fences, mostly masonry, and a smaller number retain original detached or detached garages. These elements are contributory.

The precinct contains a number of individually significant houses, namely 7 Fuller Avenue of 1924-25, 133 High Street of 1937-38, 148 High Street of c1908, and 152 Summerhill Road of 1916.

The following properties are non-contributory: 30, 35 & 36 Allison Avenue; 10, 11, 12, 13 & 15 Bridges Street; 64, 70 & 72 Dent Street; 1, 6, 8, 18, 20, 21, 26 & 29 Fuller Avenue; 145 & 150 High Street; 9, 19, 21, 21A, 22, 24 & 27 Hilltop Avenue; 1/1, 2/1, 8, 12, 19, 21, 27 & 29 Mont Iris Avenue; 1, 5, 7, 9A, 12, 26, 31 & 34 Munro Avenue; 19 Seaton Street; 3, 4, 13A, 15 & 17 Sherwood Street; 5, 15, 26, 31, 32, 34 & 36 Tower Hill Road; and 1, 5, 2/9, 11, 13, 19, 29 & 31 Vale Street.

The remaining properties are contributory.

How is it significant?

The Mont Iris Estate and Environs Precinct is of local historical and architectural (representative) significance to the City of Boroondara. The individually significant houses are also of aesthetic significance.

Why is it significant?

The precinct is of historical significance as a tangible illustration of Glen Iris' principal period of development: the interwar era. While the suburb had been served by rail since the 1890s, only limited residential development took place until after World War I by which time it was well served by tram lines. Transitioning from an area of market gardens and villas on large estates such as Tower Hill, the precinct was subdivided for suburban development starting in 1912 on the north side of High Street, and to the south in 1915 and 1916 with the Mont Iris and Bonnie View Hill estates, and continued through the 1920s and 1930s with the Glen, Albion Park and Tower Hill estates. The spread of houses throughout the precinct further demonstrates the development patterns in Glen Iris, with the earliest houses (of the 1920s) found in the eastern and northern areas near the Ashburton railway station and High Street, while houses built between 1930 and the 1942 ban on non-essential construction dominate throughout the rest of the precinct, with some final infill development in the same interwar styles just after WWII. (Criterion A)

Tower 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. In the late 1800s and early 1900s, after the coming of the railway, this area was home to a small number of detached houses on large blocks of land, supporting either market gardens or the estates of wealthy Melbournians. Tower Hill 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. It is of architectural significance as a substantial and highly intact example of the conservative early 1900s houses that illustrate the transition between the standard Victorian Italianate style and the new Queen Anne. The Italianate elements include its massing with a low-line M-hipped roof, rendered and corniced chimneys, smooth rendered walls, and a separate roof form to the verandah. The Queen Anne aspects are the gables to the projecting bays filled with half-timbering (unusually created with smooth and roughcast render here), turned-timber verandah posts with decorative timber fretwork, and terracotta roof tiles. While this transitional house type was popular in the first years of the twentieth century, Tower House is unusual for its Italianate lookout tower, which gives the house a landmark quality. (Criteria A, D & E)

The precinct is of architectural significance for its representation of domestic styles popular during the interwar and early post-war eras, beginning with timber and brick California Bungalows in the 1920s and early 1930s, and a multitude of styles in the 1930s until 1942. The precinct is particularly rich in examples of the Old English style, the majority built of rendered or face brick but some of timber with a masonry porch adding a more prestigious touch. There are also many Moderne and Art Deco houses in the precinct, both brick and timber plus a masonry porch, as well as examples of the Georgian Revival. Some late interwar houses were simple hipped or gabled bungalows with decorative elements limited to curved porch hoods, corner windows, and slab or stepped chimneys. Cream brick began to appear among the more common clinker brick. Early post-war houses continue the same architectural forms and decorative elements of Old English, Moderne and Georgian Revival houses, as well as the simple bungalows. A large number of 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 fences and regular front and side setbacks demonstrate common characteristics of interwar suburban development. Views

within the precinct are enhanced by the views created by the sloping north-south streets. (Criterion D)

