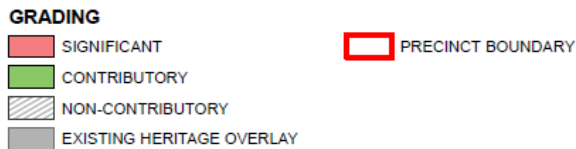


Violet Farm Estate Precinct Statement of Significance, January 2020

Heritage Place:	Violet Farm Estate precinct	PS ref no:	HO908
------------------------	-----------------------------	-------------------	-------



What is significant?

The Violet Farm Estate Precinct is significant, comprising 377-423 Burke Road; 1-35 & 2-36 Faircroft Avenue; 11 & 14 Grosvenor Road; 2-16 & 1-15 Harris Avenue; 1-15 & 6-12 Macdonald Street; 2-30 & 1-21 Parkin Street; and 1-47 & 2-30 Rix Street, Glen Iris.

The precinct comprises two 1920s subdivisions situated just north of Gardener’s Creek, bounded by Burke Road to the east and Toorak Road to the north. The majority of the houses were built in the late 1920s until the ban on non-essential construction in 1942, as well as one house identical to pre-1942 examples that was built just after the war.

The concrete roadbeds of Rix Street and Faircroft Avenue, original fences and original garages are contributory elements of the precinct.

The following places are individually significant: 395, 397, and 399 Burke Road (within the existing HO154); 10 Faircroft Avenue (existing HO43); 8 Macdonald Street; 12 Macdonald Street (existing HO91); and 35, 37, 39, 41, 43 and 45 Rix Street.

The following properties are non-contributory: 381-383A Burke Road; 19, 20 & 32 Faircroft Avenue; 1 & 7 Harris Avenue; 5 Macdonald Street; 3, 2/18 & 26 Parkin Street; 3, 7 & 19 Rix Street. The remaining properties are contributory.

How is it significant?

The Violet Farm Estate Precinct is of local historical, architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

The Violet Farm Estate Precinct, comprising the Violet Farm Estate subdivision of 1925 and the Great Violet Farm Estate subdivision of 1928, is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. As indicated by the name of the subdivisions, it was the site of a violet farm owned by A Rix from 1905. Its owner is commemorated by the name of Rix Street.

The houses along Burke Road illustrate how higher quality development was traditionally located along major roads, with a strong sense of public address. (Criterion A)

The 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 early 1930s, and a multitude of styles in the 1930s which were built until just after World War II. The common later styles are Spanish Mission, Mediterranean Revival, Old English, Moderne/Art Deco, eclectic mixtures that defy stylistic definition, as well as the very simple hipped roof bungalows built around 1940 and when construction recommenced after 1945. The houses of this period were executed in rendered or face brick with tiled roofs, and many of them were built as semi-detached pairs with the two dwellings comprising a cohesive design.

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 the importance of the suburban garden setting for interwar development. The concrete roadbeds on Rix Street and Faircroft Avenue demonstrate the short-lived popularity of this material for roads in the 1920s. (Criterion D)

395, 397, and 399 Burke Road (HO154) are architecturally significant as the most substantial of the houses along Burke Road, which are distinguished by their elevated siting, intact setting, and their high-quality renditions of interwar styles.

10 Faircroft Avenue (HO43) is architecturally significant for the illustration of the connection between the Moderne movement of the 1930s and the brick veneer houses which dominated post World War II Melbourne. It is unusually intact.

8 Macdonald Street is architecturally significant as a particularly finely detailed and picturesquely massed example of the Old English Revival that retains its original exterior finishes and setting to a high degree.

12 Macdonald Street (HO91) is architecturally significant as an excellent illustration of the 1930s and 1940s in the development of the vernacular garden villa from the 1880s to the present day. (Criterion D)

The subject precinct is distinguished in Glen Iris and Boroondara by the outstanding collection of houses along Burke Road (most of which were previously protected as precinct HO154), the

distinctive groups of single-builder 1920s and 1930s houses which are atypical variations on common styles, and the general high quality of design of houses. (Criterion E)

