

33 Fuller Avenue, Glen Iris

Prepared by: GJM Heritage

Address: 33 Fuller Avenue, Glen Iris

Name: House	Survey Date: October 2022
Place Type: Residential	Architect: Forsyth and Dyson
Grading: Significant	Builder: Not known
Extent of Overlay: To title boundaries	Construction Date: 1936/37



Figure 1. 33 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 33 Fuller Avenue, Glen Iris was constructed in 1936 to a design by architects Forsyth and Dyson, for garage proprietor, Alfred Mudie.

In 1914, Charles Du Plan Lloyd acquired over 52 acres of land south of High Street and east of Albion Road, Glen Iris in the Parish of Boroondara (LV: 3858/F514) (Figure 2). This land was subsequently subdivided, with residential sites offered for sale in 1923 as part of the Albion Park Estate, described as 'cheap land' located five minutes from Darling Station (*Herald*, 11 December 1923:20).

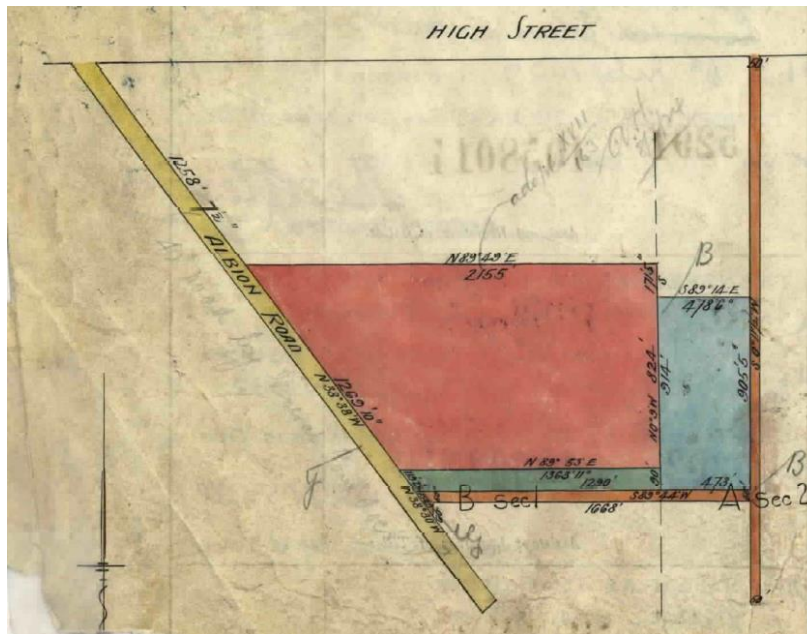


Figure 2. Allotment acquired by Charles Du Plan Lloyd in Glen Iris, Parish of Boroondara in 1914 (LV: 3858/F514).

In 1928 Edward Hawkins, farmer, acquired four allotments in the northern part of this large estate, including the large irregularly shaped subject site on the east side of Fuller Avenue (Figure 3). At this time a covenant was placed on the allotments stipulating construction of single private dwellings on each allotment, using a roofing material other than galvanised iron and costing in excess of £600 (LV: V5437/F238). Ownership of these four allotments passed to farmers Alan and Raymond Siems in 1933.

