

## 7 Fuller Avenue, Glen Iris

Prepared by: GJM Heritage

**Address:** 7 Fuller Avenue, Glen Iris

<b>Name:</b> House	<b>Survey Date:</b> October 2022
<b>Place Type:</b> Residential	<b>Architect:</b> Not known
<b>Grading:</b> Significant	<b>Builder:</b> H E Marriott (likely)
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> 1925



**Figure 1.** 7 Fuller Avenue, Glen Iris (Source: GJM Heritage July 2022)

## Historical Context

*The following contextual history is based on Context, 'City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris; revised June 2021'.*

The City of Boroondara is located on the Traditional Lands of the Wurundjeri Woi Wurrung people of the Eastern Kulin Nation.

The suburb of Glen Iris is located either side of Gardiner's Creek, with the western portion within the City of Stonnington (former City of Malvern) and the eastern portion within the City of Boroondara (former City of Camberwell). Until the 1860s the area was used for farming on land overlooking the Gardiners Creek valley. From the 1860s the village of Glen Iris was established to the east of Gardiners Creek, at the corner of High Street and Glen Iris Road, on the 1853 Gardiners Creek Public Reserve, which included reservations for a Mechanics' Institute, Wesleyan Church and a State School.

The remainder of the Gardiners Creek Public Reserve was surveyed as the Glen Iris Township in 1879, with township allotments offered for sale fronting High Street and Glen Iris Road and a small commercial area developed at this location in the 1880s. At this time Glen Iris was largely utilised for market gardening, dairying, orchards and brick making, and little residential development occurred. The late 1880s saw some residential subdivision of the western part of Glen Iris, however the eastern part remained largely undeveloped.

In 1890 a railway line from Burnley to Oakleigh Junction was opened, running via the Glen Iris valley on the western side of Gardiners Creek, with Glen Iris Station located just north of High Street. Despite the opening of the railway, the economic depression of the 1890s limited residential development, and by 1903 the population of Glen Iris was approximately 200. Existing tram lines were extended east to the Glen Iris Station in 1914, improving access to land west of Gardiners Creek; however, despite requests that the tram line be extended further east to the Glen Iris village, this did not occur and residents in this part of Glen Iris lived between the Glen Iris railway line on one boundary and the Ashburton railway line on the other, without ready connection to either.

Glen Iris maintained a largely rural character until the 1920s when the substantial growth of Melbourne's population drove extensive residential subdivision of land in areas such as Glen Iris. Subsequent construction of substantial numbers of houses in the 1920s and 1930s resulted in a predominantly interwar architectural character in the suburb, particularly east of Gardiners Creek, in the former City of Camberwell (present City of Boroondara).

## **History**

The house at 7 Fuller Avenue, Glen Iris was constructed in 1925 for Henry Ernest and Elsie Marriott. H E Marriott was a builder and it is presumed that he constructed the house for himself and his family.

The house was built on one of 112 allotments which were offered for sale in 1915 as part of the Bonnie View Estate, with views described as 'most extensive and charming' (Bonnie View Estate, undated) (Figures 2 & 3). Twenty-five allotments were sold in the initial three-week period following release of the subdivision (*Herald*, 19 August 1915:8). In 1917 Ernest Ratcliffe acquired a number of these allotments (LV: V4062/F230) (Figure 4), including the subject site – Allotment 65 on the east side of Fuller Avenue – which was subsequently transferred to Arthur Duncan in 1922 and to Elsie Marriott in June 1924 (LV: V4578/F585).




# Bonnie View

## ESTATE

### HIGH STREET & ALBION ROAD, GLEN IRIS

Six Minutes' Walk from Glen Iris Station and Seven Minutes' Walk from High Street Electric Tram Terminus.




## 112 CHOICE RESIDENTIAL SITES

The views from each allotment in this estate are the most extensive and charming to be had in the beautiful Glen Iris district, and the position generally is one where values must soon greatly increase.

Post Office & State School within Two Minutes' Walk of the Estate.