Three individually significant houses in the precinct are of aesthetic significance for their accomplished designs. These include the earliest house in the precinct, Ellesmere at 152 Summerhill Road of 1915-16. It is substantial cross-gabled attic-storey bungalow which retains a high level of decoration, both in its render and face brick cladding, and in its varied window forms and leadlighting. The triple-fronted brick California Bungalow of 1924-25 at 7 Fuller Avenue is also 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. 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, which combines the standard hipped roof form with stylish details such as steel corner windows and a double-curved balcony over the entrance. The mature English Oak and Pin Oak street trees forming a tunnel-like avenue along Fuller Avenue are a distinctive trait of this street, and enhances its aesthetic significance. (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
	29	Allison Avenue	Contributory	1925
	30	Allison Avenue	Non-contributory	2018
	31	Allison Avenue	Contributory	1926
	32	Allison Avenue	Contributory	1927
	33	Allison Avenue	Contributory	1928
	34	Allison Avenue	Contributory	1935
	35	Allison Avenue	Non-contributory	1999
	36	Allison Avenue	Non-contributory	1936, altered
	37	Allison Avenue	Contributory	1926
	38	Allison Avenue	Contributory	1938
	39	Allison Avenue	Contributory	1934
	41	Allison Avenue	Contributory	1935
	43	Allison Avenue	Contributory	1936
	7	Bridges Street	Contributory	1928
	9	Bridges Street	Contributory	1928
	10	Bridges Street	Non-contributory	Contemporary
	11	Bridges Street	Non-contributory	1938, altered
	12	Bridges Street	Non-contributory	Contemporary
	13	Bridges Street	Non-contributory	2017
	15	Bridges Street	Non-contributory	2005
	17	Bridges Street	Contributory	1928
	6	Dent Street	Contributory	1937
	8	Dent Street	Contributory	1936

	10	Dent Street	Contributory	1937
	12	Dent Street	Contributory	1938
	14	Dent Street	Contributory	1937
	16	Dent Street	Contributory	1934
	18	Dent Street	Contributory	1939
	20	Dent Street	Contributory	1936
	22	Dent Street	Contributory	1936
	24	Dent Street	Contributory	1936
	26	Dent Street	Contributory	1936
	28	Dent Street	Contributory	1936
	40	Dent Street	Contributory	1939
	42	Dent Street	Contributory	1939
	44	Dent Street	Contributory	1939
	46	Dent Street	Contributory	1938
	48	Dent Street	Contributory	1937
	50	Dent Street	Contributory	1937
	52	Dent Street	Contributory	1937
	54	Dent Street	Contributory	1940
	56	Dent Street	Contributory	1938
	58	Dent Street	Contributory	1938
	60	Dent Street	Contributory	1938
	62	Dent Street	Contributory	1941
	64	Dent Street	Non-contributory	2010
	66	Dent Street	Contributory	1936
	68	Dent Street	Contributory	1937
	70	Dent Street	Non-contributory	1936, altered
	72	Dent Street	Non-contributory	1938, altered
	74	Dent Street	Contributory	1937
	1	Fuller Avenue	Non-contributory	2007
	2	Fuller Avenue	Contributory	1925
Kilbirnie	3	Fuller Avenue	Contributory	1923
Palermo	4	Fuller Avenue	Contributory	1925
	5	Fuller Avenue	Contributory	1926
	6	Fuller Avenue	Non-contributory	Vacant
	7	Fuller Avenue	Significant	1924-25
	8	Fuller Avenue	Non-contributory	2009
	9	Fuller Avenue	Contributory	1924
	10	Fuller Avenue	Contributory	1922
Hillcrest	11	Fuller Avenue	Contributory	1923
Caramut	12	Fuller Avenue	Contributory	1920s (by 1927)
	13	Fuller Avenue	Contributory	1925