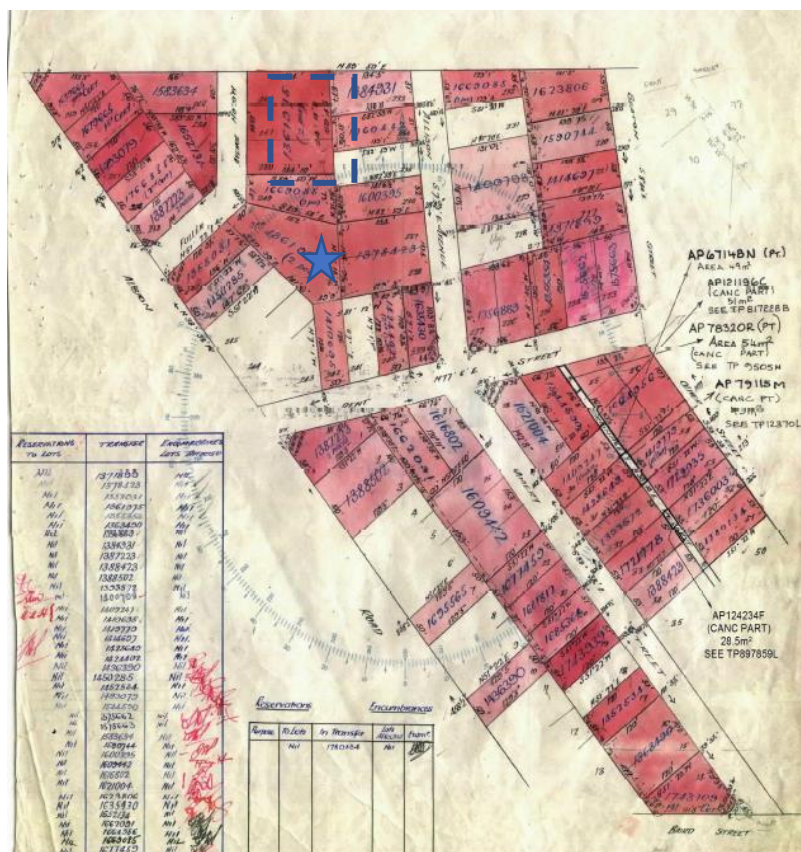


Figure 3. Part of the subdivision of Du Plan's allotment, showing the four allotments acquired by Hawkins in 1928 (subject allotment indicated with star) (LV: 3858/F514).

A Melbourne Metropolitan Board of Works (MMBW) plan dating to 1927 (Figures 4 & 5) and an aerial photograph dating to 1931 (Figure 6) shows that the Albion Park Estate remained largely undeveloped in the late 1930s and, likely due to the depression of the time, in 1935 allotments in the Estate were again advertised for sale with 'plans obtainable from liquidator' (*Herald*, 14 April 1937:20). The subject site was transferred to Alfred Mudie in June 1936 (LV: V6047/F209).

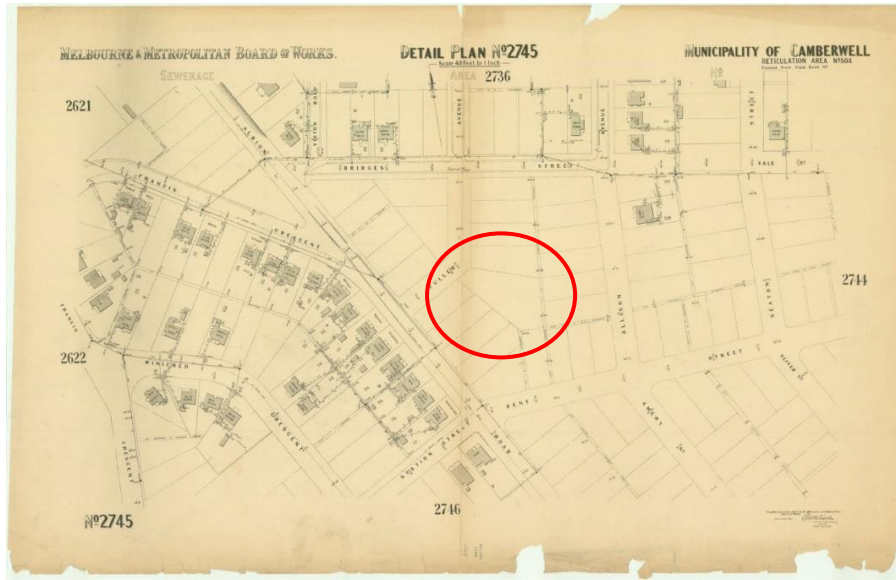


Figure 4. MMBW Detail Plan 2745, Municipality of Camberwell, 1927 (Source: SLV).