**TITLE CERTIFICATE.**  
Solicitor, Septimus A. Ralph, 430 Lill Collins St., Melb.




For Private Sale  
on Exceptionally

## EASY TERMS

**NO DEPOSIT**  
Monthly Payments extending over Four Years.





PLANS AND PARTICULARS FROM

# D. H. SCOTT

BRANCHES:  
WATTLETREE ROAD, MALVERN  
BURKE ROAD, GARDINER

PRINTED:  
CENTRAL - 6330  
MALVERN - 1907

**ESTATE AGENT** QUEEN'S WALK  
72 SWANSTON ST., MELBOURNE

Figure 2. Bonnie View Estate, Glen Iris subdivision brochure, undated (Source: SLV).

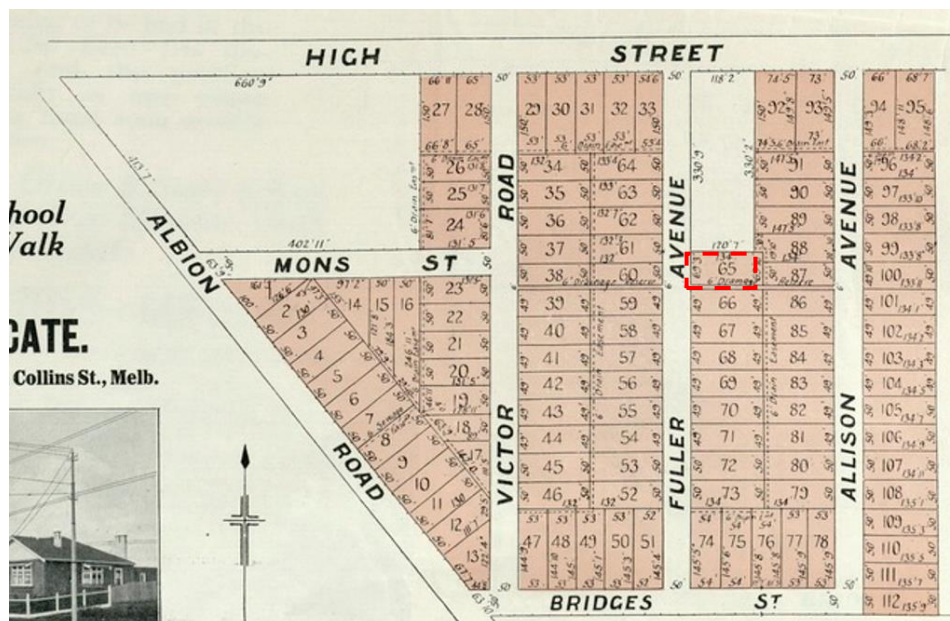
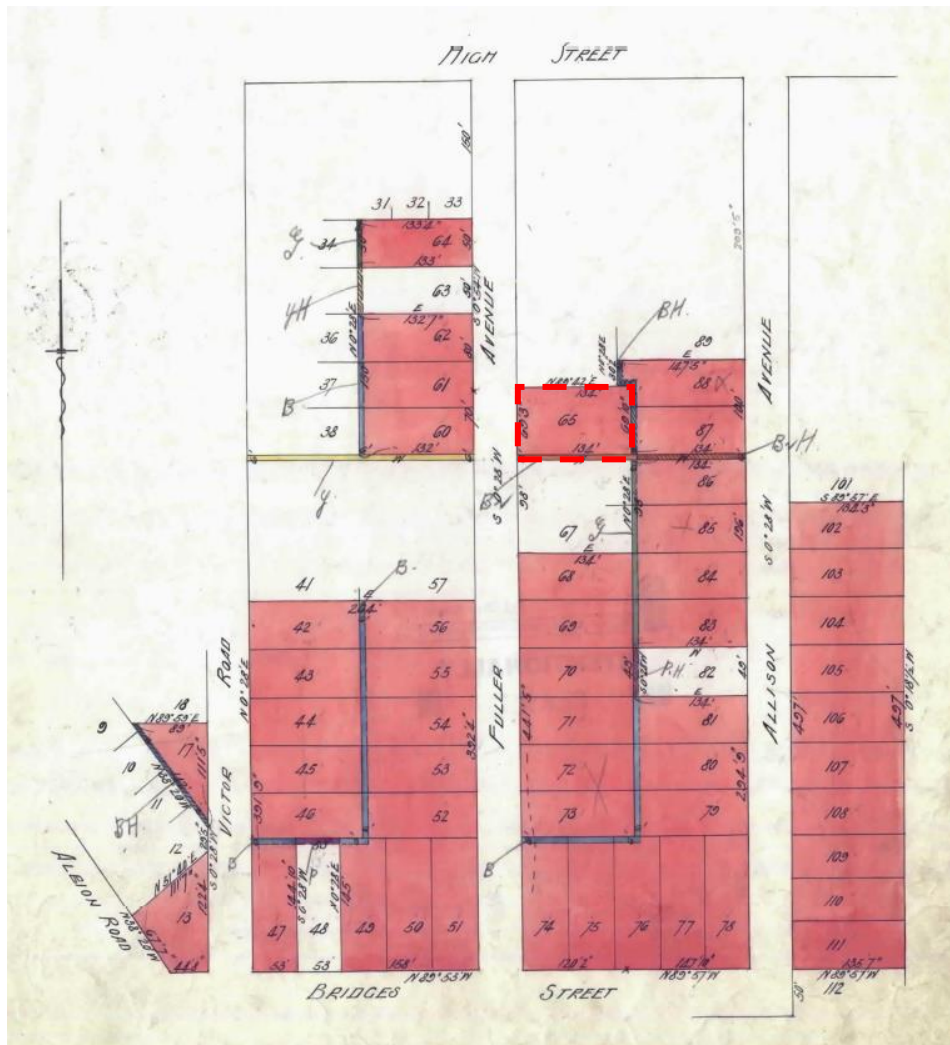