	14	Fuller Avenue	Contributory	1924
Glen Alvie	15	Fuller Avenue	Contributory	1927
	16	Fuller Avenue	Contributory	1924
	17	Fuller Avenue	Contributory	1925
	18	Fuller Avenue	Non-contributory	2008
	19	Fuller Avenue	Contributory	1924
	20	Fuller Avenue	Non-contributory	Vacant
	21	Fuller Avenue	Non-contributory	1999
Alnorm	22	Fuller Avenue	Contributory	1924
Ernnell	23	Fuller Avenue	Contributory	1924
Yallambee	24	Fuller Avenue	Contributory	1924
	26	Fuller Avenue	Non-contributory	2016
	27	Fuller Avenue	Contributory	1938
	29	Fuller Avenue	Non-contributory	2003
	31	Fuller Avenue	Contributory	1938
	33	Fuller Avenue	Contributory	1936
	126	High Street	Contributory	1927
	127	High Street	Contributory	1936
	128	High Street	Contributory	1935
	129	High Street	Contributory	1936
	130	High Street	Contributory	1940
	131	High Street	Contributory	1949
	132	High Street	Contributory	1920s
	133	High Street	Significant	1937-38
	134	High Street	Contributory	1925
	135	High Street	Contributory	1936
	136	High Street	Contributory	1937
	137	High Street	Contributory	1938
	138	High Street	Contributory	1929
	139	High Street	Contributory	1935
	140	High Street	Contributory	1951
	141	High Street	Contributory	1936
	142	High Street	Contributory	1940
	144	High Street	Contributory	1939 (duplex with 2/144A)
	2/144A	High Street	Contributory	1939 (duplex with 144)
	145	High Street	Non-contributory	1998
	146	High Street	Contributory	1940
	146A	High Street	Contributory	1946
	147	High Street	Contributory	1938
	147A	High Street	Contributory	1938

Tower Hill	148	High Street	Significant	c1908
	150	High Street	Non-contributory	Vacant
	1	Hilltop Avenue	Contributory	1940
	2	Hilltop Avenue	Contributory	1937
	3	Hilltop Avenue	Contributory	1927
	4	Hilltop Avenue	Contributory	1926
	5	Hilltop Avenue	Contributory	1925
	6	Hilltop Avenue	Contributory	1926
	7	Hilltop Avenue	Contributory	1937
	8	Hilltop Avenue	Contributory	1936
	9	Hilltop Avenue	Non-contributory	2000, reproduction
	10	Hilltop Avenue	Contributory	1936
	11	Hilltop Avenue	Contributory	1937
	12	Hilltop Avenue	Contributory	1929
	13	Hilltop Avenue	Contributory	1937
	14	Hilltop Avenue	Contributory	1927
Nirvana	15	Hilltop Avenue	Contributory	1928
	16	Hilltop Avenue	Contributory	1927
	17	Hilltop Avenue	Contributory	1939
	18	Hilltop Avenue	Contributory	1937
	19	Hilltop Avenue	Non-contributory	2009
	20	Hilltop Avenue	Contributory	1935
	21	Hilltop Avenue	Non-contributory	2019
	21A	Hilltop Avenue	Non-contributory	2019
	22	Hilltop Avenue	Non-contributory	2003
	23	Hilltop Avenue	Contributory	1929
	24	Hilltop Avenue	Non-contributory	1937, altered
Thornaldy	25	Hilltop Avenue	Contributory	1925
	26	Hilltop Avenue	Non-contributory	1928, demolished
	27	Hilltop Avenue	Non-contributory	2017
	28	Hilltop Avenue	Contributory	1940
	29	Hilltop Avenue	Contributory	1940
	30	Hilltop Avenue	Contributory	1941
	31	Hilltop Avenue	Contributory	1929-30
	32	Hilltop Avenue	Contributory	1939
	33	Hilltop Avenue	Contributory	1941
	35	Hilltop Avenue	Contributory	1938
	37	Hilltop Avenue	Contributory	1938
	1/1	Mont Iris Avenue	Non-contributory	1990, reproduction