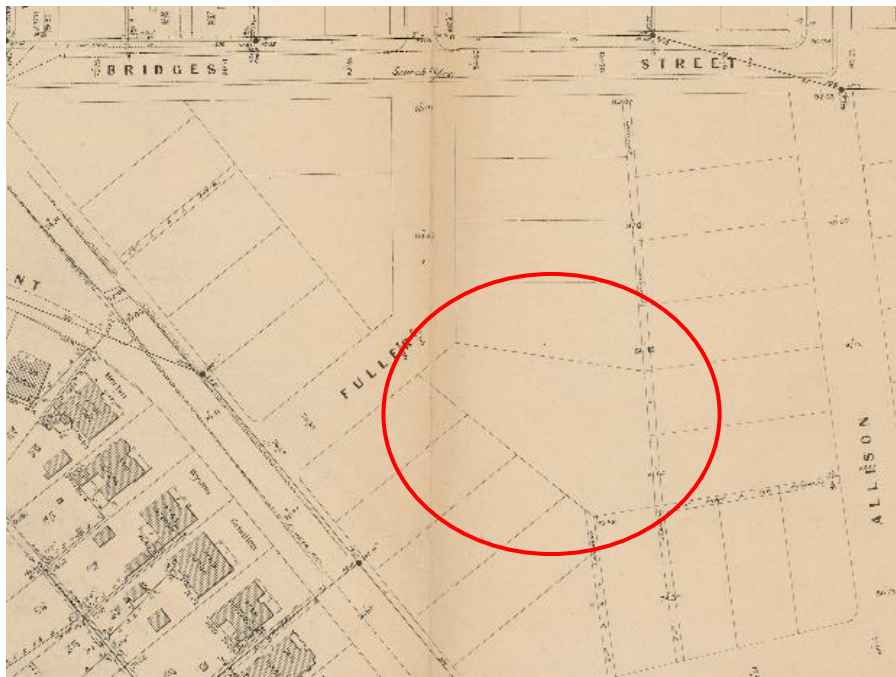


Figure 5. Detail of MMBW Detail Plan 2745, Municipality of Camberwell, 1927 (Source: SLV).



Figure 6. Detail of aerial view of Glen Iris, 1931, showing the undeveloped land at the north end of the Albion Park Estate (to the south of the already subdivided and developed Bonnie View Estate), and the approximate location of 33 Fuller Street in 1931 (Source: Landata).

After purchasing the land, Mudie commissioned the newly formed architectural practice of Forsyth and Dyson to design a substantial two-storey brick house on the newly acquired allotment (partnership announced in *Royal Victorian Institute of Architects Journal*, January 1937:179). In April 1937, Mudie's house featured in a detailed newspaper article, noting the 'simplicity in exterior design and logical interior planning' of the home designed in the 'English manner' (*Herald*, 14 April 1937:22) (Figure 7).



Figure 7. Perspective sketch of the house at 33 Fuller Avenue (Source: Herald, 14 April 1937, p 22).

In 1941 the house was offered for sale as a 'modern clinker brick 2-storey residence, built under architect's supervision 2 years ago' (*Argus*, 19 March 1941:8). William Angwin, clothier of High Street, Ashburton acquired the property (LV: V6047/F209) and an aerial photograph dating to 1945 records the property at this time (Figures 8 & 9). A timber-clad and tiled-roof sleepout was constructed at the rear of the house during Angwin's occupancy (City of Boroondara Building Plans 17752) (Figure 10).



Figure 8. Detail of aerial view of Melbourne, 1945, showing development of the Albion Park Estate, Glen Iris by the mid-1940s (Source: Landata).



Figure 9. Detail of Figure 9, showing the house at 33 Fuller Avenue, Glen Iris (Source: Landata).

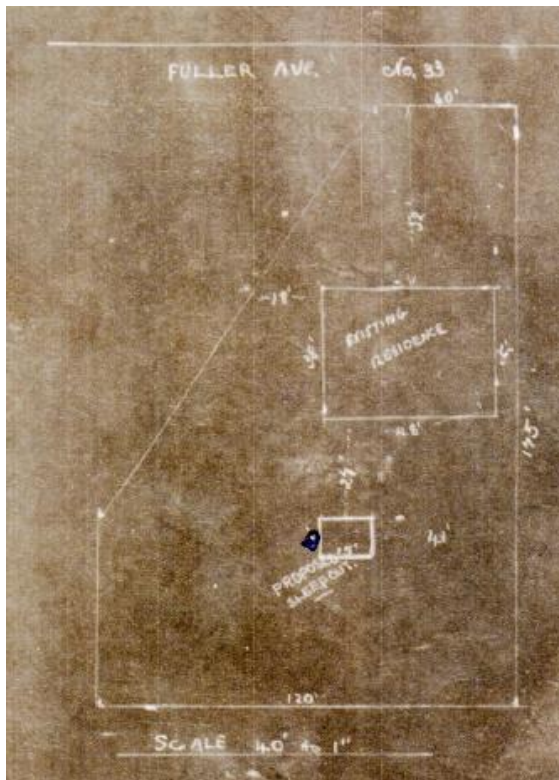


Figure 10. Undated plan showing the location of the sleepout constructed during Angwin's occupation (1941-1958) (City of Boroondara Building Plans 17752).

