



Statement of Evidence and Report to Planning Panel

Planning Scheme Amendment C333 – Municipal-wide Heritage Gap Study: Volume 7, Glen Iris

Prepared for and under instruction of
City of Boroondara

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Date 19 November 2021





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1 Introduction

1.1 Instructions

- [01] This statement of evidence has been prepared on the instructions of the City of Boroondara (Council) in regard to the proposal to include the selected properties in the Heritage Overlay (HO) as part of Amendment C333 ('the Amendment') to the Boroondara Planning Scheme.
- [02] I have been asked to provide my opinion on the heritage significance of 14 Alfred Road, Glen Iris; 118 Glen Iris Road, Glen Iris, 148 Summerhill Road, Glen Iris and 29 Alfred Road, Glen Iris that have been recommended for inclusion into the HO.

1.2 Site Inspection

- [03] I have not been able to inspect the subject sites due to Covid-19 restrictions but have relied on the photographs taken as part of the initial investigations and Google Street View. As there are no internal controls being applied to this property, there was no need to request internal photographs to assist with my report.

1.3 Sources of Information

- [04] This statement draws upon the following documentation:
- Context 2021, City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7, Glen Iris
 - Trethowan Architecture & Context Pty Ltd, citation for 14 Alfred Road, Glen Iris; 118 Glen Iris Road, Glen Iris, 148 Summerhill Road, Glen Iris and 29 Alfred Road, Glen Iris
 - Applying the Heritage Overlay: Planning Practice Note 1 (PPN1)
 - <https://www.library.unsw.edu.au/using-the-library/information-resources/primary-and-secondary-sources>
 - Richard Apperley et al 1989, Identifying Australian Architecture
 - Philip Goad and Julie Willis et al 2012, The Encyclopedia of Australian Architecture

1.4 Qualifications, Experience and Area of Expertise

- [05] I have provided expert heritage advice to numerous private individuals and municipal councils for sites listed at both the Local and State level, have extensive experience working with the Planning Scheme, and an understanding of the Planning Scheme Amendment process. I have provided expert witness evidence on similar matters before VCAT, and have been retained in such matters variously by municipal councils, property owners and objectors to planning amendments and proposals. A statement of my qualifications and experience with respect to heritage and urban conservation issues is found in Appendix A to this report.

1.5 Summary of Opinion

- [06] The Amendment adds an individually significant heritage property to the HO and should be supported. The inclusion of 14 Alfred Road, Glen Iris; 118 Glen Iris Road, Glen Iris, 148 Summerhill Road, Glen Iris and 29 Alfred Road, Glen Iris are justified by the current citation, which determine it meets a 'threshold' of local significance based on HERCON Criteria, supported by the City of Boroondara Thematic Environmental History, and comparative analysis against properties currently subject to the HO.

2 Methodology and Outcomes

2.1 Introduction

- [07] The Municipal-Wide Heritage Gap Study (MWHGS) is being carried out on a suburb-by-suburb basis comprising Camberwell, Canterbury, Hawthorn Kew East and Mont Albert, Hawthorn East, Glen Iris and Ashburton. Trethowan Architecture ('Trethowan') worked with selected properties from the inter/post war periods, taking in the time span of 1918 to 1970. The work produced by my office contributed to the City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7, Glen Iris ('the Study'), which forms the basis for this Amendment.
- [08] The consultant team was led by Context Pty Ltd ('Context'), with support from Trethowan. Context's project team managed the entire study process, carried out the initial suburb survey, assessed all precincts and extensions of potential heritage significance and assessed half of the individual places. Trethowan's team assessed the other half of the individual places of potential heritage significance. The individual places were divided between the consultant teams by built-era, to make comparative analysis easier. Context assessed mainly Victorian and Edwardian-era places, while Trethowan assessed most of the interwar and post-war places.
- [09] The methodology of the project was divided into distinct stages and tasks. The first stage involved the identification of places of potential heritage significance. The second stage involved historical research, assessment and reporting on the selected places. The process outlined below was followed by Trethowan in relation to interwar and post war sites of potential individual heritage significance.

2.2 Stage 1 - Preliminary Identification of Places

2.2.1 Desktop and community identification of places

- [10] Places of potential heritage significance worthy of further investigation were identified by Context from a range of written sources. Primary among them is the 'Boroondara Thematic Environmental History' (Built Heritage, 2012), which discusses many places that illustrate the municipality's development over the years, as well as providing a list of exemplars to illustrate each historical theme.
- [11] Other sources consulted were:
- Individual places assessed by previous heritage studies but not introduced into the Heritage Overlay. This included the 'Hawthorn Heritage Study' (M Gould, 1993) Kew Urban Conservation Study' (P Sanderson, 1988), the 'Review of B-graded buildings in Kew, Camberwell and Hawthorn' (Lovell Chen, 2007 revised 2009), the 'Review of C* Grade Buildings in the Former City of Hawthorn' by Lovell Chen, 2006 revised 2009; and 'Camberwell Junction Heritage Study' by Lovell Chen, 2012
 - List of potential heritage places recorded by successive Boroondara Heritage Advisors as places worthy of further investigation
 - National Trust of Australia (Victoria) Register and property files
 - The Small Homes Service of the Royal Victorian Institute of Architects, Modern Houses in and around Melbourne, 1955
 - The Royal Australian Institute of Architects' list of notable buildings

2.2.2 Preliminary survey

- [12] The first stage of the Glen Iris Study was a survey (undertaken by Context) of the entire suburb, except for those areas already in the HO. Properties of potential individual significance were noted and photographed from the exterior only.
- [13] At the end of the fieldwork, a short-list of places of potential individual significance was prepared. These were places regarded, for example, to be of very high design quality, quite unusual in design,

particularly early or rare for the suburb, and/or likely to illustrate an important historical theme (as set out in the Thematic Environmental History 2012).

2.2.3 Preliminary assessment

- [14] Following the preliminary survey, the Context consultant, Ms Natica Schmeder, who had carried out the fieldwork presented images and information (age, intactness, reasons for significance, potential for internal controls) for 20 individual places of potential significance to Trethowan in a workshop. Each individual place was discussed and a decision was made whether to recommend it for full assessment in Stage 2, delete it from the list, or carry out a small amount of research to confirm that it should be assessed (e.g., to confirm intactness (external / internal), age or other historical facts).
- [15] The shortlist was created on the basis of the workshop, preliminary historical research and a site visit to determine if a place was worthy of full assessment. Out of a total of 20 places identified at Stage 1, seven went through to Stage 2. Trethowan provided their information to Context for inclusion into the Stage 1 Report.

2.2.4 Reporting preliminary recommendations

- [16] Reporting for Stage 1 of the Glen Iris Study comprised a letter with a table setting out the individual places recommended for further assessment in Stage 2, and the reasons they were considered to be of potential heritage significance. Photos of each individual place were also provided.
- [17] Context presented the findings of Stage 1 and recommendations for the scope of work for Stage 2 to Council. Once the proposed places and precincts for assessments were approved by Council, Stage 2 began.

2.3 Stage 2 – Assessment and Reporting

2.3.1 Locality and thematic histories

- [18] Following Council's approval to proceed with the seven recommended investigations, Context provided Trethowan with a contextual history prepared for Glen Iris, covering its nineteenth and twentieth-century periods of development of various kinds (residential, commercial, community). This locality history was edited for use as the introduction to each citation, leaving only the pertinent sections to provide context to each place history.
- [19] In some cases, a thematic history was added as well when this was considered more appropriate to understand the context of a given place.

2.3.2 Place histories

- [20] Individual histories were prepared for each individual place.
- [21] For individual places, answers to fundamental questions such as when a place was created/built, for whom, by whom (builder and designer), for what purpose, and how did it change over time (both physically and in use) were provided by the place history. Where an associated person, e.g., owner, architect, builder, was found to be important in Glen Iris or a wider area, biographical information on that person was also included.
- [22] Researchers drew upon the following primary and secondary sources:
 - Building permit index cards and associated plans. The City of Boroondara retains records from the former City of Camberwell. In some cases, records from as early as the 1930s survive, but most material is post-WWII in date and not all plans from this period survive.
 - Previous heritage studies and the 2012 Thematic Environmental History
 - Local histories

- Certificates of title
- Rate books
- Public building files (held at the Public Records Office of Victoria)
- Parish plans
- Trove and Newspapers.com newspaper searches
- State Library of Victoria online collections of historic maps, plans and photos
- City of Boroondara online collection of historic photos
- University of Melbourne archives
- Sands & McDougall street directories

[23] When the building permit records did not record the name of the original building designer, as was often the case for pre-WWII places, tender notices were searched in newspapers around the time of construction and/or Property Service Plans were purchased from Yarra Valley Water, but this did not always yield results, even when a building was clearly designed by an architect.

2.3.3 Site visit and documentation

[24] Each place was visited again externally during Stage 2 for a more detailed inspection and recording (in notes and photographs). Where internal controls were being considered, permissions were sought to enter the property if an internal inspection was deemed to be important. This subsequent visit also informed the subsequent preparation of the description.

[25] A description of each individual place set out the context (wider setting), the elements of the site (e.g., fence, garden, outbuildings), the size and massing of the building, its materials, its stylistic influence(s), features of note (external / internal), any alterations and poor condition where applicable.

2.3.4 Comparative analysis

[26] Comparative analysis is an essential step to determining if a place or precinct meets the local (or State) threshold for heritage significance. The Planning Practice Note 1 (PPN1) 'Applying the Heritage Overlay' (2018) (and the previous version) advises that:

... some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay.

[27] Comparative analysis is considered particularly important in deciding if a place is of architectural significance or of rarity value in a given area but can be applied to most place types to determine their relative importance in a locality or wider area.

[28] For the purposes of the Glen Iris Study, the suburb of Glen Iris was considered the minimum scope for comparative analysis to establish local significance, but in most cases comparisons were sought more broadly from within the City of Boroondara, or even farther afield where pertinent comparisons were not found within the municipality.

[29] In this process, similar places (in terms of built date, building type, and/or use/theme) already included in the Boroondara HO were used as 'benchmarks' to provide a basis for comparison. Potential heritage places and precincts were compared according to a range of criteria (HERCON), including how well they represented a historical theme, their architectural design quality, intactness and rarity.

[30] When the place under assessment was of equal or better quality than the 'benchmarks' it was judged to meet the threshold of local significance and considered worthy of inclusion in the HO.

[31] Places that were found to be of a lesser quality than the 'benchmarks' were not recommended for inclusion in the HO.

