

Summerhill Estate Precinct Statement of Significance, March 2022

Heritage
place:

Summerhill Estate Precinct

PS ref no:

HO905



GRADING



What is significant?

Summerhill Estate Precinct is significant, comprising 1A-39 & 2-34 Adrian Street; 1-3 & 30-44 Audrey Crescent; 1-67 & 2-62 Brandon Street; 1-65 & 2-70 Celia Street; 1-71 & 2-68 Florizel Street; 3-53 & 2-68 Hortense Street; 1-25 & 4-46 Montana Street; 37-91 Summerhill Road, Glen Iris.

The original front fences and original garages are contributory elements of the precinct.

No change is proposed to the following places which are already on the heritage overlay and are individually significant: 32 Hortense Street (HO386) and 1 Montana Street (HO393).

The following properties are non-contributory: 10, 11, 12, 13, 15, 17, 18, 19, 22, 28, 31 & 35 Adrian Street; 3 Audrey Crescent; 6, 7, 8, 14, 18, 22, 24, 26, 34, 38, 40, 42 & 59 Brandon Street; 2, 7, 9, 16, 18, 20, 26, 29, 46, 47, 49, 55, 57, 58, 59 & 64 Celia Street; 1, 3, 10, 31, 39, 41, 43, 52, 54, 59, 60, 65, 66 & 69 Florizel Street; 5, 13, 14, 18, 24, 29, 35, 39, 44, 54, 62 & 64 Hortense Street; 7, 16, 18, 19, 23, 25 & 44 Montana Street; and 51, 55 & 77 Summerhill Road.

The remaining properties are contributory.

How is it significant?

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

Why is it significant?

The Summerhill Estate precinct is a tangible illustration of the rapid transformation of Glen Iris during the interwar period from an area of market gardens to a dense suburb. Subdivided in 1925 by the nationally known estate agent, businessman and philanthropist, Thomas Burke, it was one of Boroondara's major interwar residential subdivisions. There was a small amount of infill development in the early post-war period, continuing the same styles and a similar palette of materials, creating a very cohesive area of development. (Criterion A)

The Summerhill Estate precinct contains many examples representing the principal domestic architectural styles of the late interwar and early post-war periods. Apart from a small number of California Bungalows from the late 1920s, there are many examples of the Interwar Mediterranean style, the Old English style and the Moderne/Art Deco style. These two later styles continued to be built just after the war in nearly identical forms and materials. Nearly all of them are built of masonry, some rendered or of stone, but the large majority built of face brick in colours ranging from red and clinker, to brown manganese and cream bricks. In keeping with the estate's covenant, house roofs were normally tiled. A large number of houses are enhanced by the retention of an original front fence, most of them of brick (face brick or rendered), with a smaller number retaining detached or attached garages built to match the house. The fences and regular front and side setbacks demonstrate the importance of the suburban garden setting for interwar development. (Criterion D)

32 Hortense Street (HO386) of 1938 is aesthetically significant as a distinctive example of the application of eclectic Tudor styling to a standard size two-storey 1930s Melbourne residence. Designed by experienced residential practitioner, architect Leslie Reed, it is a confident composition which is distinguished by a combination of Medieval and Tudor references and its varied and richly applied external materials. Though altered through the construction of rear additions, the principal street presentation of the building remains generally unaltered and the property retains its original fence and a sympathetic garden setting. (Criterion E)

1 Montana Street (HO393) of 1941 is architecturally and aesthetically significant as is a fine and relatively intact example of the glazed brick, parapet-roofed and conspicuously modern houses which appeared in Boroondara after c. 1937. The house is an assured and successful composition, using its corner siting well and incorporating a series of interesting building forms and materials. It is distinctive for the extensive use of glazed manganese brick to all facades. It is also of some significance for its planning, specifically in its articulation of a bi-nuclear plan. (Criteria D & E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, March 2022)