In 1958 the house was acquired by Keith and Ellen Rowell (LV: V6047/F209), who remained at the property until 1984 when it was offered for sale as a 'magnificent English style clinker brick residence on a superbly treed allotment with space for N/S tennis court and swimming pool...The home which is architect-designed displays many valuable features...' (Age, 12 December 1984:48).

Changes were made to the garage in the mid-1980s to convert it into a habitable room and a first-floor addition was made to the rear of the house in the mid-1990s (City of Boroondara Building Plans 99329) (Figures 11 & 12).

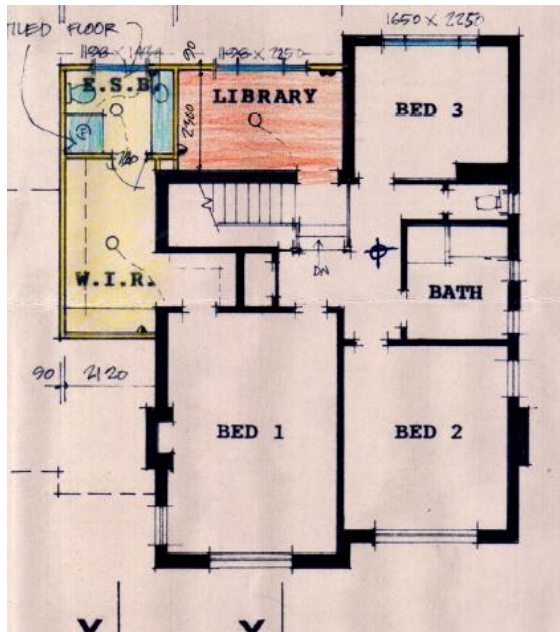


Figure 11. Plan showing first floor addition made to the rear of the house by Melbourne Extensions and Designs, 1994 (City of Boroondara Building Plans 99329).



Figure 12. East and north elevations showing first floor addition made to the rear of the house by Melbourne Extensions and Designs, 1994 (City of Boroondara Building Plans 99329).

Architects: Forsyth and Dyson

William Leslie Hood Forsyth and Gerald Thorley Dyson formally established the architectural practice Forsyth and Dyson in late 1936/early 1937 (*Herald* 12 February 1937 & *RVIA Journal* January 1937, p 179). Their work included houses in the present City of Boroondara, including at 33 Fuller Avenue, Glen Iris (1936/37), North Camberwell (*Argus*, 11 February 1937:4), Heather Grove, Kew (*Argus*, 11 May 1938:18), Forsyth's own house at Chatfield Avenue, Balwyn (*Age*, 27 October 1950:7) and houses in Leura

Grove, Hawthorn (*Age*, 10 March 1954:15) (*Construction* (Sydney), 15 July 1942:11). They were also responsible for the design of Commercial banks at Shepparton (*Argus*, 13 March 1937:12), Bairnsdale (*Herald*, 26 April 1939:20), Gardenvale (*Herald*, 1 May 1940:22) and at various interstate locations.

Their work in the interwar period displayed a range of contemporary styles including the English Domestic Revival, Georgian Revival and the Streamlined Moderne.

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 33 Fuller Avenue, Glen Iris is situated on a large irregular shaped allotment on the south-east side of Fuller Avenue, to the south of High Street and east of Albion Road and Gardiners Creek. It is located at the southern end of Fuller Avenue where the street deviates to the south-west, and the frontage broadens to a wide rear boundary. Surrounding streets contain a collection of houses dating predominantly from the Interwar period.