2.3.5 Assessment against criteria

- [32] In accordance with the 'Applying the Heritage Overlay' Practice Note (2018), heritage places are no longer assigned a letter grade, but are identified as meeting either the threshold of 'State Significance' or 'Local Significance'. Places of Local Significance can include places that are important to a particular community or locality. Some of the places of local significance may also be important to the entire City of Boroondara, but this is not essential to meet the Local Significance threshold.
- [33] The Practice Note advises that assessment of whether a place meets the local or State threshold should be determined in relation to model heritage criteria (also known as the HERCON Criteria) which are as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

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

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

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

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).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

- [34] In the context of this suburb assessment, where the criteria say, 'our cultural or natural history', it should be understood as 'Glen Iris' or Boroondara's cultural or natural history'.
- [35] For each individual place, a discussion was prepared for each of the criteria that they were considered to meet the threshold of local significance. In some cases, this discussion concluded that the place did not meet the threshold for that criterion and was thus only of 'local interest'.

2.3.6 Statement of significance

- [36] For each individual place found to meet the threshold of local significance for at least one criterion, a statement of significance was prepared, summarising the most important facts and the significance of the place.
- [37] Each statement was prepared in accordance with The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (rev. 2013); using the HERCON criteria and applying the thresholds of local or State significance. Each assessment is summarised in the format recommended by the 'Applying the Heritage Overlay' Practice Note (2015), namely:

What is significant? - This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Mention could also be made of elements that are not significant.

How is it significant? - A sentence should be included to the effect that the place is important because of its historical significance, its rarity, its research potential, its

representativeness, its aesthetic significance, its technical significance and/or its associative significance. These descriptors are shown in brackets at the end of the heritage criteria listed above. The sentence should indicate the threshold for which the place is considered important.

2.3.7 Mapping and curtilages

[38] The 'Applying the Heritage Overlay' Practice Note (2018) states in regard to mapping:

The HO applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the HO map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the HO polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

[39] On this basis and applicable to individual places only, there are two types of mapping for places recommended by the Glen Iris Study:

- Individual places to be mapped to the extent of the title boundaries. Most individual places are to be mapped in this way.
- Individual places for which a HO extent is recommended which is less than the extent of the title boundaries, or for those elements located in road reserves (e.g., trees, monuments). This type of mapping, and the associated curtilages, are discussed below.

Heritage Overlay Curtilages

[40] As noted above, when a place of heritage significance is included in the HO with a boundary less than the cadastral boundaries, additional land is included around the element of heritage significance. This land is known as the curtilage.

[41] Inclusion of a curtilage is recommended by the Practice Note in order to: retain the setting or context of the significant building, structure, tree or feature and to regulate development (including subdivision) in close proximity to the significant building, tree or feature.

[42] The precise areas recommended for HO protection are described in each place citation and aerial photos showing the proposed boundaries for places with a curtilage are found in Appendix D of the City of Boroondara Municipal-Wide Heritage Gap Study: Volume 7, Glen Iris.

2.3.8 Statutory recommendations

[43] The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in the 'Applying the Heritage Overlay' Practice Note (2018).

[44] The Practice Note describes additional controls that can be included in the Schedule to the HO for a place or precinct, including:

- External Paint Controls – to control changes to paint colours; particularly important if evidence of an early colour scheme survives; note that a planning permit is always required to paint a previously unpainted surface (e.g., face brick, render, stone, concrete, timber shingles).
- Internal Alteration Controls – to be used sparingly and on a selective basis for special interiors of high significance.

- Tree Controls – to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value.
- Fences and Outbuildings which are not exempt from advertising planning permit applications – demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this control is in place, and the accelerated VicSmart permit process cannot be used (note that a planning permit is required to alter, demolish or replace a fence or outbuilding even if this box is not chosen, however public notice of the permit application is not required – Clause 43.01-4).
- Included on the Victorian Heritage Register – can only be entered by Heritage Victoria.
- Prohibited uses may be permitted – this allows additional uses not normally permitted in a given zone, subject to a planning permit; it is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g., purpose-built shops in residential areas.
- Incorporated Plan has been adopted for the place/precinct – an incorporated plan is sometimes prepared to introduce permit exemptions for a precinct or provide specific guidance in managing a complex site.
- Aboriginal heritage place – note that Aboriginal heritage significance was not assessed as part of the Ashburton Study.

[45] When making statutory recommendations, recommendations for these additional controls were made where appropriate. In cases where Tree Controls or Fence and Outbuilding non-exemptions are recommended, the specific elements to be protected have also been indicated for inclusion in the Schedule to the HO to provide clear guidance. For example: Tree Controls: Yes – English Oak.

[46] For the purpose of this evidence and in regard to the three properties discussed, I note that no Internal Controls were proposed for any of the properties identified.

2.4 Trethowan Team, Roles and Support

[47] The Trethowan team was led by me, and I was assisted by a team of consultants, Kylie Howe, Claire Miller, Aaron Lougoon, Brian Tseng and Dr Aron Paul. This team undertook the research, comparative analysis, assessment using the HERMES criteria and wrote the citations, including the Statements of Significance. I provided direction and reviewed reports, as well as providing ongoing input into the project. Citations were then issued to Context for review before passing on to Council for their feedback and comments. Once finalised the citations were put out to public consultation and Trethowan provided a response to any submissions received.

2.5 Consideration of Submissions

[48] Once the citations were exhibited, Trethowan provided responses to those relevant submissions received. The following five submissions were received concerning the individual place, out of the seven individual places Trethowan recommended:

- Submission #109 for 14 Alfred Road, Glen Iris;
- Submission #94 and #146 for 118 Glen Iris Road, Glen Iris,
- Submission #97 for 148 Summerhill Road, Glen Iris
- Submission #124 for 29 Alfred Road, Glen Iris

[49] A review of this submission led to further investigations and recommendations / updates were made where necessary to the citations. A formal response was then provided to Council for its records.

[50] Submission #109, 94, 146, 97, and 124 have been referred to Planning Panel and are considered in this report.

2.6 Establishing a Threshold of Significance

2.6.1 What is a Threshold?

- [51] The Heritage Victoria standard brief for heritage studies (2010) notes that local significance can include places of significance to a town or locality. Whether this 'threshold' of local significance is achieved depends upon how relevant heritage criteria are applied and interpreted. In 2006, the Minister for Planning appointed an Advisory Committee to review heritage provisions in planning schemes. Part of the scope of the review was to consider the criteria and thresholds applied in the identification of local heritage places. The subsequent report provides some guidance in considering how thresholds should be applied, understanding that this forms an integral part of narrowing down what is to be managed from the wide range of potential heritage places.
- [52] On the basis that the concept of thresholds is an integral component of assessing heritage significance, the Advisory Committee concluded that the threshold for inclusion of a place in the HO in Planning Schemes should be a positive answer to the question 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' (Advisory Committee Report 2007:xviii)
- [53] This requires the consideration of two key elements. Firstly, there should be something to be managed, evident in the fabric of the place. Secondly, there should be a criteria for assessment, and for this the HERCON Criteria have been accepted. It is also accepted that the threshold will vary according to the comparative analysis in the locality. The municipality's Thematic History should also be considered when assessing whether a place contributes towards the significance of the municipality.
- [54] In its conclusion the Advisory Committee (2007:2-40) noted that 'the issue for planning purposes is simply whether a place is of sufficient heritage note in the local context to warrant planning controls being put in place to ensure that its heritage value is taken into account when development proposals are being considered.' It concluded:

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values. Factors determining thresholds comprise another list again. They will include such things as intactness, age, rarity, and design or aesthetic quality. An important factor in the selection of places for listing will always be whether there is heritage fabric remaining in situ or other qualities pertaining to the place that are required to be managed. (2007:2-42)

- [55] Thresholds are to be used to 'sieve' places identified as of some significance by the above criteria and determine those that should be listed under the HO (2007:2-44). Comparative analysis is thus crucial. This assessment is to be undertaken within a 'locality' delineated by geography and history of development and may be a smaller/different area to the municipal area (2007:2-44).

2.6.2 Establishing thresholds of significance in the City of Boroondara

- [56] The City of Boroondara's Thematic Environmental History (Built Heritage, 2012) establishes a range of historical themes by which the historical significance of places in the municipality can be assessed (Criterion A). For example, the City of Boroondara is significant for its examples of architect-designed residences. This is stated in the Thematic Environmental History:

Architecturally, the City of Boroondara is significant for containing examples of the work of virtually every leading architect to have practised in Victoria from the 1850s to the 1980s. A significantly high number of prominent Melbourne architects settled in the study area and not only built houses for themselves but also designed some of their most celebrated and best-known projects therein. (Built Heritage 2012:18)

- [57] Within theme 6.3 Shaping the Suburbs, the Thematic Environmental History establishes an 'interesting sub-theme expressed in middle-class housing across the study area is the above-average proportion of dwellings that were designed by noted Melbourne architects for themselves.' (Built Heritage 2012:147). The Thematic Environmental History also establishes important historical periods in the municipality, each of which have their distinctive architectural styles and aesthetic qualities.
- [58] The City of Boroondara's current HO includes a range of places associated with these themes for comparison. The Victorian Heritage Database lists some of these places, including places significant at a local and at a state level. The HERMES Heritage Database, hosted by Heritage Victoria, has a comprehensive list of places that have been assessed in various heritage studies. Where these have been entered into the database, they have often been categorised by historical themes, periods, and architectural styles. These databases together provide a thorough basis for comparative analysis of the subject properties with other extant places in the municipality, by which the subject properties may be compared in terms of representativeness (Criterion D) or aesthetic distinction (Criterion E).
- [59] Further historical research provides another important component of the comparative analysis, in particular where the place is of a particular architectural pedigree. Where a place has been designed by an architect, research is conducted where necessary into the architect's career and list of works. Cross-referenced with extant properties in the municipality, a clearer picture can emerge of where the subject property sits within the architect's oeuvre compared to other places, and whether it is distinctive in some way. Historical research will also establish important associations with significant individuals in the history of the place and their importance within Boroondara or more broadly (Criterion H).

3 Recommendations – Submitter Appearing

3.1 14 Alfred Road, Glen Iris - Submission #109



Figure 1: Main frontage of 14 Alfred Road with its early Japanese inspired Californian Bungalow form and detailing. Source: Trethowan Architecture, 2018.

[60] The significance of the site at 14 Alfred Road, Glen Iris (Figure 1), is outlined in detail in the Statement of Significance which forms part of the citation for the site. The Statement of Significance, as adopted by the UPDC on the 6 September 2021, is as follows:

Statement of Significance

What is Significant?

The dwelling at 14 Alfred Road, Glen Iris, 'Carinya' (formerly 'Warrack Lodge') is significant to the City of Boroondara. Built in 1916, this early Japanese inspired Californian Bungalow was built for Herbert Hurrey, a local estate agent and home builder, and was published in architectural journals of the time.

How is it significant?

'Carinya' (formerly 'Warrack Lodge') at 14 Alfred Road, Glen Iris is of local architectural, aesthetic and associational significance to the City of Boroondara.