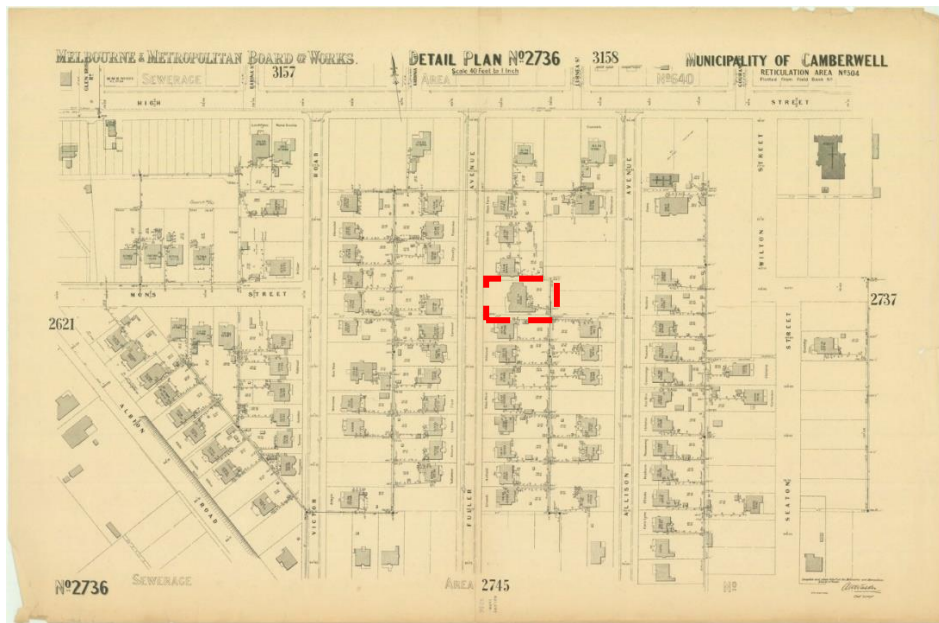
Figure 3. Detail of Bonnie View Estate subdivision brochure, showing allotment purchased by the Marriotts (Source: SLV).



