

Home Farm Estate and Environs Precinct Statement of Significance, December 2021

Heritage Place: Home Farm Estate and Environs Precinct

PS ref no: HO918



GRADING

- CONTRIBUTORY
- NON-CONTRIBUTORY

PRECINCT BOUNDARY

What is significant?

The Home Farm Estate and Environs Precinct, comprising 57-79 & 52-96 Albion Road and 1-13 & 2-6 Dunlop Street, Ashburton and Glen Iris, is significant. The precinct was developed from the early 1920s to 1942.

Original front fences (and gates) are contributory elements in the precinct.

How is it significant?

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

Why is it significant?

The Home Farm Estate and Environs Precinct is of historical significance as a tangible illustration of the first residential boom in this area (formerly part of Malvern East), which took place during the interwar years. While several suburban estates were subdivided during the 1880s, in anticipation of the coming of the Outer Circle Railway line, there was only very scattered development until after World War I. It is also an excellent example of the 'spec building' which characterised interwar development in the area, whereby residences were constructed by local builders on land they owned with the intention of placing the houses directly on the market for sale. In the precinct, many houses were builder owned at the time of construction, and its architectural character was strongly influenced by builders such as RL Clarke, A Galbraith, J Treloar, DR Davies, GS Luckins, and WJ Bacon, with RA Dixon of particular note. In contrast to Victorian and Edwardian speculative development, which resulted in rows of identical or similar dwellings, these interwar examples were characterised by the pleasing variety in style and detail provided by a single builder in response to the interwar appetite for eclecticism. (Criteria A & H)

The Home Farm Estate and Environs Precinct is of architectural significance as a collection of good quality interwar dwellings that illustrate the range of styles and materials popular through the course of the interwar period. The earliest houses in the precinct are timber bungalows, including a substantial attic-storey bungalow at 13 Dunlop Street. By the late 1920s this moved to face brick California Bungalows. The more prestigious masonry construction remained the rule for the rest of the interwar period, moving through the classically inspired Mediterranean Revival (mostly rendered), medieval Old English (clinker brick and/or rendered), and then machine-age Moderne (usually rendered) style houses. (Criterion D)

The Home Farm Estate and Environs Precinct is of aesthetic significance in particular for the unusual Old English style house at 6 Dunlop Street, designed and constructed by R A Dixon and Sons in 1939. It is a restrained and elegant version of the style with a dramatically steep front gable and walls of multi-hued glazed brick, and a front fence of matching brick. The early 1920s attic-storey bungalow at 13 Dunlop Street also stands out with its fine and unusual Craftsman detailing, including curved exposed floor joist ends, shingle work and crossed timber panels, reminiscent of Swiss chalet bungalows popular in California. This house also retains its original brick fence and metal pedestrian gate. (Criterion E)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 8: Ashburton (Context Pty Ltd, December 2021)

Number	Address	Grade
57	Albion Road	Contributory
59	Albion Road	Contributory
61	Albion Road	Contributory
63	Albion Road	Contributory
65	Albion Road	Non-contributory
67	Albion Road	Contributory
69	Albion Road	Contributory
71	Albion Road	Contributory
73	Albion Road	Contributory
75	Albion Road	Non-contributory
77	Albion Road	Contributory
79	Albion Road	Contributory
52	Albion Road	Contributory
54	Albion Road	Contributory

56	<i>Albion Road</i>	<i>Contributory</i>
58	<i>Albion Road</i>	<i>Non-contributory</i>
60	<i>Albion Road</i>	<i>Non-contributory</i>
62	<i>Albion Road</i>	<i>Contributory</i>
64	<i>Albion Road</i>	<i>Contributory</i>
66	<i>Albion Road</i>	<i>Contributory</i>
68	<i>Albion Road</i>	<i>Contributory</i>
70	<i>Albion Road</i>	<i>Contributory</i>
72	<i>Albion Road</i>	<i>Contributory</i>
74	<i>Albion Road</i>	<i>Contributory</i>
76	<i>Albion Road</i>	<i>Contributory</i>
78	<i>Albion Road</i>	<i>Contributory</i>
80	<i>Albion Road</i>	<i>Non-contributory</i>
82	<i>Albion Road</i>	<i>Contributory</i>
84	<i>Albion Road</i>	<i>Contributory</i>
86	<i>Albion Road</i>	<i>Contributory</i>
88	<i>Albion Road</i>	<i>Contributory</i>
90	<i>Albion Road</i>	<i>Contributory</i>
92	<i>Albion Road</i>	<i>Contributory</i>
94	<i>Albion Road</i>	<i>Contributory</i>
96	<i>Albion Road</i>	<i>Contributory</i>
1	<i>Dunlop Street</i>	<i>Contributory</i>
3	<i>Dunlop Street</i>	<i>Contributory</i>
5	<i>Dunlop Street</i>	<i>Contributory</i>
7	<i>Dunlop Street</i>	<i>Contributory</i>
9	<i>Dunlop Street</i>	<i>Contributory</i>
11	<i>Dunlop Street</i>	<i>Contributory</i>
13	<i>Dunlop Street</i>	<i>Contributory</i>
2	<i>Dunlop Street</i>	<i>Contributory</i>
4	<i>Dunlop Street</i>	<i>Non-contributory</i>
6	<i>Dunlop Street</i>	<i>Contributory</i>

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