

## Summer House and Cliff House Statement of Significance

<b>Heritage Place:</b>	Summer House and Cliff House 25 Swinton Avenue Kew & 3/2 Hodgson Street (part), Kew	<b>PS ref no:</b>	HO937
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### Cliff House



## Summer House



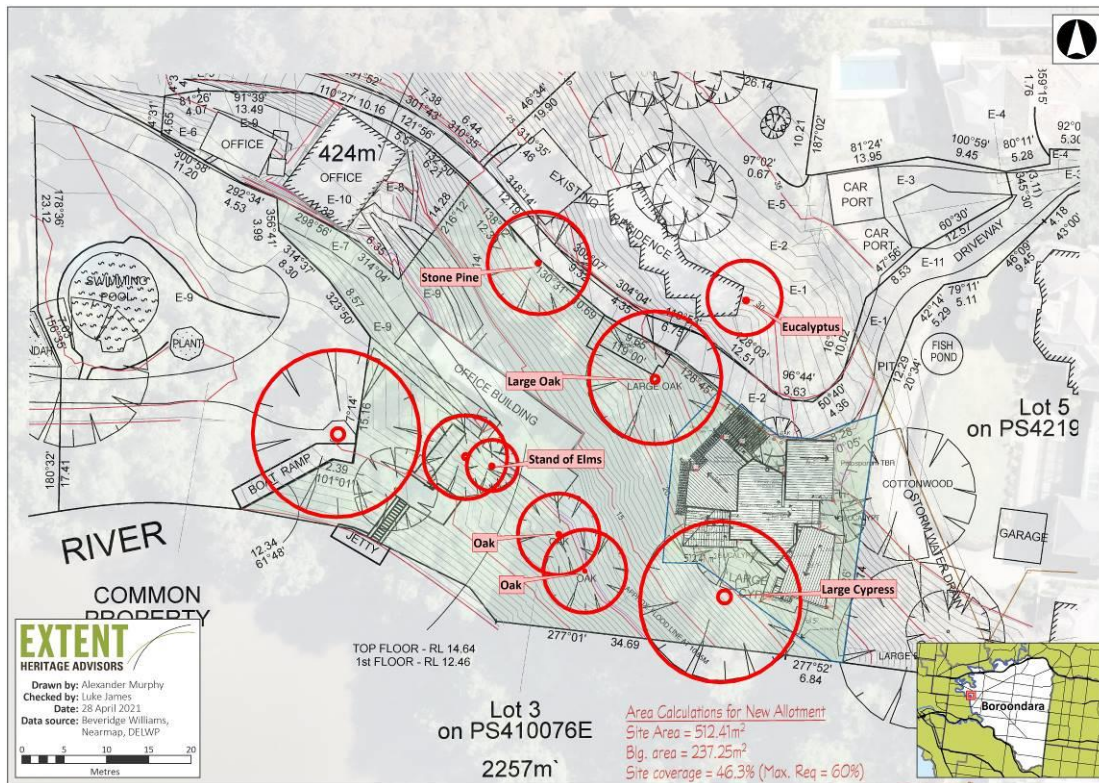
### What is significant?

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The houses at 25 Swinton Avenue Kew (Summer House and Cliff House) and their landscape environment including the eucalyptus to the east of Summer House (noted on the Tree control map below) are significant to the City of Boroondara as a group, including the smaller annex to the Summer House known as the Tea House. The carport and garage for Summer House are not significant.



## Tree Control Map<sup>1</sup>



## How is it significant?

Summer House and Cliff House are of local aesthetic and associative significance to the City of Boroondara.

## Why is it significant?

Through their siting, materials and internal planning, Summer House and Cliff House demonstrate a masterful aesthetic response to the site. Using a design process that began with internal considerations, both Summer House and Cliff House afford a particular aspect on a unique riparian environment, with expansive views in both directions along the river from their position on the river's elbow. In particular, the use of large, single pane windows and sliding doors draw the outside environment in, with the vertical orientation of the houses allowing unusually close proximity to the canopies of established trees and the many visiting fauna species. Externally, the recessive cladding, use of multifaceted angles and light, cantilevered balconies further demonstrate a deference to the aesthetics of the environment and landform. (Criterion E)

Summer House and Cliff House represent fine late-career examples of the work of Peter and Dione McIntyre, whose work individually, in collaboration and as part of the McIntyre Partnership has resulted in influential and award-winning architecture within the municipality and throughout Victoria. As a return to the site with which Peter and Dione McIntyre and most closely associated, the houses combine their particular knowledge of the site gained over the previous five decades

<sup>1</sup> Map incorporates data from Beverage Williams and Co Pty Ltd '2 Hodgson Street and 25 Swinton Avenue Kew, Plan of Existing Conditions' dated 4 May 2007; Nearmap aerial imagery (2021) and Department of Environment, Land, Water and Planning (DELWP).

of lived experience, with the development of an architectural approach honed across a broad range of sites and in response to distinctive environments. The fact that they chose to make Summer House their home exemplifies their special association of the place. (Criterion H)

**Primary source**

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*Summer House and Cliff House - Heritage Citation, Extent Heritage, June 2021*