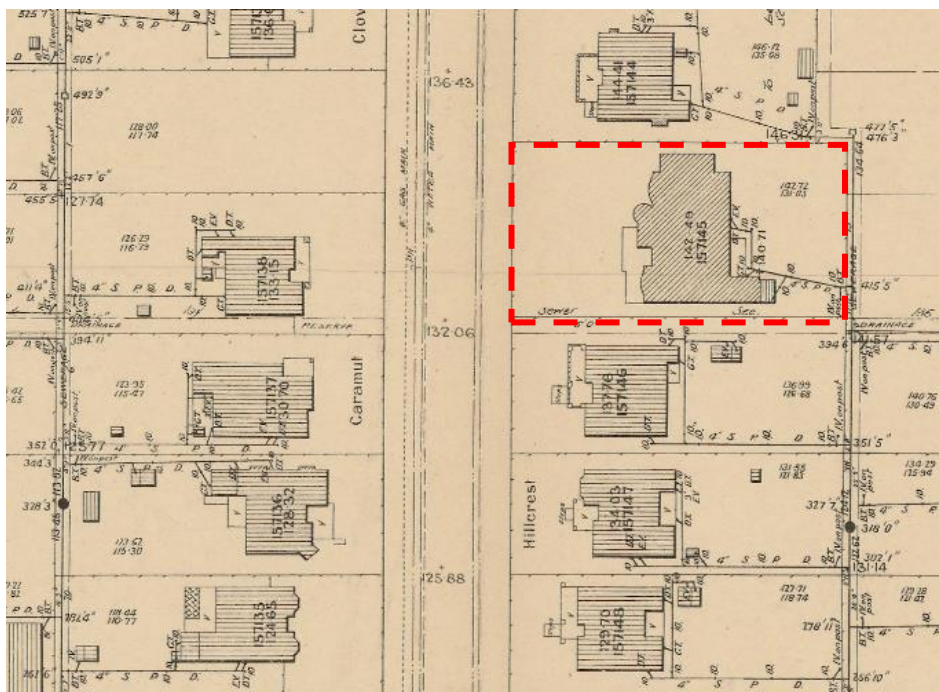
**Figure 4.** Certificate of Title, Volume 4062, Folio 230, showing allotments acquired by Ernest Ratcliffe in 1917, and Allotment 65 acquired by the Marriotts in 1924 (Source: Landata).

By the following year, the Marriotts had constructed a six-roomed brick house on the broad 69-foot x 134-foot allotment (City of Camberwell Rate Books). Surrounding allotments were smaller and houses on these allotments were generally built of timber (Figures 5 & 6).





**Figure 5.** MMBW Detail Plan 2736, Municipality of Camberwell, 1927 (Source) SLV).



**Figure 6.** Detail of MMBW Detail Plan 2736, Municipality of Camberwell, 1927, illustrating the plan of the house soon after construction and the smaller size and timber construction of surrounding houses (Source: SLV).

Henry, Elsie and their family lived at 7 Fuller Avenue until at least 1931 (*Herald*, 17 July 1931:10; Electoral Roll 1931) before relocating to a new house nearby at 89 High Street, Glen Iris, presumably also built by Marriott (Electoral Roll, 1936). The property at 7 Fuller Avenue was subsequently transferred to Marjorie Crowley in 1932 (LV: V4578/F585) and the house was occupied by Marjorie and Thomas Crowley until at least 1940 (Sands & McDougall). An aerial photograph dating from 1945 records the property during this occupancy (Figures 8 & 9). The property was subsequently transferred to Alan Coburn in 1955 (LV: V4578/F585).



**Figure 7.** Detail of aerial view of Glen Iris, 1931, showing the development of the Bonnie View Estate by the 1930s (Source: Landata).