The row of two-storey flats at 35 & 37, 39 & 41 and 43 & 45 Rix Street of 1937-38 are aesthetically significant as striking and unusual compositions which adopt elements from a number of interwar styles. While each displays different details, executed in face brick on a render ground, they have been designed as a cohesive complex, a parapeted building flanked by those with hipped roofs. The three are highly intact and retain their front fences, though the shared fence of Nos. 39 & 41 has been raised in height. (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
	377	Burke Road	Contributory	1930s
	379	Burke Road	Contributory	1930s
	381	Burke Road	Non-contributory	2008
	381A	Burke Road	Non-contributory	2008
	383	Burke Road	Non-contributory	2008
	383A	Burke Road	Non-contributory	2008
	385	Burke Road	Contributory	1930s
	387	Burke Road	Contributory	1920s
	389	Burke Road	Contributory	1930s
	391	Burke Road	Contributory	1930s
	395	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	397	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	399	Burke Road	Individually significant, existing Heritage Overlay (HO154). No change proposed.	1920s
	409	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	411	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s
	413	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1920s

	415	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1930s
	417	Burke Road	Contributory, existing Heritage Overlay (HO154). No change proposed.	1930s
Broadhall	423	Burke Road	Contributory	c1938-41 (duplex with 47 Rix)
	1	Faircroft Avenue	Contributory	1933 (duplex with 1A)
	1A	Faircroft Avenue	Contributory	1933 (duplex with 1)
	2	Faircroft Avenue	Contributory	1936 (duplex with 4)
	3	Faircroft Avenue	Contributory	1929 (duplex with 5)
	4	Faircroft Avenue	Contributory	1936 (duplex with 2)
	5	Faircroft Avenue	Contributory	1929 (duplex with 3)
	6	Faircroft Avenue	Contributory	1920s
	7	Faircroft Avenue	Contributory	c1926-29
	8	Faircroft Avenue	Contributory	1928
	9	Faircroft Avenue	Contributory	c1926-29
	10	Faircroft Avenue	Individually significant, existing Heritage Overlay (HO43). No change proposed.	1939
	11	Faircroft Avenue	Contributory	c1926-29
	11A	Faircroft Avenue	Contributory	1928
	12	Faircroft Avenue	Contributory	1932
	14	Faircroft Avenue	Contributory	1928
	15	Faircroft Avenue	Contributory	c1926-29
	16	Faircroft Avenue	Contributory	1920s
	17	Faircroft Avenue	Contributory	c1926-29
	18	Faircroft Avenue	Contributory	1920s
	19	Faircroft Avenue	Non-contributory	c1926-29, altered
	20	Faircroft Avenue	Non-contributory	1920s, altered
	21	Faircroft Avenue	Contributory	c1926-29
	22	Faircroft Avenue	Contributory	1920s
	23	Faircroft Avenue	Contributory	1924
	24	Faircroft Avenue	Contributory	1926
	25	Faircroft Avenue	Contributory	c1926-29
	26	Faircroft Avenue	Contributory	1932
	27	Faircroft Avenue	Contributory	c1926-29
	28	Faircroft Avenue	Contributory	1920s
	29	Faircroft Avenue	Contributory	1924
	30	Faircroft Avenue	Contributory	1920s
	31	Faircroft Avenue	Contributory	1920s
	32	Faircroft Avenue	Non-contributory	1953