Why is it significant?

'Carinya' (formerly 'Warrack Lodge') is an early and excellent example of a Japanese inspired Californian bungalow. Designed by Marcus R Barlow, the dwelling embodies the principal characteristics of the style through its gabled form and strong horizontal emphasis, a nod to American architects Greene and Greene.

The dwelling is an outstanding representative example of the style as developed in the first decade of the twentieth century in the United States, that was designed and constructed for its climate, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The property also demonstrates the ongoing development of Glen Iris during WW1 and the continued desire to name such properties to impose oneself on the area. (Criterion D)

The aesthetic significance of 'Carinya' derives from its horizontality, robust materiality and timber detailing, inspired by Californian bungalows with Japanese overtones, however applied in an Australian Setting and marketed as such.

Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note.

Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch. The mature trees, particularly the large cypress, provide an appropriate setting to the houses and provides evidence of the early garden planting.

'Carinya' is one of the truest local interpretations of the work of American architects Greene and Greene, whose most notable work, Gamble House in Pasadena (1908), was heavily publicised internationally. (Criterion E)

'Carinya' is also significant for its association with architect Marcus R Barlow, responsible for the design of both this residence and as the only known architect for Hurrey and Hill, local auctioneers and home builders.

Barlow was one of Melbourne's most prolific and accomplished architects of the Interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001) and within the Municipality, the former Colinton Residence (1926, H1399 & H0178) and the former Arnold Residence ('Wynniv') (1924, H0605). (Criterion H)

Heritage Matters for Discussion

[61] This section responds to the objection raised in Submission #109, focusing on heritage matters only.

[62] Submitter #109 objects to the recommendation to include the property at 14 Alfred Road, Glen Iris in the HO for the following reasons:

- It was resolved not to proceed with heritage proposals as recommended in the 1991 Study. At this time, the property at 14 Alfred Road was graded contributory in the Study. It is unclear what has changed since then to significantly elevate the grading, to individually significant.

The submitter further noted the following by way of background:

- There are no heritage properties in Alfred Road, except to note that 29 Alfred Road which is also proposed to be included in the Overlay under Amendment C333.
- The dwelling does not have the architectural (representative), aesthetic or associative significance to warrant a HO that the Council alleges, let alone a site specific overlay.
- Previous matters before Planning Panels Victoria have demonstrated that the degree of detail and substantiation is greater for a property proposed for individual listing compared with that of a precinct. An individual listing of the 14 Alfred Road is not warranted under criteria D, E and H.
- In the event that a HO is applied, the statement of significance should clarify what is significant in terms of the dwelling, outbuildings (and the like) and what is not significant.
- Justification for external paint controls has not been explained in the statement of significance and in any event should not be included as a permit requirement under the proposed schedule to the overlay.

- With the above in mind, the submitter questioned at the Council meeting as to what has changed in the past 28 years to significantly elevate the Land from a "C" grading with no heritage control to one that is individually significant?

- [63] Council has no records¹ relating to the inclusion of the property within a HO as it was not within what was then termed an 'urban conservation area' (Graeme Butler 1991). That Study was thirty years ago, and this Study is looking at gaps in the current HO coverage and from previous studies, so it is not surprising if some places that were previously overlooked are now included. Previous studies may have focused on the particularly grand homes and intact streetscapes of the municipality, and more modest but architecturally significant examples such as the subject property could fall between the gaps created by previous approaches or studies. In terms of what has changed significantly since 1991, is that new research, information and a more rigorous assessment processes have established a more comprehensive understanding of the subject property's architectural significance.
- [64] The property has been assessed as individually significant and it alone rather than the streetscape is proposed for the HO, so the intactness of the other properties in the street are not considered as relevant in this instance.
- [65] It is acknowledged that individually significant properties are subject to a higher threshold and level of individual documentation compared to contributory graded properties. With this fully in mind, the subject site has been appropriately assessed and determined to have met that threshold when compared with other important and equally graded houses in the HO. In this case I have found that the comparative analysis has adequately demonstrated the house's distinctive architectural value and identified its architectural pedigree by being designed by Marcus Barlow. I stand by the significance ascribed in the assessment and comparative analysis provided in the citation. The house is of a design by architect Marcus Barlow and compares well to other significant properties of the type (Californian Bungalow) on the HO due to its demonstration of the early style imported from America, with its clear Japanese stylistic influences.
- [66] The Statement of Significance outlines what is significant, and it is proposed that the Statement of Significance can be clarified by stating that additions and alterations after 1916 (build date) are not significant. Tree and outbuilding controls are not proposed.
- [67] It appears that the original render wall has been painted, and it would be desirable that any future repainting of this surface should be sympathetic to the original.(see Figure 2). Clarification that the paint control only applies to this surface for this reason has been included in the Statement of Significance.in the Schedule Table

¹ Confirmed by Council.



Figure 2: A 1919 image of 14 Alfred Road showing the original decorative scheme over its rendered and timbered sections. Source: Bungalow Homes, Hurrey and Hill, 1919

3.2 118 Glen Iris Road, Glen Iris - Submission #94 and #146



Figure 3: Main frontage of 118 Glen Iris Road with its first floor living accommodation over the carport and office. Source: Trethowan Architecture, 2018.

- [68] The significance of the site at 118 Glen Iris Road, Glen Iris (Figure 3), is outlined in detail in the Statement of Significance which forms part of the citation for the site. The Statement of Significance, as adopted by the UPDC on the 6 September 2021, is as follows:

Statement of Significance

What is Significant?

The former Hirsch House and Office at 118 Glen Iris Road, Glen Iris is significant to the City of Boroondara. The residence was designed by émigré architect Grigore Hirsch as his own house and architectural studio in 1954-55 and was occupied by the Hirsch family until the 1980s. The house at 116 Glen Iris Road is not significant.

How is it significant?

The former Hirsch House and Office is of historical, architectural, aesthetic and associative significance to the City of Boroondara.

Why is it significant?

The former Hirsch House and Office is of historical importance as an example of a well-regarded mid-century architect building his own home in Glen Iris. Completed in 1954-55, it is a relatively early example of the willingness of architects to embrace the challenges posed by sloping sites and awkward lot shapes. The house also illustrates the European émigré influence on the City of Boroondara. (Criterion A)

The residence is an intact example of a post-war Émigré architect's house and office and illustrates European Modernism as it was translated into a Melbourne context. The building and its response to the landscape and climate demonstrates the contemporary approach to local conditions favouring good orientation and functionalist planning. (Criterion D)

The double-storey dwelling of the 1950s illustrates the Post-War Melbourne Regional style, demonstrating key characteristics of the style in the simplicity of the forms, low-pitch butterfly roof, textured clinker brick cladding and large areas of glass to the north. The bold forms are further expressed through the delineation of materials across the upper (clinker brick) and lower (concrete tile) levels and exposed steel structure. The entrance is one of few embellished areas, with mosaic tiles leading to the main door and visible through the modular glazing adjacent is a suspended timber staircase. Other elements of note include the stained-glass panels and the slender columns to the undercroft. More broadly, the use of steel frame construction throughout, further allows the illusion of the upper level to dominate the architectural composition. (Criterion E)

The House and Office is significant for its association with the life and works of well-regarded émigré architect, Grigore Hirsch and his architectural practice CONARG (Contemporary Architecture Group). As a house designed for himself, it can be considered a true expression of architectural pursuits and places of the practice at the forefront of Melbourne's regional brand of modernism. Local examples of their work include St Anthony's Shrine in Hawthorn (1961) and 47 Mountain View Road, Balwyn (1966). (Criterion H)

Heritage Matters for Discussion

- [69] This section responds to the objection raised in Submission #94 and #146, focusing on heritage matters only.
- [70] Submitter #94 objects to the recommendation to include the property at 118 Glen Iris Road, Glen Iris in the HO on the following grounds:
- The house is not visible from the street/public along Glen Iris Road and does not contribute to the character of the area
 - There are a number of other houses of similar modernist expression and interest within the City of Boroondara which have not been proposed for inclusion in any HO
 - The application of the HO on the house imposes significant constraints upon the use of the property, upon the cost of, and capacity for future extensions and development
 - The application of the HO on the site also negatively impacts the use and development of the adjoining property at 116 Glen Iris Road, which is not of heritage significance although designed by the same architect and shares the driveway with the site at 118 Glen Iris Road
 - The threshold for individual heritage significance of the house as an individually important representative of the modernist movement or under the other heritage criterion has not been established within Council's assessment with any cogent explanation and demonstration
- [71] Submitter #146 supports the recommendation to include the property in the HO.
- [72] I note that submitter #146 supports the recommendation to include the property in the HO. This is a welcomed submission that supports the findings and doesn't warrant any further discussion here.
- [73] In regard to Submitter #94's first ground of objection, I confirm that the visibility of the property from the street is not an important consideration for site specific HO that is being recommended here. Were the property being proposed as a contributory property within a precinct then its streetscape presentation, and ability to contribute to the wider collective heritage values of that precinct, would be important. The significance that has been identified here relates to the building itself, not what it gives to the wider streetscape.
- [74] It is acknowledged that there are many modernist houses within the City of Boroondara, and some of these houses are included in a HO and some are not. Of those identified over the course of conducting a Heritage Study, it is only those that are identified to be meet the threshold for individual significance that are recommended and get placed within a site-specific HO. The subject site has been appropriately assessed and determined to have met that threshold when compared with other important and equally graded houses in the HO. In this case the comparative analysis has adequately demonstrated the house's distinctive architectural value, identified its architectural

pedigree by being designed by Grigore Hirsch of CONARG; a well-regarded émigré architect who design many other important buildings within the municipality, and designed the house for himself to live in, which is also a significant theme (Theme 6.3 Shaping the Suburbs) in the City of Boroondara's Thematic Environmental History.

- [75] I disagree with the claim that the HO imposes significant constraints on the property. In my experience of assessing alterations and additions to similar graded properties, works that are proposed to respect and sympathetically work within the identified heritage values of a place often yield the best outcomes and adequately provide for the future use of the place.
- [76] The HO is only proposed to be applied to the subject site (Figure 4) and not 116 Glen Iris Road so I don't see how this arrangement will negatively impact on the use and development of 116 Glen Iris Road. Assessment of proposed works to properties within a HO is restricted to the land and structures within the boundary of the Overlay. Proposals to adjoining properties are not affected by those heritage values ascribed to an adjoining site. The only part of the site for 116 Glen Iris Road that would fall under consideration of the HO is the shared driveway and given this is not identified to contribute to the wider significance of the subject site, any works to maintain the driveway are unlikely to negatively impact on the use or development potential of 116 Glen Iris Road.



Figure 4: Proposed curtilage (shown in red) to 118 Glen Iris Road with the shared driveway to the east and 116 Glen Iris road to the north of the subject site. Source: Trethowan Architecture, 2018.