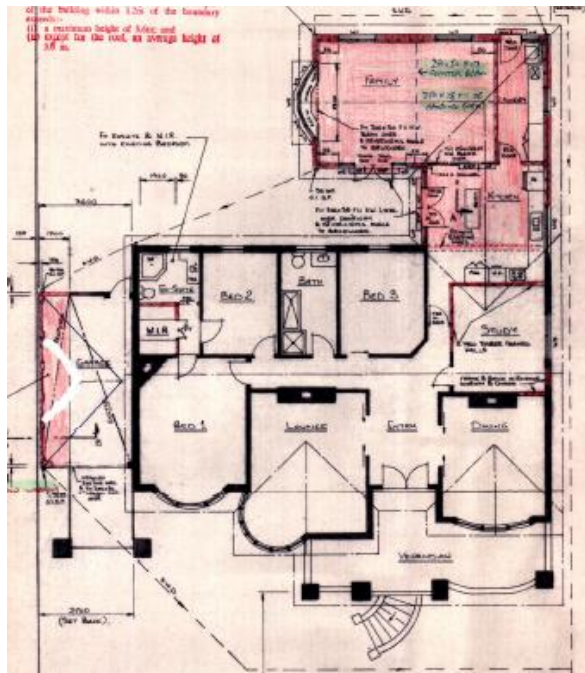
**Figure 8:** Detail of aerial view of Melbourne, 1945, showing further development of the Bonnie View Estate, Glen Iris to the south (Source: Landata).



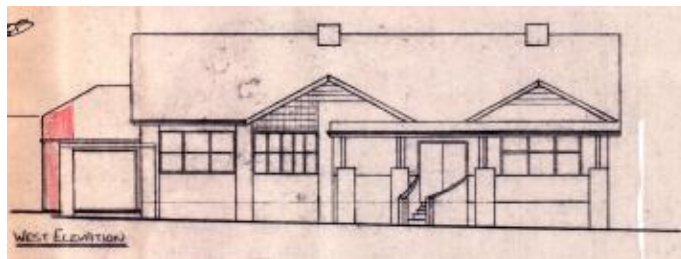
**Figure 9:** Detail of Figure 8 showing the house at 7 Fuller Avenue, Glen Iris in 1945 (Source: Landata).

The property was offered for sale in 1962 as a 'gracious wide fronted brick residence of 7 spacious rooms [with] all wanted amenities, in delightful garden setting. Choice 69-ft allotment, in sought after position' (Age, 17 February 1962:33) and was purchased by Patricia Butler (LV: V4578/F585). It was again offered for sale 28 years later as an 'immaculate solid brick family home, sited in this quiet tree lined location handy to all wanted facilities, comprising entrance hall, formal sitting room, separate dining, master bedroom, BIR, further 3 bedrooms, sparkling central bathroom, bright modern kitchen, laundry, sunroom. Note: superb garden setting' (Age, 22 August 1987:68). The new

owners made a single-storey addition at the rear and widened the garage in 1990 (City of Boroondara Building Plans 89848) (Figures 10 & 11).



**Figure 10:** Plan showing alterations made to 7 Fuller Avenue in 1990 (Source: City of Boroondara Building Plans 89848).



**Figure 11:** View of the front elevation of the house showing garage extension to 7 Fuller Avenue in 1990 (Source: City of Boroondara Building Plans 89848).

The place illustrates the following themes as outlined in Victoria's Framework of Historical Themes:

- 6 Building towns, cities and the garden state
  - 6.3 Shaping the suburbs
  - 6.7 Making homes for Victorians

### Description & Integrity

The house at 7 Fuller Avenue, Glen Iris is situated on an allotment on the east side of Fuller Avenue, to the south of High Street and east of Albion Road and Gardiners Creek. Fuller Avenue and the surrounding streets contain a collection of houses dating predominantly from the Interwar period.

The allotment has a broad street frontage and both the width of the house, and its setback, are greater than that of others in the immediate vicinity. Constructed of rendered



brick with terracotta tiled roof, the house is designed in an Interwar California Bungalow style, with prominent low-pitch roof and horizontal appearance (see Figure 1). A transverse gable roof extends to form a side porch at the front elevation, incorporating two prominently placed gable ends – one centrally placed and incorporating a semicircular side window bay (Figure 12), and another to the south side, emphasising the asymmetry of the overall composition. Rafter ends are exposed throughout and timber shingle cladding is applied to the front gable ends and the prominent front window bay (Figure 12). Windows are timber-framed and include casement sashes with diamond-pattern leadlights (Figure 12). Roughcast render is applied to porch piers and the four roughcast rendered rectangular chimneys located near the transverse gable ridge line. Contrasting clinker brick is used to highlight the porch balustrading and window sills (Figure 12).