Grading table

Name	Number	Street	Grading	Date
	1A	Adrian Street	Contributory	1940
	1	Adrian Street	Contributory	1937
	2	Adrian Street	Contributory	1937
	3	Adrian Street	Contributory	1936
	4	Adrian Street	Contributory	1936
	5	Adrian Street	Contributory	1936
	6	Adrian Street	Contributory	1936
	7	Adrian Street	Contributory	1935
	8	Adrian Street	Contributory	1932
	9	Adrian Street	Contributory	1933
	10	Adrian Street	Non-contributory	2002
	11	Adrian Street	Non-contributory	1933, altered
	12	Adrian Street	Non-contributory	1998
	13	Adrian Street	Non-contributory	2015
	14	Adrian Street	Contributory	1936 (duplex with 14A)
	14A	Adrian Street	Contributory	1936 (duplex with 14)
	15	Adrian Street	Non-contributory	2015
	16	Adrian Street	Contributory	1935
	17	Adrian Street	Non-contributory	1938, altered
	18	Adrian Street	Non-contributory	1934, altered
	19	Adrian Street	Non-contributory	Vacant
	20	Adrian Street	Contributory	1950
	21	Adrian Street	Contributory	1935
	22	Adrian Street	Non-contributory	2010
	23	Adrian Street	Contributory	1935
	24	Adrian Street	Contributory	1934
	25	Adrian Street	Contributory	1935
	26	Adrian Street	Contributory	1937
Wahroonga	27	Adrian Street	Contributory	1937
	28	Adrian Street	Non-contributory	1937, altered
	29	Adrian Street	Contributory	1936
	30	Adrian Street	Contributory	1938
	31	Adrian Street	Non-contributory	1936, altered
	32	Adrian Street	Contributory	1937
	33	Adrian Street	Contributory	1940
	34	Adrian Street	Contributory	1938
	35	Adrian Street	Non-contributory	1940, altered
	37	Adrian Street	Contributory	1938
	39	Adrian Street	Contributory	1938
Elm Tree	1	Audrey Crescent	Contributory	1940

Name	Number	Street	Grading	Date
	3	Audrey Crescent	Non-contributory	1951
	30	Audrey Crescent	Contributory	1939
	32	Audrey Crescent	Contributory	1939
	34	Audrey Crescent	Contributory	1940
	36	Audrey Crescent	Contributory	1940
	38	Audrey Crescent	Contributory	1946
	40	Audrey Crescent	Contributory	1939
	42	Audrey Crescent	Contributory	1939
	44	Audrey Crescent	Contributory	1939
	1	Brandon Street	Contributory	1936
	2	Brandon Street	Contributory	1936
	3	Brandon Street	Contributory	1933
	4	Brandon Street	Contributory	1936
	5	Brandon Street	Contributory	1935
	6	Brandon Street	Non-contributory	1935, altered
	7	Brandon Street	Non-contributory	2017
	8	Brandon Street	Non-contributory	1935, altered
	9	Brandon Street	Contributory	1936
	10	Brandon Street	Contributory	1934
	11	Brandon Street	Contributory	1936
	12	Brandon Street	Contributory	1933
	13	Brandon Street	Contributory	1938
	14	Brandon Street	Non-contributory	2013
	15	Brandon Street	Contributory	1935
	16	Brandon Street	Contributory	1937
	17	Brandon Street	Contributory	1935
	18	Brandon Street	Non-contributory	1926, altered
	19	Brandon Street	Contributory	1939
	20	Brandon Street	Contributory	1926
	21	Brandon Street	Contributory	1936
	22	Brandon Street	Non-contributory	1936, altered
	23	Brandon Street	Contributory	1934
	24	Brandon Street	Non-contributory	Reproduction, c. 1989
	25	Brandon Street	Contributory	1925
	26	Brandon Street	Non-contributory	2017
	27	Brandon Street	Contributory	1926
	28	Brandon Street	Contributory	1936
	29	Brandon Street	Contributory	1936
	30	Brandon Street	Contributory	1936
	31	Brandon Street	Contributory	1934
	32	Brandon Street	Contributory	1939