- [77] As mentioned above, the subject site has been appropriately assessed and determined to have met the threshold when compared with other important and equally graded houses in the HO. The assessment has adopted the widely accepted HERCON criteria and correctly considers the municipalities Thematic Environmental History. The comparative analysis has correctly identified other similar dwellings of this style and those designed by architects for themselves. This determined that the subject site is important as a representative and aesthetic example of a dwelling by an émigré architect in a translated European modernist style. Adequate research has been undertaken to establish important historical associations and the architectural pedigree of Grigore Hirsch who designed many other important buildings within the municipality. On this basis, I believe the citation has established a rational and justified assessment worthy to recommend inclusion of the subject site in a HO.

3.3 148 Summerhill Road, Glen Iris - Submission #97



Figure 5: Main frontage of 148 Summerhill Road demonstrating its transition style between the Californian Bungalow, seen through its shingle, bay windows and dominant, low pitched roof, and the Colonial Revival; use of classical orders, curved fanlight styles. Source: Trethowan Architecture, 2018.

- [78] The significance of the site at 148 Summerhill Road, Glen Iris (Figure 5), is outlined in detail in the Statement of Significance which forms part of the citation for the site. The Statement of Significance, as adopted by the UPDC on the 6 September 2021, is as follows:

Statement of Significance

What is Significant?

'Langley Burrell', 148 Summerhill Road, Glen Iris, a single storey dwelling constructed in 1927-28 and converted into flats in 1944-45 by architects RM & MH King, including original garage, fence, and upper addition by RM & MH King, is significant.

How is it significant?

'Langley Burrell' is of historical and aesthetic significance to the City of Boroondara.

Why is it significant?

148 Summerhill Road is of historical significance as evidence of the changing patterns of living in Boroondara that saw single family homes adapted to accommodate multiple residences in the 1930s and 40s, before being returned to single dwellings in the later years of the twentieth century. (Criterion A)

148 Summerhill Road is of aesthetic significance as a substantially intact example of an interwar single storey dwelling in a transitional style between the Bungalow and the Colonial Revival. The bungalow characteristics, including materials such as shingles, bay windows, and a dominant, low-pitch roof form, while the house draws on the Colonial Revival for its use of classical orders, semi-circular windows, curved fanlights and elaborate entry treatment. The unusual



chimneys are outside both Bungalow and Colonial Revival traditions, illustrating the ways in which multiple styles were beginning to influence designers after the long dominance of the Bungalow style. (Criterion E)

Heritage Matters for Discussion

[79] This section responds to the objection raised in Submission #97, focusing on heritage matters only.

[80] The submitter #109 opposes the inclusion of 148 Summerhill Road, Glen Iris as individually significant in the Heritage Overlay for the following reasons:

- The rear of the property is not original, therefore a HO should not apply to the whole property
- The garage and the back external wall of the property is made of asbestos which is a hazardous material. Demolition of the back of the building is required to remove asbestos
- There is internal damage to the building
- The house is not suitable for the modern living style and has little natural light
- In 2018 the State Government rejected the HO, there must be a reason for the property not being included as Significant Heritage Building
- The list of properties for inclusion in the HO is mostly community buildings or workshops
- The submitter values the history and heritage, and we will make it better more liveable without a HO
- A HO will make the building worse, and it might end up empty and broken because the owners cannot afford to renovate it
- Council should stop trying to include the property in a HO

[81] To address the first matter, I confirm that the rear of the dwelling has been altered and is sufficiently detailed in the History and the Description & Integrity section of the citation. In situations where the rear has been altered and the front portion of the building remains intact, it is standard practice to apply the HO to the whole property in an urban situation, as guided by the Planning Practice Note 1 (PPN1). This approach provides clear guidance as to where the HO extent is and also ensures any alteration or additions to those later / non-significant elements are taken into consideration when assessing their impact through the planning process. To ensure the Statement of Significance is clear about what is and is not significant, I recommend that the Statement of Significance be amended to note alterations and additions after 1945 are not significant.

[82] Removal of hazardous materials such as asbestos is generally permitted through the planning process and requires notification of what fabric is to be removed and what the new details are regarding the replacement material. In my experience a simple replacement of one material for another in these circumstances is generally supportable.

[83] In light of there being no internal controls proposed as part of the HO, works to the interior of the property can take place without regard to the Statement of Significance. It is only when internal alterations or works impact the external fabric will the work be subject to the planning process.

[84] The suitability of the house for 'modern living' is not part of the assessment, as modes of living change over time and subject to individual requirements. The application of the HO does not impede the renovation, alteration or addition of the existing building, it merely requires those external works to be respectful and sympathetic to the identified heritage values of the place and approved by the planning process.

[85] Without further information being provided on this matter, I am unable to provide a response on the alleged State Government's decision in 2018 to reject the HO. My own enquiry confirms that there was no proposal to list the property back in 2018 but note that the survey date and work on the proposed citation was undertaken at this time. So it may be that the submission is somewhat confused by this date.

- [86] The objection regarding the list of properties being mostly community buildings or workshops is irrelevant to the assessment of the subject site. The variety of sites put forwards reflects how through the Study had been and how successful it has been in picking-up those 'gaps' within the current HO coverage and previous studies.
- [87] It is noted that the property currently appears in good condition externally. I disagree that the HO will make the condition of the building worse as it is unlikely a dwelling in this location will be left to deteriorate and lessen in value as a result.
- [88] Finally, and in response to the last objection, it is noted that The *Planning and Environment Act 1987* places an obligation on Councils 'to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or other of specific cultural value'. And in response to this objective, the City of Boroondara has prepared, along with the Study, numerous heritage studies that identify places of heritage significance.

3.4 29 Alfred Road, Glen Iris - Submission #124



Figure 6: Main frontage of 29 Alfred Road with its Colonial revival form overlayed with Californian Bungalow details. Source: Trethowan Architecture, 2018.

- [89] The significance of the site at 29 Alfred Road, Glen Iris (Figure 6), is outlined in detail in the Statement of Significance which forms part of the citation for the site. The Statement of Significance, as adopted by the UPDC on the 6 September 2021, is as follows:

Statement of Significance

What is Significant?

'Quamby', formerly 'Woongarra', designed by George A. Moore for Reginald Thwaites and constructed over 1923-24 at 29 Alfred Road, Glen Iris, is significant to the City of Boroondara.

The tennis court, outbuildings and additions after 1931 are not significant.

How is it significant?

29 Alfred Road, Glen Iris, is architecturally and aesthetically significant to the City of Boroondara.

Why is it significant?

The house is a rare and unusual example of a homestead-character weatherboard Colonial Revival style residence constructed in the mid-1920s, when the suburban Californian Bungalow was the dominant domestic architecture style within the City of Boroondara (Criterion B).

- [90] The house is significant as a Colonial Revival homestead-character residence within the City of Boroondara. The house exhibits a hipped roof with gable over entry, an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows with multi-pane upper sashes and French doors, and a hipped corrugated iron roof featuring gables above each entrance and a shallow pitch over the veranda. The California Bungalow influence is evident

through the slightly asymmetric composition, Japanese style door frames and timber box window frames. Although slightly altered, the residence still retains its homestead-like presence as viewed from street. (Criterion E)

Heritage Matters for Discussion

- [91] This section responds to the objection raised in Submission #124, focusing on heritage matters only.
- [92] Submitter #124 believes the amended citation for 29 Alfred Road, Glen Iris has shortcomings and seeks a reduction in the proposed curtilage relating to the extent of the HO. The shortcomings are listed as follows:
- The structure of the history section is confusing and incorrectly reports information sources
 - Missing identification of changes, which impact on the building's integrity
 - Description section refers to matters that are more of a comparative analysis nature
 - The house is not properly classified as a Colonial Revival style but is more of a Californian Bungalow style
 - Assessment Against Criteria
 - Criterion B: *Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity)*, the submitter is of the view that 'Quamby/Woongarra' is not necessarily rare, just an unusual example of the Californian Bungalow style in Boroondara.
 - Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance)*, this should be re-written to more accurately reflect the style of the building and/or its stylistic influences.
 - 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)*, the submitter is of the view that the association with Michael Black AC QC is irrelevant to the City of Boroondara and therefore it is unnecessary to include a reference to Black in the Assessment Against Criteria.
 - Statement of Significance requires updating:
 - The submitter suggests that the *What is Significant?* section needs to define the extent of significant fabric more accurately and should clarify the extent of the later additions to the sides and rear.
 - The *Why is it Significant?* section requires re-writing to reflect the issues regarding the description of its style as discussed above.

Figure 7 illustrates the proposed reduction of the curtilage of the HO:

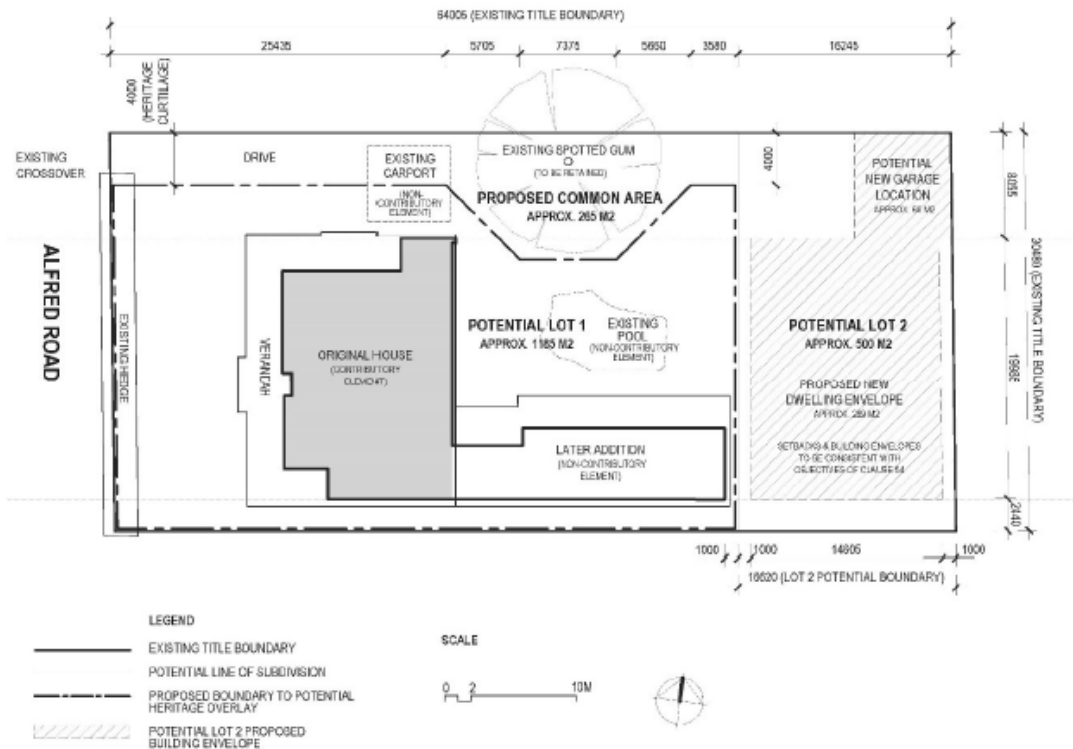


Figure 7: Proposed subdivision proposal as tabled by figure 20 in the submission. Source: Submission #124 - Response to Council: 29 Alfred Rd, Glen Iris.