**Figure 12:** *Façade detail (GJM Heritage, July 2022).*

A low roughcast rendered front fence, with clinker brick capping, lines the front boundary of the property and curves to piers located either side of the concrete-paved driveway (Figure 13). The driveway, with central grass strip, provides access to an attached garage at the north side of the house, behind a pergola-like structure, and a curved concrete-paved pedestrian path provides separate access to the entrance porch.





**Figure 13:** Front fence (GJM Heritage, July 2022).

**Key Features:**

- Single-storey Interwar California Bungalow style house
- Brick construction with roughcast render finish and clinker brick detailing
- Terracotta tile-clad gabled roof with main transverse gable and pair of front gable ends
- Prominent low-pitched roof and horizontal form
- Asymmetrical front elevation and picturesque composition
- Wide eaves and exposed rafter ends
- Substantial masonry piers to porch
- Timber framed windows, including casement sashes and large semicircular bay window with geometric pattern leadlight glazing
- Decorative clinker brick detailing to sills and porch and timber shingle cladding to gable ends and semicircular bay window
- Roughcast rendered rectangular chimneys
- Roughcast rendered fence with clinker brick capping
- Attached brick garage to the north side behind pergola-like structure.

The house at 7 Fuller Avenue, Glen Iris remains highly intact to its period of construction and retains a high degree of integrity. While the building has undergone some alterations, including an addition to the rear which is not visible from the street and minor modification to the side garage, these do not diminish the ability to understand the place as a highly intact and competently detailed example of an Interwar California Bungalow.

### Comparative Analysis

7 Fuller Avenue is of note as a fine and highly intact example of an Interwar house in the California Bungalow style. The substantial growth of Melbourne's population during the interwar years drove extensive residential subdivision of land in areas such as Glen Iris, Balwyn and Surrey Hills and the subsequent construction of large numbers of houses – in a range of Interwar styles – throughout what is now the City of Boroondara. A substantial number of Interwar houses, including many displaying characteristics of the California Bungalow style, remain in the municipality to demonstrate this historic period. Many of these are included in the Heritage Overlay of the Boroondara Planning Scheme on an individual basis.

Examples that are comparable to 7 Fuller Avenue, Glen Iris include:



**Figure 14.** 44 Currajong Avenue, Camberwell, 1919-1920 (HO381) is historically and architecturally significant as an interesting and distinctive example of a bungalow (Source: VHD).

**Figure 14.**



**Figure 15.**

**Figure 15.** 127 Winmalee Road, Balwyn, 1919-1920 (HO421) is historically and architecturally significant as a fine, externally relatively intact and early example of an attic bungalow (Source: VHD).



**Figure 16.**

**Figure 16.** 44 Studley Park Road, Kew, 1925 (HO344) is historically and architecturally significant as a fine and relatively externally intact example of an interwar bungalow (Source: VHD).



**Figure 17.**

**Figure 17.** 84 Walpole Street, Kew, 1928-1929 (HO355) is historically and architecturally significant as a good and externally relatively intact late 1920s bungalow (Source: VHD).





**Figure 18.** 46 Clyde Street, East Kew, 1929 (HO283) is historically and architecturally significant as a representative and relatively intact example of the bungalow form (Source: VHD).

**Figure 18.**

Like 7 Fuller Avenue, Glen Iris, these houses all demonstrate typical characteristics of the Interwar California Bungalow style and are similar in scale and form. They are all single-storey brick houses (some with attics) with prominent low pitch tile-clad gable roofs which include street-facing gables, wide eaves and exposed rafters. Many have substantial masonry piers to deep porches (127 Winmalee Road, Balwyn; 46 Clyde Street, East Kew; and 84 Walpole Street, Kew) and detailing including timber shingles to gable ends (127 Winmalee Road, Balwyn and 46 Clyde Street, East Kew), brick detailing to window sills and entrance porch (127 Winmalee Road, Balwyn and 46 Clyde Street, East Kew) and roughcast rectangular chimneys (44 Studley Park Road, Kew and 127 Winmalee Road, Balwyn). They are all set on suburban blocks with informal lawns and gardens.