Name	Number	Street	Grading	Date
	33	Brandon Street	Contributory	1934
	34	Brandon Street	Non-contributory	1938, altered
	35	Brandon Street	Contributory	1936
	36	Brandon Street	Contributory	1939
	37	Brandon Street	Contributory	1936
	38	Brandon Street	Non-contributory	c2021
	39	Brandon Street	Contributory	1936
	40	Brandon Street	Non-contributory	c2021
	41	Brandon Street	Contributory	1936
	42	Brandon Street	Non-contributory	2011
	43	Brandon Street	Contributory	1937
	44	Brandon Street	Contributory	1939
	45	Brandon Street	Contributory	1934
	46	Brandon Street	Contributory	1940
	47	Brandon Street	Contributory	1938
	48	Brandon Street	Contributory	1939
	49	Brandon Street	Contributory	1939
	50	Brandon Street	Contributory	1940
	51	Brandon Street	Contributory	1940
	52	Brandon Street	Contributory	1940
	53	Brandon Street	Contributory	1937
	54	Brandon Street	Contributory	1939
	55	Brandon Street	Contributory	1937
	56	Brandon Street	Contributory	1938
	57	Brandon Street	Contributory	1938
	58	Brandon Street	Contributory	1938
	59	Brandon Street	Non-contributory	1938, altered
	60	Brandon Street	Contributory	1938
	61	Brandon Street	Contributory	1938
	62	Brandon Street	Contributory	1948
	63	Brandon Street	Contributory	1940
	65	Brandon Street	Contributory	1941
	67	Brandon Street	Contributory	1940
	1	Celia Street	Contributory	1934
	2	Celia Street	Non-contributory	1948, altered
	3	Celia Street	Contributory	1935
	4	Celia Street	Contributory	1927
	5	Celia Street	Contributory	1935
	6	Celia Street	Contributory	1939
	7	Celia Street	Non-contributory	1934, altered
	8	Celia Street	Contributory	1935
	9	Celia Street	Non-contributory	1934, altered

Name	Number	Street	Grading	Date
	10	Celia Street	Contributory	1936
	11	Celia Street	Contributory	1934
	12	Celia Street	Contributory	1936
	13	Celia Street	Contributory	1935
	14	Celia Street	Contributory	1935
	15	Celia Street	Contributory	1929
	16	Celia Street	Non-contributory	Vacant
	17	Celia Street	Contributory	1934
	18	Celia Street	Non-contributory	1936, altered
	19	Celia Street	Contributory	1932
	20	Celia Street	Non-contributory	1926, altered
	21	Celia Street	Contributory	1934
	22	Celia Street	Contributory	1926
	23	Celia Street	Contributory	1935
	24	Celia Street	Contributory	1926
	25	Celia Street	Contributory	1935
	26	Celia Street	Non-contributory	2002
	27	Celia Street	Contributory	1936
	28	Celia Street	Contributory	1926
	29	Celia Street	Non-contributory	2016
	30	Celia Street	Contributory	1936
	1/31	Celia Street	Contributory	1943
	2/31	Celia Street	Non-contributory	1975
	32	Celia Street	Contributory	1938
	33	Celia Street	Contributory	1936
	34	Celia Street	Contributory	1939
	35	Celia Street	Contributory	1939
	36	Celia Street	Contributory	1940
	37	Celia Street	Contributory	1936
	38	Celia Street	Contributory	1946
	39	Celia Street	Contributory	1937
	40	Celia Street	Contributory	1936
	41	Celia Street	Contributory	1936
	42	Celia Street	Contributory	1939
	43	Celia Street	Contributory	1937
	44	Celia Street	Contributory	1936
	45	Celia Street	Contributory	1937
	46	Celia Street	Non-contributory	2014
	47	Celia Street	Non-contributory	2009
	48	Celia Street	Contributory	1939
	49	Celia Street	Non-contributory	2015
	50	Celia Street	Contributory	1939

Name	Number	Street	Grading	Date
	51	Celia Street	Contributory	1937
	52	Celia Street	Contributory	1940
	53	Celia Street	Contributory	1938
	54	Celia Street	Contributory	1946
	55	Celia Street	Non-contributory	2004
	56	Celia Street	Contributory	1949
	57	Celia Street	Non-contributory	2006
	58	Celia Street	Non-contributory	Vacant
	59	Celia Street	Non-contributory	1929, altered
	60	Celia Street	Contributory	1955
	61	Celia Street	Contributory	1929
	62	Celia Street	Contributory	1950
	63	Celia Street	Contributory	1929
	64	Celia Street	Non-contributory	1950, altered
	65	Celia Street	Contributory	1929
	66	Celia Street	Contributory	1950
	68	Celia Street	Contributory	1941
	70	Celia Street	Contributory	1940
	1	Florizel Street	Non-contributory	1935, altered
	2	Florizel Street	Contributory	1936
	3	Florizel Street	Non-contributory	1987
	4	Florizel Street	Contributory	1935
	5	Florizel Street	Contributory	1936
	6	Florizel Street	Contributory	1936
	7	Florizel Street	Contributory	1947
	8	Florizel Street	Contributory	1936
	9	Florizel Street	Contributory	1935
	10	Florizel Street	Non-contributory	Reproduction, 2018
	11	Florizel Street	Contributory	1935
	12	Florizel Street	Contributory	1935
	13	Florizel Street	Contributory	1937
	14	Florizel Street	Contributory	1937
Warrawee	15	Florizel Street	Contributory	1935
	16	Florizel Street	Contributory	1937
	17	Florizel Street	Contributory	1935
	18	Florizel Street	Contributory	1936
	19	Florizel Street	Contributory	1936
	20	Florizel Street	Contributory	1936
	21	Florizel Street	Contributory	1936
	22	Florizel Street	Contributory	1939
	23	Florizel Street	Contributory	1938