- [93] I have investigated the proposed shortcomings and interviewed the heritage consultant / author of the citation to understand the reasons behind the proposed wording used in the citation. I have been advised that the wording surrounding Reginald Thwaites' Queensland influence on the house's design had directly come from his granddaughter Libby La Nauze and given this information is classed as a Primary Source², it has influenced the authors line of investigation / analysis and conclusion, which led to the use of the term Colonial Revival when referring to the applied architectural style. Considering this and the experience of the author as a qualified historian, I have no cause to question their decisions made during the writing of the citation or in the provision of the current advice. I also believe that by reading the citation along with the reference list, provides sufficient understanding of the relationship between Reginald Thwaite and Libby La Nauze, and provides the context that supports the claim "*The house, completed in 1924, was inspired by dwellings Reginald had seen in Queensland...*"
- [94] I agree with the objector's opinion of the use of the word *Source* before the *Published with permission of the Thwaites family* is incorrectly applied and I have recommended that it be removed, and the Figures referenced correctly.
- [95] On review of the material regarding Michael Black AC QC and the objector's concerns over including this section in the citation, I have formed the view that it is appropriate to include this section as it forms part of the history and understanding of the place, and it is typical in this situation to include people of note where they are associated to a place recommended for inclusion in a HO. While not specifically outlining Michael Black's occupancy during his teenage years, the listing of key dates enables the reader to work out this detail should they wish to know. The Assessment Against Criteria has correctly considered the known information and concluded that while Hon Black is a person of note to the Australian legal system, the place does not have associative

² Primary sources provide a first-hand account of an event or time period and are considered to be authoritative. They represent original thinking, reports on discoveries or events, or they can share new information. Often these sources are created at the time the events occurred but they can also include sources that are created later. They are usually the first formal appearance of original research. Source: <https://www.library.unsw.edu.au/using-the-library/information-resources/primary-and-secondary-sources>

significance (Criterion H) as a result. I believe the approach taken is correct, as it thoroughly deals with all known information.

[96] In response to the alleged missing alterations seen on the dwelling, I note the citation includes all those elements flagged by the submission in one way or another, except for the following items:

- The lining of the verandah soffit with cement sheet
- Boxing in of the original exposed rafter ends
- Replacement of earlier quad gutters with square gutters

Given these details are different to what is shown on the original 1923 drawings, I recommended they be included in the citation as alterations to the original form and noted as not significant. I've also reviewed the chimney matter and agree that the description of the chimneys should be corrected.

[97] Although they should be added to the citation, these additional changes do not alter my view that the original form is legible and that the changes do not detract or overwhelm the original form and are relatively minor when set against the overall integrity of the house. The additions are set within the verandah of the house and the original extent is clearly discernible, while the front return verandah is still open to the original design. Many of these changes are easily reversible and, with the availability of the documentary evidence, could be reconstructed back to an earlier known detail should it be desired.

[98] I agree with the objector's opinion that the use of analysis type comments in the Description & Integrity is incorrect, and I recommended these be removed and included where not already mentioned in the comparative analysis section.

[99] On review of the architectural style matter of Colonial Revival v Californian Bungalow, I am of the opinion that the citation has appropriately investigated both styles and conducted a thorough comparative analysis of them to have been able to appropriately confirm the following Summary: *"The subject site is thus an unusual hybrid within the City of Boroondara, with its combination of interwar elements taken from the Colonial Revival and to a lesser extent the California Bungalow."*

[100] I believe the use of the term Colonial Revival style is appropriate given those key architectural components on the dwelling; use of rectangular and prismatic shapes, encircling verandah with its lower-pitched extension of the main roof, and simple slender timber posts that are reminiscent of early colonial colonnades seen on early homesteads, are features seen on those buildings that are also regards to be of the Old Colonial Georgian / Regency styles.

[101] It has been acknowledged that the Californian Bungalow style and ideas are seen in the detail on the building: asymmetrical placement of the door under a small gable, Japanese aesthetic, boxed sash windows and evidence of a former sleepout at the rear, and these are considered secondary to the main built form. Were the subject site to be considered more of the Californian Bungalow style, I would expect to see a greater horizontal character under a low-slung roof with prominent gables, the verandah roof supported on substantial masonry piers, squat colonnettes or grouped posts and more substantial / chunkier detailing to the joinery, which evolved as part of the Australian adoption of the style from America.

[102] In considering where the term Colonial Revival has come from, I refer to the citation that correctly informs the *"Colonial Revival style in Australia has historically been connected to the Georgian Revival, so that the two styles have often been 'difficult to distinguish' (Stapleton 2012:164). The main distinction is in the sources of inspiration that each draws upon, with Georgian Revival harking back to the British Georgian period buildings, and Colonial Revival referencing more directly the Australian or North American colonial experience, leading to 'comparatively simpler' designs (Stapleton 2012:164)."*, and given the source of this information has come from the published *Encyclopedia of Australian Architecture*, I believe it is a common and acceptable term to use.

[103] As noted by Stapleton, the Colonial Revival style is often difficult to distinguish and is made even harder with the incorporation of Californian Bungalow features. However, it was not uncommon for architects and speculative builders in this period to employ details from many styles on the one building. The interwar period was a very eclectic time, with architectural influences coming in from overseas, the outbreak of war restricting materials and university-trained architects trying to make a name for themselves by playing with and testing the many available Revival styles.

- [104] In deliberating on this further, I revisited Reginald Thwaite's time in Queensland and believe the established connection between the design of the dwelling and Reginald's Queensland experience is a valid consideration in the assessment. This belief is further justified when you consider Lucas' *Colonial Architecture* entry in the *Encyclopedia of Australian Architecture*, where he discusses the importance of the verandah for climatic reasons, mentions the Queenslander having its origins in the colonial form, and then interestingly informs that "*the only thing that changed was the detail; the character of the fenestration, the doors, the balustrade, the chimneys, the verandah columns, etc.*" (Lucas 2012:162-163). While it could be debated that this is just a coincidence, the fact the subject site demonstrates rectangular and prismatic shapes, an encircling verandah with its lower-pitched extension of the main roof, and simple slender timber posts, strongly links the design of the house with a Queensland influence. This connects well with the known history of the house.
- [105] My opinions / recommendations regarding the Assessment Against Criteria shortcomings are as follows:
- [106] Criterion B: *Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity)*, the submitter is of the view that 'Quamby / Woongarra' is not necessarily rare, just an unusual example of the Californian Bungalow style in Boroondara. I agree with this opinion on the grounds that the citation clearly summarises that "*Quamby' is an unusual example of a domestic weatherboard Colonial revival dwelling...*", and the word rare should be replaced with uncommon, which does not change the satisfaction of this Criterion.
- [107] Criterion E: *Importance in exhibiting particular aesthetic characteristics (aesthetic significance)*, this should be re-written to more accurately reflect the style of the building and/or its stylistic influences. Based on my review above, I do not agree with the need to re-write sections of the citation / Statement of Significance because the citation has appropriately investigated both styles and conducted a thorough comparative analysis that has provided a clear and balanced assessment of what is a 'difficult to distinguish' architectural topic.
- [108] 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)*, the submitter is of the view that the association with Michael Black AC QC is irrelevant to the City of Boroondara and therefore it is unnecessary to include a reference to Black in the Assessment Against Criteria. This matter has been dealt with in the section above.
- [109] In response to the objection, I have recommended that the *What is Significant?* section be updated to define the extent of significant fabric more accurately.
- [110] The submitter requires that the *Why is it Significant?* section be re-written to reflect the issues regarding the description of its style. This matter has been dealt with in the section above.
- [111] In response to the submitter's proposal to reduce the curtilage, I think the best course of action is to apply the HO as directed by the PPN1 i.e. apply the HO to the title boundaries and note in the Statement of Significance what is and is not significant. I also believe it would be unusual to draw the curtilage according to a proposed subdivision that has not yet been through the appropriate planning / building regulation process. Heritage

4 Conclusion and Declaration

CONCLUSION

[112] For the reasons outlined in the sections above, I recommend that:

- A site-specific HO be placed on 14 Alfred Road, Glen Iris, 118 Glen Iris Road, Glen Iris, 148 Summerhill Road, Glen Iris and 29 Alfred Road, Glen Iris and the associated land.
- Various amendments be made to the citations of 14 Alfred Road, Glen Iris, 148 Summerhill Road, Glen Iris and 29 Alfred Road, Glen Iris as proposed and tracked-changed in Appendix B.

DECLARATION

[113] All avenues of assessment and considerations relevant to the proposal have been identified and accommodated in this report. No questions were raised that fall outside my expertise and I conclude my report is complete and accurate to the best of my abilities.

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



Mark Stephenson BSc (Hons) in Architectural and Building Conservation,

19 November 2021



5 Appendix A: Qualifications



Senior Heritage Consultant | Director

Mark Stephenson

EDUCATION

BSc (Hons) in Architectural and Building Conservation, University of Glamorgan, UK, 2002 - 2004
BTEC National and Higher National Diplomas in Building Studies. Suffolk, UK, 1992 – 1996

MEMBERSHIP

Member, ICOMOS, 2009 – Current
Member of the National Trust of Victoria
Member of the Malmsbury Historical Society.

POSITION

Director (Heritage)	Trethowan Architecture, Melbourne, 2017 - current
Senior Heritage Consultant	Trethowan Architecture, Melbourne, 2010 - 2017
Built Heritage Consultant	HLCD, Melbourne, 2009 - 2010
Conservation Officer	Rhondda Cynon Taf County Borough Council, Wales, UK, 2007-2009
Technical Associate	Stone Ecclesiastical, UK. 2005 – 2007
Architectural Technician	Andrew Parker Associates, UK, 2003 – 2

EXPERIENCE

With experience in architecture, building industry and heritage, Mark has broad experience in undertaking research, assessment and analysis of the built environment and specialises in heritage planning and practical restoration guidance.

Mark's architectural technician roles have included the execution of detailed site surveys, the initiation and development of design proposals including CAD and hand drawing, and the formulation of planning and building applications. All positions permitted active liaison with clients, professional bodies and contractors and projects ranged from ecclesiastical and community buildings, barn conversions to individual residential or housing schemes and commercial property. Mark's experience includes contract administration and project management.