	33	Faircroft Avenue	Contributory	1924
	34	Faircroft Avenue	Contributory	1934
	35	Faircroft Avenue	Contributory	1930s
	36	Faircroft Avenue	Contributory	1930s
	11	Grosvenor Road	Contributory	1941 (duplex with 31 Rix)
	14	Grosvenor Road	Contributory	1941 (duplex with 21 Rix)
	1	Harris Avenue	Non-contributory	1930s, altered
	2	Harris Avenue	Contributory	1930s
	3	Harris Avenue	Contributory	1930s
	4	Harris Avenue	Contributory	1930s
	6	Harris Avenue	Contributory	c1938-41
	7	Harris Avenue	Non-contributory	2010
	8	Harris Avenue	Contributory	c1942-45
	9	Harris Avenue	Contributory	1930s
	12	Harris Avenue	Contributory	1929
	13	Harris Avenue	Contributory	1930s (duplex with 15)
	14	Harris Avenue	Contributory	1930s
	15	Harris Avenue	Contributory	1930s (duplex with 13)
	16	Harris Avenue	Contributory	1935
Norfolk	1	Macdonald Street	Contributory	1920s
	3	Macdonald Street	Contributory	1930s
	5	Macdonald Street	Non-contributory, altered	1930s
	6	Macdonald Street	Contributory	1934
	7	Macdonald Street	Contributory	1930s
	8	Macdonald Street	Significant	1935
	9	Macdonald Street	Contributory	1938
Viola	1 & 2/10	Macdonald Street	Contributory	1938
	11	Macdonald Street	Contributory	1938
	12	Macdonald Street	Individually significant, existing Heritage Overlay (HO91). No change proposed.	1939
	13	Macdonald Street	Contributory	1930s
Olinda	15	Macdonald Street	Contributory	1938
	1	Parkin Street	Contributory	1938
	2	Parkin Street	Contributory	1930s
	3	Parkin Street	Non-contributory	1950
	4	Parkin Street	Contributory	1928
	5	Parkin Street	Contributory	1939
	6	Parkin Street	Contributory	1928
	7	Parkin Street	Contributory	1941 (duplex with 9)
	8	Parkin Street	Contributory	1930s (duplex with 8A)

	8A	Parkin Street	Contributory	1930s (duplex with 8)
	9	Parkin Street	Contributory	1941 (duplex with 7)
	10	Parkin Street	Contributory	1922
	11	Parkin Street	Contributory	1939 (duplex with 11A)
	11A	Parkin Street	Contributory	1939 (duplex with 11)
	12	Parkin Street	Contributory	1920s
	14	Parkin Street	Non-contributory	1941, altered
	15	Parkin Street	Contributory	1938 (duplex with 1 Rix)
	16	Parkin Street	Contributory	1938
	17	Parkin Street	Contributory	1929
	1/18	Parkin Street	Contributory	1939
	2/18 (also known as 18A)	Parkin Street	Non-contributory	1970
	19	Parkin Street	Contributory	c1938-41
	20	Parkin Street	Contributory	1928
	21	Parkin Street	Contributory	1938
	22	Parkin Street	Contributory	1928
	24	Parkin Street	Contributory	1928
	26	Parkin Street	Non-contributory	1980
	28	Parkin Street	Contributory	1938 (duplex with 30)
	30	Parkin Street	Contributory	1938 (duplex with 28)
	1	Rix Street	Contributory	1930s (duplex with 15 Parkin)
	2	Rix Street	Contributory	1938 (duplex with 2A)
	2A	Rix Street	Contributory	1938 (duplex with 2)
	3	Rix Street	Non-contributory	1949, altered
	4	Rix Street	Contributory	1939
	5	Rix Street	Contributory	1941
	6	Rix Street	Contributory	1937 (duplex with 8)
	7	Rix Street	Non-contributory	c. 1976
	8	Rix Street	Contributory	1937 (duplex with 6)
	10	Rix Street	Contributory	1929
	11	Rix Street	Contributory	1938 (duplex with 11A)
	11A	Rix Street	Contributory	1938 (duplex with 11)
	12	Rix Street	Contributory	1927
	14	Rix Street	Contributory	1920s
	1-4/15	Rix Street	Contributory	c1938-41
	16	Rix Street	Contributory	1928
	18	Rix Street	Contributory	1926
	19	Rix Street	Non-contributory	1946, altered
	20	Rix Street	Contributory	1926
	21	Rix Street	Contributory	1941 (duplex with 14 Grosvenor)

	22	Rix Street	Contributory	1920s
	24	Rix Street	Contributory	1920s
	26	Rix Street	Contributory	1923
	28	Rix Street	Contributory	1927
	30	Rix Street	Contributory	1927
	31	Rix Street	Contributory	1941 (duplex with 11 Grosvenor)
	33	Rix Street	Contributory	1946
	35	Rix Street	Significant	1937-38 (duplex with 37)
	37	Rix Street	Significant	1937-38 (duplex with 35)
	39	Rix Street	Significant	1937-38 (duplex with 41)
	41	Rix Street	Significant	1937-38 (duplex with 39)
	43	Rix Street	Significant	1937-38 (duplex with 45)
	45	Rix Street	Significant	1937-38 (duplex with 43)
Broadhall	47	Rix Street	Contributory	c1938-41 (duplex with 423 Burke)

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