Name	Number	Street	Grading	Date
	24	Florizel Street	Contributory	1949
	25	Florizel Street	Contributory	1936
	26	Florizel Street	Contributory	1934
	27	Florizel Street	Contributory	1937
	28	Florizel Street	Contributory	1935
	29	Florizel Street	Contributory	1937
	30	Florizel Street	Contributory	1935
	31	Florizel Street	Non-contributory	1941, altered
	32	Florizel Street	Contributory	1938
	33	Florizel Street	Contributory	1938
	34	Florizel Street	Contributory	1937
	35	Florizel Street	Contributory	1937
	36	Florizel Street	Contributory	1939
	37	Florizel Street	Contributory	1937
	38	Florizel Street	Contributory	1937
	39	Florizel Street	Non-contributory	1948, altered
	40	Florizel Street	Contributory	1939
	41	Florizel Street	Non-contributory	1938, altered
	42	Florizel Street	Contributory	1940
	43	Florizel Street	Non-contributory	2017
	44	Florizel Street	Contributory	1938
	45	Florizel Street	Contributory	1936
	46	Florizel Street	Contributory	1940
	47	Florizel Street	Contributory	1941
	48	Florizel Street	Contributory	1939
	49	Florizel Street	Contributory	1938
	50	Florizel Street	Contributory	1939
	51	Florizel Street	Contributory	1938
	52	Florizel Street	Non-contributory	1939, altered
	53	Florizel Street	Contributory	1938
	54	Florizel Street	Non-contributory	1940, altered
	55	Florizel Street	Contributory	1940
	56	Florizel Street	Contributory	1940
	57	Florizel Street	Contributory	1938
	58	Florizel Street	Contributory	1946
	59	Florizel Street	Non-contributory	1941, altered
	60	Florizel Street	Non-contributory	1939, altered
	61	Florizel Street	Contributory	1938
	62	Florizel Street	Contributory	1939
	63	Florizel Street	Contributory	1939
	64	Florizel Street	Contributory	1940
	65	Florizel Street	Non-contributory	1940, altered

Name	Number	Street	Grading	Date
	66	Florizel Street	Non-contributory	Reproduction, 2009
	67	Florizel Street	Contributory	1941
	68	Florizel Street	Contributory	1940
	69	Florizel Street	Non-contributory	1947, altered
	71	Florizel Street	Contributory	1938
Marinor	2	Hortense Street	Contributory	1938
	3	Hortense Street	Contributory	1937
	3A	Hortense Street	Contributory	1937
	4	Hortense Street	Contributory	1937
	5	Hortense Street	Non-contributory	2016
	6	Hortense Street	Contributory	1938
	7	Hortense Street	Contributory	1937
	8	Hortense Street	Contributory	1938
	9	Hortense Street	Contributory	1938
	10	Hortense Street	Contributory	1937
	11	Hortense Street	Contributory	1937
	12	Hortense Street	Contributory	1938
	13	Hortense Street	Non-contributory	2007
	14	Hortense Street	Non-contributory	2016
	15	Hortense Street	Contributory	1939
	16	Hortense Street	Contributory	1937
	17	Hortense Street	Contributory	1940
	18	Hortense Street	Non-contributory	2005
	19	Hortense Street	Contributory	1937
	20	Hortense Street	Contributory	1940
	21	Hortense Street	Contributory	1938
	22	Hortense Street	Contributory	1936
	23	Hortense Street	Contributory	1941
	24	Hortense Street	Non-contributory	1937, altered
	25	Hortense Street	Contributory	1940
	26	Hortense Street	Contributory	1937
	27	Hortense Street	Contributory	1937
	28	Hortense Street	Contributory	1937
	29	Hortense Street	Non-contributory	2016
	30	Hortense Street	Contributory	1941
	31	Hortense Street	Contributory	1941
Ilfracombe	32	Hortense Street	Individually significant, existing Heritage Overlay (HO386). No change proposed.	1938