As the full time Conservation Officer for Rhondda Cynon Taf County Borough Council in Wales, Mark's role was to raise awareness of the historic environment while providing detailed advice and guidance relating to planning proposals affecting heritage buildings and their settings, conservation areas, historic landscapes and other historic assets. Mark formulated and delivered in house training to fellow officers and to Councilors and undertook presentations to local historical societies and community groups.

In this Local Government role Mark was involved at both statutory and strategic levels, liaising with property owners, other council departments and external agencies to revitalise historic buildings and areas. Strategically, he has written guidelines, strategies, management plans, undertaken character appraisals and contributed to town centre regeneration studies and action plans. On a practical level he has monitored restoration work and was the heritage advisor for a Townscape Heritage Initiative scheme. Mark was involved in enforcement actions and provided written evidence at planning appeals. Through training and presentations to others, Mark has promoted good practice and quality design in the maintenance, restoration and refurbishment of heritage buildings.



Since arriving in Melbourne Mark has worked in private practice on a range of heritage projects from single properties to complex industrial sites. He has compiled a number of heritage impact statements to accompany planning applications for heritage properties, provided assessment and design guidance for a redevelopment and written a two part strategic heritage overview document that provided guidance to State Government.

Mark can undertake research, assessment and analysis to compile citations and statements of significance for new or review of existing heritage places. He can deliver written guidance and strategies and formulate management plans which assist in the understanding and appropriate management of a heritage place. All guidance is based on an appreciation of the Burra Charter and sound conservation practices.

Mark has worked for the following Melbourne Councils in the capacity of heritage advisor consultant:

- City of Whitehorse - Working one day a week from October 2009 till January 2011.
- Shire of Nillumbik - Working on an as needs basis from October 2009 till October 2010.
- City of Boroondara – Working one to two days a week from October 2011 to October 2015.

Working alongside the statutory planners, Mark took part in pre-application meetings to provide heritage advice and carried out site visits in order to provide timely expert and detailed advice relating to planning proposals affecting HOs. Strategic heritage projects involved the completion of Urgent Heritage Citations, providing advice on future HOs, formulation of statements of significance and assisting in the adoption of a new heritage precinct. Mark has advised Council on corporate projects for new developments that affect or were adjacent to a HO. The role also formulated and delivered presentations to Councillors' and historical societies.

Working with architects and private clients in developing schemes with heritage considerations. Giving heritage, design and technical advice, and compiling reports to accompany Planning and VHR permits. Collating and co-ordinating permit applications and liaising with Council and Heritage Victoria.

Mark has experience with representing Council and private clients at Planning Panels and Victorian Civil and Administration Tribunal (VCAT) hearings on heritage matters.

SELECTION OF WORKS

Review of Rhondda Cynon Taf's Conservation Areas (UK).
Conservation and Management Plan for Aberdare Town Centre (UK).
Draft: Heritage Guidelines for Listed Buildings and Conservation Areas (UK).
Draft: Historic Environment for Rhondda Cynon Taf County Borough Council (UK).
Heritage Advising for Councils (UK and AU).
Extensive Heritage Impact Statements and Heritage Reports (AU).
Various Conservation and Management Plans including: Essendon Airport, Government House, Treasury, and Forum Theatre (AU).
Extensive number of permit submissions and co-ordination/ liaison with statutory bodies.
Various Heritage Studies (AU).
Bourke Hill Heritage Review (AU).
Number of VCAT hearings for Council and private clients (AU).



6 **Appendix B – Recommended Amendments to Citations**

6.1 Recommended Changes to Statement of Significance and the Schedule to the HO for 14 Alfred Road, Glen Iris

Statement of Significance

What is Significant?

The dwelling at 14 Alfred Road, Glen Iris, 'Carinya' (formerly 'Warrack Lodge') is significant to the City of Boroondara. Built in 1916, this early Japanese inspired Californian Bungalow was built for Herbert Hurrey, a local estate agent and home builder, and was published in architectural journals of the time.

Alterations and additions undertaken after 1916 are not significant.

How is it significant?

'Carinya' (formerly 'Warrack Lodge') at 14 Alfred Road, Glen Iris is of local architectural, aesthetic and associational significance to the City of Boroondara.

Why is it significant?

'Carinya' (formerly 'Warrack Lodge') is an early and excellent example of a Japanese inspired Californian bungalow. Designed by Marcus R Barlow, the dwelling embodies the principal characteristics of the style through its gabled form and strong horizontal emphasis, a nod to American architects Greene and Greene.

The dwelling is an outstanding representative example of the style as developed in the first decade of the twentieth century in the United States, that was designed and constructed for its climate, and for owners who had the means to adopt emerging styles and thus create a home that reflected their ideals.

The property also demonstrates the ongoing development of Glen Iris during WW1 and the continued desire to name such properties to impose oneself on the area. (Criterion D)

The aesthetic significance of 'Carinya' derives from its horizontality, robust materiality and timber detailing, inspired by Californian bungalows with Japanese overtones, however applied in an Australian Setting and marketed as such.

Japanese inspired timber detailing such as the grouped columns sitting atop bold piers, the raked and slotted brackets of the porch and paired brackets to the eaves are of note. Its horizontality is strongly expressed through the low-slung gable roof, and the flat roof to porch. The mature trees, particularly the large cypress, provide an appropriate setting to the houses and provides evidence of the early garden planting.

'Carinya' is one of the truest local interpretations of the work of American architects Greene and Greene, whose most notable work, Gamble House in Pasadena (1908), was heavily publicised internationally. (Criterion E)

'Carinya' is also significant for its association with architect Marcus R Barlow, responsible for the design of both this residence and as the only known architect for Hurrey and Hill, local auctioneers and home builders.

Barlow was one of Melbourne's most prolific and accomplished architects of the Interwar period. He was an early proponent of Californian Bungalows, both through published articles and his own residences. Most noted as the architect of the Manchester Unity Building (1932, H0411), Barlow also designed the Century Building (1938-40, H2250), the Victoria Car Park (1938, H2001) and within the Municipality, the former Colinton Residence (1926, H1399 & HO178) and the former Arnold Residence ('Wynniv') (1924, HO605). (Criterion H).

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually significant 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>	Yes – <u>to the extent of the render finish on the 1916 section of the dwelling.</u>
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
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

6.2 Recommended Change to the Statement of Significance for 148 Summerhill Road, Glen Iris

Statement of Significance

What is Significant?

'Langley Burrell', 148 Summerhill Road, Glen Iris, a single storey dwelling constructed in 1927-28 and converted into flats in 1944-45 by architects RM & MH King, including original garage, fence, and upper addition by Rm & MH King, is significant

Alterations and additions undertaken after 1945 are not significant.

How is it significant?

'Langley Burrell' is of historical and aesthetic significance to the City of Boroondara.

Why is it significant?

148 Summerhill Road is of historical significance as evidence of the changing patterns of living in Boroondara that saw single family homes adapted to accommodate multiple residences in the 1930s and 40s, before being returned to single dwellings in the later years of the twentieth century. (Criterion A)

148 Summerhill Road is of aesthetic significance as a substantially intact example of an interwar single storey dwelling in a transitional style between the Bungalow and the Colonial Revival. The bungalow characteristics, including materials such as shingles, bay windows, and a dominant, low- pitch roof form, while the house draws on the Colonial Revival for its use of classical orders, semi- circular windows, curved fanlights and elaborate entry treatment. The unusual chimneys are outside both Bungalow and Colonial Revival traditions, illustrating the ways in which multiple styles were beginning to influence designers after the long dominance of the Bungalow style. (Criterion E)

6.3 Recommended Changes to the Citation for 29 Alfred Road, Glen Iris

QUAMBY (FORMERLY WOONGARRA)

Prepared by: Trethowan Architecture in association with Context

Address: 29 Alfred Road, Glen Iris

Name: Quamby (formerly Woongarra)	Survey Date: June 2018
Place Type: House	Architect: George A Moore
Grading: Significant	Builder: Reginald and Gertrude Thwaites
Extent of Overlay: To the title boundaries	Construction Date: 1923-24



Historical Context

Glen Iris lies within the former cities of Malvern and Camberwell, today's Cities of Boroondara and Stonnington. The district of Glen Iris is roughly a rectangle bounded by Toorak Road to the north, Summerhill Road and Warrigal Road to the east, Wattle tree Road and Dent Street on the south, and Tooronga Road on the west. Areas of parkland on flood prone flats evidence Gardiners Creek and Back Creek (McWilliam 1992:np). Glen Iris is an area dominated by middle class residences on generous allotments constructed in the interwar decades after large estates were subdivided. A small commercial area operates around the intersection of High Street and Glen Iris Road.

Interwar development

Melbourne's population increased in the 1920s to the point that by the end of the decade city numbers had reached one million people, with residents moving out of the city

proper into new suburbs. The subsequent influx of people brought change to the rural character of the Glen Iris area.

Glen Iris was a desirable location for middle class suburban residences, with development facilitated by the establishment of improved public transport services. In 1929, a tram service was established between Melbourne city and Glen Iris. In addition, the infrequent train service offered on the Glen Iris railway was improved with the extension of the line to Glen Waverley in 1930. Subsequently, the two blocks of High Street between Gladstone Street and Barina Road, Glen Iris, became more commercially oriented, with a State Savings Bank opening c1923 (Built Heritage 2012:98, 104).



Figure 1. Intersection of High Street and Malvern Road, in the Stonnington part of Glen Iris, c1920-1929. (Source: Kerr Brothers c1920-1929, SLV)

Glen Iris's significant interwar development is plainly evident in its streetscapes. Little trace remains, however, of the nineteenth century origins of Glen Iris.

History

In 1887, Charles M Davis, a Fitzroy draper, purchased 19 acres of land bound by Toorak and Alfred roads (CT: V1931 F153). The land was advertised for sale in approximately 1888 as Burwood Corner. In 1904, Frederick Jesse Hill, a farmer, purchased 13 acres of Burwood Corner land on the eastern side of Alfred Road (CT: V2991F051). The land was divided into smaller lots and sold in the subsequent years (CT: V2991 F051). In 1923, lots 32 and 33 (the subject site shown on Figure 2) were purchased by Gertrude St Arnaud Thwaites (nee Lewis) (1876-1958), whose father, Charles Ferris Lewis, was the owner of a local newspaper, the *St Arnaud Mercury* (Brian Tseng pers. comm. with Libby La Nauze, 30 July 2018). In 1911, Gertrude married Reginald Percy Thwaites (1879- 1946), a mercantile reporter. The Thwaites', after purchasing the subject site, commissioned the design of a weatherboard residence and an outbuilding. George A Moore, then based at 359 Riversdale Road, Auburn, was the design architect. The house, completed in 1924, was inspired by dwellings Reginald had seen in Queensland while working there as a young man (Brian Tseng pers. comm. with Libby La Nauze, 30 July 2018). The original architectural drawing features half-timbering to the gables above entrances, and a French window on the front elevation (Figure 4). Neither were realised (Figure 5). A sleepout, which was later infilled with bricks, was added to the north elevation in the late 1920s (Figure 7). The Thwaites named the house 'Woongarra', supposedly meaning 'camp' or 'sleeping place' in an Aboriginal language. The name had also been used for their former residence in 40 Rowell Avenue, Camberwell (pers. comm. with Libby La Nauze, 30 July 2018).