	2/1	Mont Iris Avenue	Non-contributory	1990, reproduction
	2	Mont Iris Avenue	Contributory	1937
	3	Mont Iris Avenue	Contributory	1932
	4	Mont Iris Avenue	Contributory	c1930
	5	Mont Iris Avenue	Contributory	1930s
	6	Mont Iris Avenue	Contributory	1935
	7	Mont Iris Avenue	Contributory	1926
	8	Mont Iris Avenue	Non-Contributory	1935, altered
	9	Mont Iris Avenue	Contributory	1927
	10	Mont Iris Avenue	Contributory	1939
	11	Mont Iris Avenue	Contributory	1927
	12	Mont Iris Avenue	Non-contributory	1996
	13	Mont Iris Avenue	Contributory	1929
	14	Mont Iris Avenue	Contributory	1930
	15	Mont Iris Avenue	Contributory	1929
	16	Mont Iris Avenue	Contributory	1937
	17	Mont Iris Avenue	Contributory	1928
	18	Mont Iris Avenue	Contributory	1938
	19	Mont Iris Avenue	Non-contributory	Contemporary
	20	Mont Iris Avenue	Contributory	1941
	21	Mont Iris Avenue	Non-contributory	1999
	23	Mont Iris Avenue	Contributory	1928
	25	Mont Iris Avenue	Contributory	1938
	27	Mont Iris Avenue	Non-contributory	1994, reproduction
	29	Mont Iris Avenue	Non-contributory	2015
	31	Mont Iris Avenue	Contributory	1939
	1	Munro Avenue	Non-contributory	1937, altered
	2	Munro Avenue	Contributory	1937
	3	Munro Avenue	Contributory	1937
	4	Munro Avenue	Contributory	1939
	5	Munro Avenue	Non-contributory	1920s, altered
	6	Munro Avenue	Contributory	1937
	7	Munro Avenue	Non-contributory	1926, altered
	8	Munro Avenue	Contributory	1937
	9A	Munro Avenue	Non-contributory	2002
	9	Munro Avenue	Contributory	1926
	10	Munro Avenue	Contributory	1940
	11	Munro Avenue	Contributory	1926
	12	Munro Avenue	Non-contributory	1956
	13	Munro Avenue	Contributory	1935

	14	Munro Avenue	Contributory	1937
	15	Munro Avenue	Contributory	1926
	16	Munro Avenue	Contributory	1935
	17	Munro Avenue	Contributory	1926
	18	Munro Avenue	Contributory	1937
	19	Munro Avenue	Contributory	1937
	20	Munro Avenue	Contributory	1938
	21	Munro Avenue	Contributory	1937
	22	Munro Avenue	Contributory	1938
	23	Munro Avenue	Contributory	1938
	24	Munro Avenue	Contributory	1937
	25	Munro Avenue	Contributory	1938
	26	Munro Avenue	Non-contributory	1962
	27	Munro Avenue	Contributory	1936
	28-30	Munro Avenue	Contributory	1936
	29	Munro Avenue	Contributory	1937
	31	Munro Avenue	Non-contributory	2007
	32	Munro Avenue	Contributory	1937
	33	Munro Avenue	Contributory	1937
	34	Munro Avenue	Non-contributory	Vacant
	35	Munro Avenue	Contributory	1937
	36	Munro Avenue	Contributory	1941
	15	Seaton Street	Contributory	1937
	17	Seaton Street	Contributory	1939
	19	Seaton Street	Non-contributory	2000
	21	Seaton Street	Contributory	1937
	30	Seaton Street	Contributory	1936
	32	Seaton Street	Contributory	1936
	34	Seaton Street	Contributory	1937
	36	Seaton Street	Contributory	1939
	1	Sherwood Street	Contributory	1938
	2	Sherwood Street	Contributory	1951
	3	Sherwood Street	Non-contributory	1930, altered
	4	Sherwood Street	Non-contributory	1940, altered
	5	Sherwood Street	Contributory	1927
	6	Sherwood Street	Contributory	1939
	1/7	Sherwood Street	Contributory	1933
	2/7	Sherwood Street	Non-Contributory	2018
	8	Sherwood Street	Contributory	1927
	9	Sherwood Street	Contributory	1927
	10	Sherwood Street	Contributory	1940