Name	Number	Street	Grading	Date
	33	Hortense Street	Contributory	1938
	34	Hortense Street	Contributory	1940
	35	Hortense Street	Non-contributory	1938, altered
	36	Hortense Street	Contributory	1938
	37	Hortense Street	Contributory	1939
	38	Hortense Street	Contributory	1938
	39	Hortense Street	Non-contributory	2012
	40	Hortense Street	Contributory	1939
	41	Hortense Street	Contributory	1942 & 1945
	42	Hortense Street	Contributory	1940
	43	Hortense Street	Contributory	1947
	44	Hortense Street	Non-contributory	Vacant
	45	Hortense Street	Contributory	1948
	46	Hortense Street	Contributory	1938
	47	Hortense Street	Contributory	1938
	48	Hortense Street	Contributory	1951
	49	Hortense Street	Contributory	1939
	50	Hortense Street	Contributory	1946
	51	Hortense Street	Contributory	1940
	52	Hortense Street	Contributory	1940
	53	Hortense Street	Contributory	1930
	54	Hortense Street	Non-contributory	1940, altered
	56	Hortense Street	Contributory	1953
	58	Hortense Street	Contributory	1940
Denver	60	Hortense Street	Contributory	1940
	62	Hortense Street	Non-contributory	2018
	64	Hortense Street	Non-contributory	1940s, altered
Alkira	66	Hortense Street	Contributory	1940
	68	Hortense Street	Contributory	1940
	1	Montana Street	Individually significant, existing Heritage Overlay (HO393). No change proposed.	1941
Ardingly	3	Montana Street	Contributory	1940
	4	Montana Street	Contributory	1938
	5	Montana Street	Contributory	1939
	6	Montana Street	Contributory	1938
	7	Montana Street	Non-contributory	2016
	8	Montana Street	Contributory	1939
	9	Montana Street	Contributory	1939

Name	Number	Street	Grading	Date
	10	Montana Street	Contributory	1938
	11	Montana Street	Contributory	1939
	12	Montana Street	Contributory	1938
	13	Montana Street	Contributory	1939
	14	Montana Street	Contributory	1941
	15	Montana Street	Contributory	1939
	16	Montana Street	Non-contributory	2016
	17	Montana Street	Contributory	1939
	18	Montana Street	Non-contributory	2016
	19	Montana Street	Non-contributory	2017
	20	Montana Street	Contributory	1939
	21	Montana Street	Contributory	1940
	22	Montana Street	Contributory	1938
	23	Montana Street	Non-contributory	1954
	24	Montana Street	Contributory	1938
	25	Montana Street	Non-contributory	1940, altered
	26	Montana Street	Contributory	1953
	28	Montana Street	Contributory	1939
	30	Montana Street	Contributory	1939
	32	Montana Street	Contributory	1939
	34	Montana Street	Contributory	1939
	36	Montana Street	Contributory	1939
	38	Montana Street	Contributory	1941
	40	Montana Street	Contributory	1940
	42	Montana Street	Contributory	1939
	44	Montana Street	Non-contributory	2017
	46	Montana Street	Contributory	1939
	37	Summerhill Road	Contributory	1937
	41	Summerhill Road	Contributory	1936
	43	Summerhill Road	Contributory	1935
	45	Summerhill Road	Contributory	1936
	47	Summerhill Road	Contributory	1935
	49	Summerhill Road	Contributory	1935
	51	Summerhill Road	Non-contributory	2018
	53	Summerhill Road	Contributory	1929
	55	Summerhill Road	Non-contributory	2016
	57	Summerhill Road	Contributory	1934
	59	Summerhill Road	Contributory	1928
	63	Summerhill Road	Contributory	1934
	65	Summerhill Road	Contributory	1941
	67	Summerhill Road	Contributory	1936
	69	Summerhill Road	Contributory	1936

Name	Number	Street	Grading	Date
	71	Summerhill Road	Contributory	1936
	73	Summerhill Road	Contributory	1937
	75	Summerhill Road	Contributory	1937
	77	Summerhill Road	Non-contributory	1938, altered
	79	Summerhill Road	Contributory	1939
	81	Summerhill Road	Contributory	1939
	83	Summerhill Road	Contributory	1939
	85	Summerhill Road	Contributory	1947
	87	Summerhill Road	Contributory	1939
	89	Summerhill Road	Contributory	1939
	91	Summerhill Road	Contributory	1940

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