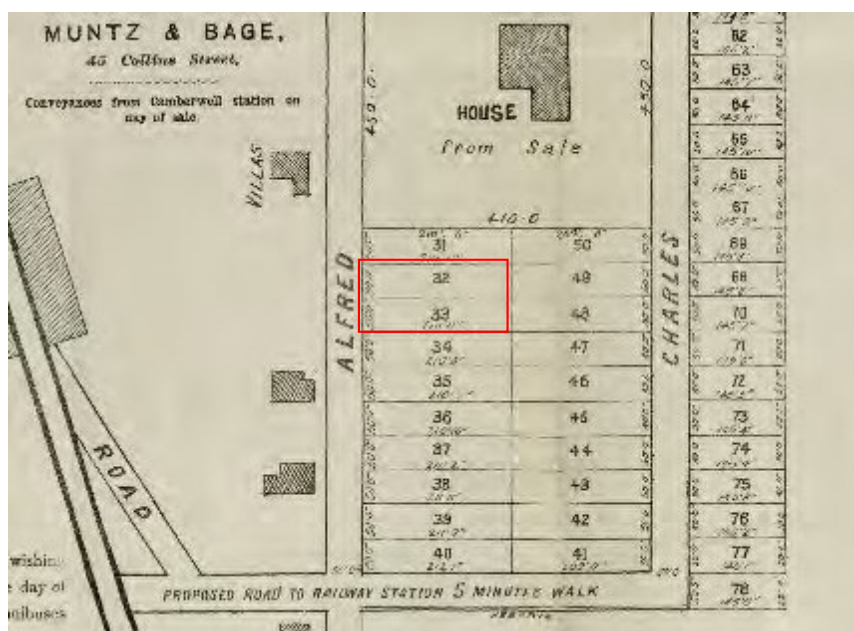


Figure 2. Detail of the subdivisional sale notice of Charles M Davies's Burwood Corner property c1888 showing Lots 32 and 33, the site of 29 Alfred Road, Glen Iris, indicated in red. (Source: State Library of Victoria)



Figure 3. MMBW Detailed Plan Scaled 400 feet 1 inch no 74, date c1933-1950, showing the house on 29 Alfred Road. (Source: State Library of Victoria)



Figure 4. Drawings of 'Woongarra' by George A. Moore in 1923. (~~Source:~~ Published with permission of the Thwaites family)



Figure 5. 'Woongarra' in 1924, shortly after its completion. (~~Source:~~ Published with permission of the Thwaites family)



Figure 6. Gertrude and Lorna Thwaites in front of 'Woongarra', 1927. The original timber plinth boards are visible in the background. (~~Source:~~ Published with permission of the Thwaites family)



Figure 7. 'Woongarra' in 1931. (~~Source:~~ Published with permission of the Thwaites family)



Figure 8. Photo showing the earlier tennis court, the rear of 'Woongarra' and the former outbuilding, 1933. (Source: Published with permission of the Thwaites Family)

Reginald and Gertrude Thwaites also owned the adjacent blocks at the rear that fronted onto Charles Street. The land was used for sports, family gatherings, social activities and horse-breeding. Within the property, Reginald Thwaites built a tennis court with his son, Reginald John Bertram (Brian Tseng pers. comm. with Libby La Nauze, 30 July 2018). Other occupants of the house included Reginald's mother, Sarah Gray Thwaites (nee Hagger) (1851-1940) and daughter Lorna (1912-2000) (Australian Electoral Rolls). In 1938, Reginald Thwaites added a weatherboard garage at the same site (BP 9186).

Reginald Thwaites died in 1946, and Gertrude continued to live in 'Woongarra' until her death in 1958. The property was transferred to Lorna and her husband, Eric Ries Edward Black (CT: V4727F256). Their son Michael and daughter Elizabeth also lived at the property. In 1971 the house was sold to Roady Macey, a civil engineer, and Margot Anne Macey, a teacher (CT: V4727F 256). After the departure of the Thwaites family, the house was renamed by its new owners to 'Quamby'.

Later additions include an additional garage in 1977 (BP 60893) and a swimming pool in 1978 (BP 63674).

Michael Eric John Black AC, QC (1940-)

Michael Eric John Black AC, QC, son of Lorna Thwaites (1912-2000) and Eric Ries Edward Black (1909-2001), was born in 1940 in Egypt. Eric was a professional military officer and served in the Royal Air Force, UK in the 1930s and 40s (NAA: B4747, BLACK/ERIC RIES EDWARD). Because of his father's military career, Michael Black spent his childhood in Egypt, England and Australia (Brian Tseng pers. comm. with the Honourable Michael Black, 30 July 2018). In the 1950s, the family moved to 'Woongarra', the former residence of his maternal grandparents, Reginald and Gertrude Thwaites (CT: V4247 F256). The 1962 Electoral Roll records that Black, then a law student, was living in 'Woongarra' with his parents and sister, Elizabeth (Australian Electoral Rolls). In 1963 he graduated with a Bachelor of Laws Degree from The University of Melbourne, and was admitted as a barrister in the following year. He was appointed Queen's Counsel in Victoria in 1980, and in Tasmania in 1984 (Melbourne University 2010).

Between 1991 and 2010, Black served as Chief Justice of the Federal Court of Australia. He is known for his work on the Spinifex People's Native Title claim, which was lodged by Mark Anderson on behalf of the Spinifex People against the State of Western Australia in 1998. Two years later, Black travelled to Tjuntjuntjara in Western Australia to deliver the Federal Court's decision (ABC 2010). The Court granted the Spinifex People exclusive rights to occupy, enjoy and maintain up to 50,000 km² of land within the Great Victoria Desert, WA (National Native Title Tribunal, 2018). In 2001, Black was one of the sitting judges of the Ruddock v Vadarlis case. The Court ruled that the Australian Federal Government could not expel the asylum seekers rescued in international waters by MV Tampa, a Norwegian cargo vessel,

on the ground of prerogative power (Australasian Legal Information Institute, 2001). As Chief Justice, he was a pioneer in introducing the compulsory electronic court document filing system in Australia. The aim of this system was to reduce the administrative burden in producing multiple hardcopies of a single document, to ensure all lodged documents be readily available to all parties, and hence make court proceedings more efficient (ABC 2010). In 1998, Michael Black was made a Companion in the Order of Australia (AC) for service to law, the legal profession and judiciary. He retired from the Federal Court of Australia in 2010 (Melbourne University, 2010).

Description & Integrity



Figure 9. Aerial photo map showing the subject site in 1945. (Source: Melbourne University Library Collection)



Figure 10. Google Maps satellite image showing the extent of the subject site at 29 Alfred Road, Glen Iris. (Source: Google Maps, 2018)

'Quamby', formerly 'Woongarra', at 29 Alfred Road is a freestanding weatherboard residence with an asymmetrical double frontage. The house is encircled by a veranda, supported by timber posts on its front (west), north and south elevations, giving the house an Old Colonial homestead character. The front façade consists of a recessed entrance with three timber double-hung sash windows. Another recessed entrance, with one timber French window on each side, is located on the north elevation. ~~The French windows are typical of the Colonial~~

Revival style, while the box window frames and the top of the door frames are more typical of the Japanese-influenced California Bungalow style. The hipped, corrugated-iron roof features a gable above each entrance and comes to a shallower pitch towards the veranda. ~~The hipped sheet metal roof with broken back and veranda underneath is reminiscent of the Old Colonial Georgian style, while the addition of a gable above the entry is typically Colonial Revival.~~ Two simple brick chimneys, which were rebuilt after 1971, project through the roof on its front and south elevations. ~~These chimneys are simple and unadorned, similar to the original chimneys (Figures 5 and 7).~~ Brick extensions have been added to the original sleep-out section on the north elevation of the house, concealing half of the weatherboarding and veranda. Glass and timber extensions were also added to the house's south elevation. Timber plinth boards to the house's veranda have been replaced by bricks at some point. The front door has been altered. To the verandah, it is noted that the original soffit lining has been replaced with cement sheet, the boxing in of the original exposed rafter ends and the earlier quad gutters have been replaced with the square gutters. Despite these additions, alterations and extensions, the subject site's original form remains legible and mostly intact.



Figure 11. North elevation of 'Woongarra'. (Source: Trethowan Architecture, 2018)

The house at 29 Alfred Road, occupies a double residential block. The house is set well back from the street boundary, with an extensive backyard. The street boundary is marked by a well-developed hedgerow and non-original brick fence. Given the similarity of the materials, the fence may have been built around the same time as the brick additions and plinth. A driveway near the northern boundary leads to a modern freestanding timber carport. Earlier outbuildings and garage are not extant on the site. The back yard contains a new tennis court and a swimming pool built in 1978 (BP 63674) and well-established trees. The brick chimneys were renovated at the same time the brick additions were made to the house.

Comparative Analysis *Colonial Revival*

Colonial Revival style in Australia has historically been connected to the Georgian Revival, so that the two styles have often been 'difficult to distinguish' (Stapleton 2012:164). The main distinction is in the sources of inspiration that each draws upon, with Georgian Revival harking back to the British Georgian period buildings, and Colonial Revival referencing more directly the Australian or North American colonial experience, leading to 'comparatively simpler' designs (Stapleton 2012:164). The subject house, with its historical inspiration drawn from

Queensland homesteads, draws on this rural Australian rather than urban British lexicon.

In Victoria, surviving Old Colonial homesteads tend toward brick construction, set quite low. However, the simple rectangular form, hipped roofs with encircling verandah under a broke-back roof is common among homesteads such as at the Plaistow Homestead (c.1846), an Old Georgian Colonial pastoral homestead with simple timber posts and quadrant brackets and a slight asymmetry formed by the arrangement of the door and multi-paned windows and chimneys. Fashoda Homestead (c.1850) is a rare surviving timber homestead in Victoria and demonstrates the more vernacular Colonial style of home with simple hipped iron roof and encircling verandah with simple posts, and multipane windows.

Old Colonial style homesteads in rural Queensland include historic homesteads such as Rosenthal Homestead at Warwick (1840s), Barambah Homestead (1840s-70s), Langmorn Homestead (1870s) or Gracemere (1858-74) are among notable examples in that state of the homestead style with their emphasis on encircling verandahs with often quite simple timber posts, sometimes large-French doors or windows for ventilation and a high setting similar to 'Quamby'.