Like the above examples which are included within site-specific Heritage Overlays, 7 Fuller Avenue retains a high degree of integrity to clearly demonstrate the characteristics of an Interwar California Bungalow in the City of Boroondara. 7 Fuller Avenue is of note as a well-designed house dating to the Interwar period.

## Assessment Against Criteria

Criteria referred to in *Planning Practice Note 1: Applying the Heritage Overlay* (DELWP, 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).***

7 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Bonnie View Estate subdivision, 7 Fuller Avenue remains as a highly intact example of a dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara.

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

N/A.

***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).***

7 Fuller Avenue, Glen Iris is a competently detailed and highly intact representative example of an Interwar California Bungalow in the City of Boroondara. It displays typical but well-resolved characteristics of the Interwar California Bungalow style popular in Glen Iris, and across Boroondara more broadly, including a broad low-pitch gabled roof form, asymmetrical composition, solid masonry verandah piers, and the use of materials such as clinker brick, terracotta tiles, roughcast render, timber shingles and geometric pattern leadlight glazing.

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

N/A.

***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).***

N/A.

## Statement of Significance

### *What is Significant?*

7 Fuller Avenue, Glen Iris, constructed in 1925 and likely built by owner and builder H E Marriott.

Elements that contribute to the significance of the place include (but are not limited to):

- Single-storey Interwar California Bungalow style house
- Brick construction with roughcast render finish and clinker brick detailing
- Terracotta tile-clad gabled roof with main transverse gable and pair of front gable ends
- Prominent low-pitched roof and horizontal form
- Asymmetrical front elevation and picturesque composition
- Wide eaves and exposed rafter ends
- Substantial masonry piers to porch
- Timber framed windows, including casement sashes and large semicircular bay window with geometric pattern leadlight glazing
- Decorative clinker brick detailing to sills and porch and timber shingle cladding to gable ends and semicircular bay window
- Roughcast rendered rectangular chimneys
- Roughcast rendered fence with clinker brick capping
- Attached brick garage to the north side behind pergola-like structure.
- Later alterations and additions, including the 1990 rear extension and the extension of the garage to the north boundary, are not significant.

### *How is it significant?*

7 Fuller Avenue, Glen Iris is of local historical and representative (architectural) significance to the City of Boroondara.

### *Why is it significant?*

7 Fuller Avenue, Glen Iris has strong associations with the Interwar period of development in suburban Melbourne in the 1920s and 1930s. In this period, extensive tracts of land in Glen Iris – and throughout Boroondara more broadly – were subdivided into suburban residential estates, and allotments were purchased for the construction of middle-class housing. This period of development transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Bonnie View Estate subdivision, 7 Fuller Avenue remains as a highly intact example of a dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara. (Criterion A).

7 Fuller Avenue, Glen Iris is a competently detailed and highly intact representative example of an Interwar California Bungalow in the City of Boroondara. It displays typical but well-resolved characteristics of the Interwar California Bungalow style popular in Glen Iris, and across Boroondara more broadly, including a broad low-pitch gabled roof form, asymmetrical composition, solid masonry verandah piers, and the use of materials such as clinker brick, terracotta tiles, roughcast render, timber shingles and geometric pattern leadlight glazing (Criterion D).

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a locally Significant heritage place.



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

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	No
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	No
<b>Solar energy system controls apply?</b> <i>Is a permit required for Solar energy systems?</i>	Yes
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No
<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	Yes – front rendered brick fence with clinker brick detailing
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

**Identified By**  
GJM Heritage

#### References

Built Heritage, City of Boroondara Thematic Environmental History, 2012.  
City of Boroondara Building Plans.  
Context, Glen Iris Heritage Gap Study, revised 23 June 2021.  
Camberwell Rate Books.  
Bonnie View Estate, Glen Iris, undated.  
Land Victoria Title Certificates.  
Melbourne Metropolitan Board of Works, Detail Plan 2736, Municipality of Camberwell, 1927.  
Photographs, aerial views, 1931 and 1945 (Landata Victoria).  
Property Sewerage Plans, Yarra Valley Water (PSP).  
Sands & McDougall Directories.  
The Age.  
Herald.  
Victorian Electoral Rolls (via Ancestry).