	11	Sherwood Street	Contributory	1939
	12	Sherwood Street	Contributory	1939
	13A	Sherwood Street	Non-contributory	2005
	13	Sherwood Street	Contributory	1946
	14	Sherwood Street	Contributory	1937
	15	Sherwood Street	Non-contributory	2002
	16	Sherwood Street	Contributory	1941
	17	Sherwood Street	Non-contributory	2000, reproduction
	18	Sherwood Street	Contributory	1940
	19	Sherwood Street	Contributory	1937
	20	Sherwood Street	Contributory	1938
Ellesmere	152	Summerhill Road (former 143 High St)	Significant	1915-16
	1	Tower Hill Road	Contributory	1938
	2	Tower Hill Road	Contributory	1941
	3	Tower Hill Road	Contributory	1941
	4	Tower Hill Road	Contributory	1935
	5	Tower Hill Road	Non-contributory	1938, altered
	6	Tower Hill Road	Contributory	1938
	7	Tower Hill Road	Contributory	1938
	8	Tower Hill Road	Contributory	1939
	9	Tower Hill Road	Contributory	1939
	10	Tower Hill Road	Contributory	1941
	11	Tower Hill Road	Contributory	1941
	12	Tower Hill Road	Contributory	1938
	13	Tower Hill Road	Contributory	1937
	14	Tower Hill Road	Contributory	1939
	15	Tower Hill Road	Non-contributory	2015
	16	Tower Hill Road	Contributory	1941
	17	Tower Hill Road	Contributory	1937
	18	Tower Hill Road	Contributory	1938
	19	Tower Hill Road	Contributory	1938
	20	Tower Hill Road	Contributory	1938
	21	Tower Hill Road	Contributory	1941
	22	Tower Hill Road	Contributory	1939
	23	Tower Hill Road	Contributory	1939
	24	Tower Hill Road	Contributory	1938
	25	Tower Hill Road	Contributory	1938
	26	Tower Hill Road	Non-contributory	2018
	27	Tower Hill Road	Contributory	1939
	28	Tower Hill Road	Contributory	1938

	29	Tower Hill Road	Contributory	1939
	30	Tower Hill Road	Contributory	1947
	31	Tower Hill Road	Non-contributory	2008, reproduction
	32	Tower Hill Road	Non-contributory	1946, altered
	33	Tower Hill Road	Contributory	1939
	34	Tower Hill Road	Non-contributory	1950, altered
	35	Tower Hill Road	Contributory	1949
	36	Tower Hill Road	Non-contributory	1955
	1	Vale Street	Non-contributory	2013
	3	Vale Street	Contributory	1935
	5	Vale Street	Non-contributory	Vacant
	7	Vale Street	Contributory	1936
	1/9	Vale Street	Contributory	1941
	2/9	Vale Street	Non-contributory	1994
	11	Vale Street	Non-contributory	2005
	13	Vale Street	Non-contributory	1928-29, altered
	15	Vale Street	Contributory	1949
	17	Vale Street	Contributory	1939
	19	Vale Street	Non-contributory	2018
	21	Vale Street	Contributory	1938
	23	Vale Street	Contributory	1938
	25	Vale Street	Contributory	1938
	29	Vale Street	Non-contributory	2002
	31	Vale Street	Non-contributory	Contemporary

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