Figure 12. Roseneath Cottage, 40-42 O'Connell Street, Paramatta NSW. (Source: The Directory of Sydney)



Figure 13. Plaistowe Homestead, Joyces Creek, Mount Alexander VHR H0328. (Source: Heritage Victoria)



Figure 14. Fashoda Homestead, Mernda, Whittlesea, VHR H2312. (Source: Heritage Victoria)



Figure 15. Langmorn homestead, Raglan, QLD. (Source: Queensland Heritage Register)



Figure 16. Barambah Homestead, Goomeri, QLD.
(Source: Queensland Heritage Register)



Figure 17. Gracemere Homestead, Gracemere, QLD.
(Source: Queensland Heritage Register)

In the 1920s, while the Californian Bungalow was the dominant style of Australian domestic architecture, a movement to revive the Old Colonial style dwellings was also emerging. Similar to the Californian Bungalow, the Colonial Revival was the result of overseas influence. In America and the UK, a movement to revive Georgian and Colonial architecture began in the early 1890s. In the early 1910s, William Hardy Wilson, a Sydney-born architect, visited these two countries, and was impressed by their Georgian and Colonial architecture in both their original and revived versions. Upon his return to Australia, Wilson began to document and promote the virtues of early nineteenth-century architecture in New South Wales and Tasmania. Also around this time, university-trained architects, who were influenced by English academics, consciously chose the style for the design of both domestic houses and medium-scale public buildings (Apperly, 1994: 150). This may explain why, despite Wilson's promotion, Colonial Revival buildings in Australia share more similarity with the Georgian Revival style architecture in America and the UK. Distinctive Australian elements, such as verandas common in Australian Old Colonial homesteads, were often left out (Clare, 1984: 26). Key practising architects of Colonial Revival style in Australia included William Hardy Wilson, Eric Apperly, Robin Dods and Neave & Berry (Apperly, 1994: 153).

Reginald Thwaites, who commissioned the design of 'Quamby', did not opt for the then popular Californian Bungalow style. Rather, he chose to incorporate elements from buildings he saw in Queensland into the house, which is reflected by its elevated position. As a result, the house incorporates only minimal Japanese inspiration and only a few of the carpentry details of the Californian Bungalows, such as the decorative door frame tops and use of box windows. It shares many more similarities, such as the encircling verandah, French doors, simple rectangular facades and low pitched roofs, with the single-storey Old Colonial country homestead or farmhouses built before the first half of the nineteenth century. These buildings, such as the Old Colonial Roseneath Cottage in Paramatta, NSW (built 1837), feature simple, rectangular forms, symmetrical façades and are well-proportioned. In response to the Australian climate, the veranda, which is usually a low-pitched extension of a large roof that protected the residents from the sun, is always a distinctive feature (Apperly, 1994: 24). Similar houses are unusual in Boroondara.

Californian Bungalows

The house shares some limited characteristics of the California Bungalow more common in the municipality, such as the asymmetric composition and box window detailing. Bungalows gained widespread acceptance in Australia as the ideal style for the suburban house in the early twentieth century. The complexity of the Arts and Craft philosophies of the Federation Period were stifled by war-time restrictions of cost and manpower which resulted in a simplified interpretation of influences. With the broad focus on the fashions of the United States at the time and sharing similar climatic conditions to parts of that country, Australia saw notable examples by Frank Lloyd Wright and Greene and Greene as a way forward. Key attributes evidenced by these examples were the notably horizontal character and low-slung roof, with interiors still heavily influenced by the English Arts and Crafts, from where the style originally evolved (Butler 2012:120-122).

Californian Bungalows gained prominence from 1908 and by 1915 architects and builders were greeted with rapidly increasing demand for the new style of Bungalow. The rustic and expressed nature of the interlocking timber work and projecting beams gave the designs a certain Japanese aesthetic and follows the strong international influence of Japanese art and architecture in the late nineteenth century. The popularity of the bungalow paralleled that of the 'servant-less' house and more generally the government-inspired housing boom following World War I (Butler 2012:120-122). By the early 1920s, Australian speculative builders had fully embraced the interwar Californian Bungalow idiom, however, they had also begun to follow a standardised Australian approach with brick and chunky carpentry details. This earthy quality and embrace of natural materials and finishes presented a homely character that was unpretentious and popular among all strata of society (Apperly 1994:206-209).

'Quamby' incorporates elements of the California Bungalow in its box window frames and Japanese style detailing to the door frames. However its emphasis on the simple hipped roof and its encircling verandah with slender columns, is very different to the dominant gable form of the California Bungalow with its more typical exposed eaves and porches or sleepouts with often rusticated piers and balustrades.

Comparative examples within Boroondara

Within the City of Boroondara, Colonial Revival style houses tend to adopt the more typical Georgian Revival style of suburban home, using large symmetrical, square forms, usually in brick and without the older Colonial style verandahs. One example is 91 Maud Street, Balwyn (HO392, individually significant), a double-storey brick dwelling with symmetric frontage and regular fenestration, and as such a clear example of the Georgian Revival approach to the Colonial Revival style, abandoning the verandah typical of the earlier colonial homesteads. The subject property by comparison incorporates a Colonial Revival style into a bungalow form, more reminiscent of the traditional homestead with its timber materiality and encircling verandah.



Figure 18. 91 Maud Street, Balwyn North. (Source: Google Maps 2018)



Figure 19. 10 Wimba Avenue, Kew. (Source: Victorian Heritage Database)

The house at 10 Wimba Avenue, Kew, 'Rab-Nov-Jea' is a hipped-roof Indian Bungalow design from the 1920s that incorporates some elements of Colonial Revival style such as prominent centrally placed entry porch and columns. Like the subject property, it also incorporates some typical bungalow detailing such as double-hung windows with timber box frames into a more Colonial Revival composition. It has been noted as an example of a transitional style between the Bungalow and Colonial Revival. The subject house compares well in terms of hybridity of bungalow and Colonial Revival elements, but is distinguished by its timber materiality, galvanised rather than terracotta roof, and encircling verandah.

An example more comparable to 'Quamby' within the City of Boroondara is 'Wynnivy' at 15 Deepdene Road, Balwyn (HO605, individually significant). This house was designed by Marcus Barlow in the 1920s. Located within two allotments, the house's elevated position, broad hipped roof and long veranda with gable over entry, gives a similar homestead-like presence to the subject site. By comparison, the encircling veranda and simpler homestead character form at 'Quamby' conveys a stronger sense of Australian colonial inspiration. Recent unsympathetic and dominating additions to 'Wynnivy' mean that 'Quamby' now presents as a more intact example of this type of house in the municipality. More comparable examples of this approach to the Colonial Revival style house, incorporating encircling timber post verandah and broad hipped roof into a homestead-like character, have not been identified in Boroondara, emphasising the rarity of this type in the municipality



Figure 20. 15 Deepdene Road, Balwyn, prior to recent alterations. (Source: realestate.com)

Summary

'Quamby' is an unusual example of a domestic weatherboard Colonial Revival dwelling built in the 1920s, an era in which the Californian Bungalow dominated domestic architecture within the municipality. The house was customised specifically to suit the architectural taste of the owner and draws references from Old Colonial style homestead and farmhouse buildings in Australia, particularly in Queensland. This aspect makes 'Quamby' unique even in comparison with other Colonial Revival style houses within the City of Boroondara, such as 'Wynivv'. Despite the later additions and alterations, the distinctive homestead elements of 'Quamby' such as its broad hipped roof and encircling veranda are evident, along with sections of multi-pane windows and multi pane French door that demonstrate the Colonial Revival style. The simplicity of the timber columns and the brackets added c.1931 add to this homestead character. A California Bungalow influence more characteristic of its suburban setting can also be discerned in the slightly non-symmetrical composition and the boxed window frames. The subject site is thus an unusual hybrid within the City of Boroondara, with its combination of interwar elements taken from the Colonial Revival and to a lesser extent the California Bungalow.

Assessment Against Criteria

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, revised 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).

N/A

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

29 Alfred Road, Glen Iris, is significant as ~~a rare-an uncommon~~ example of a homestead-character Colonial Revival styled house in the municipality, inspired by Queensland homesteads and built at a time when suburban California Bungalows dominated the local domestic architecture. The comparative analysis has established this to be an unusual hybrid style compared to other houses of the period in Boroondara.

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).

N/A

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

29 Alfred Road, Glen Iris, is aesthetically significant as a fine and distinctive example of a weatherboard interwar Colonial Revival homestead residence built in the interwar period. The house exhibits an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows and multipane French doors, and a hipped corrugated iron roof featuring gables above each entrance and a shallow pitch over the veranda. California bungalow influence is evident through the slightly asymmetric composition, Japanese style door frames and timber box window frames. Alterations such as the brick infill in the verandah are reversible.

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).

29 Alfred Road, Glen Iris, is of local interest for its association with Australian legal history, as it is the former residence of Michael Eric John Black AC, QC, Chief Justice of the Federal Court of Australia from 1991 to 2010. He was the grandson of the original owners, though he did not shape the significant form of the place. The place is unlikely to meet the threshold of individual significance on this basis.

Statement of Significance

What is Significant?

'Quamby', formerly 'Woongarra', designed by George A. Moore for Reginald Thwaites and constructed over 1923-24 at 29 Alfred Road, Glen Iris, is significant to the City of Boroondara.

The tennis court, outbuildings, ~~and~~ additions and alterations after 1931 are not significant.

How is it significant?

29 Alfred Road, Glen Iris, is architecturally and aesthetically significant to the City of Boroondara.

Why is it significant?

The house is ~~a rare~~ an uncommon and unusual example of a homestead-character weatherboard Colonial Revival style residence constructed in the mid-1920s, when the suburban Californian Bungalow was the dominant domestic architecture style within the City of Boroondara (Criterion B).

The house is significant as a Colonial Revival homestead-character residence within the City of Boroondara. The house exhibits a hipped roof with gable over entry, an encircling veranda supported by timber posts, recessed entrance and double-hung sash windows with multi-pane upper sashes and French doors, and a hipped corrugated iron roof featuring gables above each entrance and a shallow pitch over the veranda. The California Bungalow influence is evident through the slightly asymmetric composition, Japanese style door frames and timber box window frames. Although slightly altered, the residence still retains its homestead-like presence as viewed from street. (Criterion E)

Grading and Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

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

External Paint Colours Is a permit required to paint an already painted surface?	No
Internal Alteration Controls Is a permit required for internal alterations?	No
Tree Controls Is a permit required to remove a tree?	No
Victorian Heritage Register Is the place included on the Victorian Heritage Register?	No
Incorporated Plan Does an Incorporated Plan apply to the site?	No

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

Identified By
Context