Set at an angle to the street, the two-storey house is designed in the English Domestic Revival style of the interwar period and is of clinker brick construction with brown blended terracotta tiled roof. The two-storey form of the house is approximately square and lies parallel to the north-eastern side boundary of the site. Roofs are of gable form with a main transverse gable and subsidiary gables to the front and the rear. All elevations are asymmetrically composed. An attached single-storey former garage is located to the north.



Figure 13. Southern (side) elevation (GJM Heritage, July 2022).



Figure 14. Rear (eastern) elevation showing rear addition to right (GJM Heritage, July 2022).



Figure 15. Arched entrance with catslide roof and former garage (converted to habitable space in the 1980s) (GJM Heritage, July 2022).

The front elevation comprises a projecting side bay with eaveless gable end containing vertical brickwork detailing and lower polygonal bay window, as well as a recessed bay to the south with full height upper window and wrought iron balconette (see Figure 1). Two substantial and unadorned brick chimneys are located at either end of this two-storey form. To the north of the main two-storey gabled-roof form, a catslide roof extends to form a single-storey entrance porch, with projecting brick detailing to the arched entrance (Figure 15). Further north is a single-storey gabled-roof form, originally designed as a garage, with direct access to the adjacent entrance hall (Figure 15). Windows are timber framed with fine horizontal glazing bars with rows of brickwork forming window headers (see Figures 1, 13 & 14). Front windows to the former garage are detailed in a similar manner to those of the original house and have presumably replaced earlier garage doors.

The rear elevation also comprises a projecting side bay with eaveless gable end containing vertical brickwork detailing, as well as a recessed bay to the north with the upper floor clad with imitation half-timbering, constructed as an addition in the 1990s (Figure 15).

A timber-clad, tiled gabled-roof outbuilding, with multi-paned windows and timber-lined eaves, is located at the rear of the house and a later flat-roofed double brick garage is located at the south-west boundary. An associated asphalt driveway has been formed across the front of the property.

The low front boundary fence is of random rubble stonework with wrought iron panels set between piers (see Figure 16).



Figure 16. Presentation from Fuller Street (Source: GJM Heritage July 2022).

Key Features:

- Two-storey Interwar English Domestic Revival style house
- Clinker brick construction
- Terracotta tile-clad gabled roof with main transverse gable and side gable ends to the front and rear elevations
- Asymmetrical elevations and picturesque composition
- Eaveless gable ends
- Decorative finishes including brickwork to gable ends and main entrance porch, and wrought iron balconette
- Timber framed windows with fine horizontal glazing bars and headers formed from soldier brickwork, including front bay window
- Catslide roof form to entrance porch
- Arched opening to entrance porch
- Two substantial unadorned brick chimneys at either end of the main two-storey form.

The house at 33 Fuller Avenue, Glen Iris remains highly intact to its period of construction and retains a high degree of integrity as a substantial Interwar dwelling. The original single-storey garage to the north has been converted for residential use and a free-standing double garage has been constructed to the rear south-west boundary with associated asphalt driveway formed across the front of the house. A first-floor addition has been made at the rear north-east corner of the two-storey dwelling. While the

building has undergone these alterations, they do not diminish the ability to understand the place as an example of an Interwar English Domestic Revival style house.

Comparative Analysis

33 Fuller Avenue is of note as a fine and highly intact example of a substantial Interwar house constructed in the English Domestic Revival style. The 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 English Domestic Revival 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.

Those that are comparable to 33 Fuller Avenue, Glen Iris include:



Figure 17.

Figure 17. 1292 Toorak Road, Glen Iris, 1931 (HO406) is a historically and architecturally significant example of a substantial interwar residence. (Source: Victorian Heritage Database).



Figure 18.

Figure 18. Stratford, 458 Camberwell Road, Camberwell, 1933 (HO373) is historically and architecturally significant as a fine and generally intact example of an interwar residence with Tudor references (Source: VHD).



Figure 19. Woodford, 14 Glenroy Road, Hawthorn, 1934 (HO789) is historically and aesthetically significant as a fine, highly intact and well-resolved example of an interwar residence in the Old English style with medieval overtones (Source: VHD).

Figure 19.



Figure 20. Stratford, 87-87A Bowen Crescent, Camberwell, 1935 (HO371) is historically and architecturally significant as a comfortable middle-class interwar residence (Source: VHD).

Figure 20.



Figure 21. 30 Hunter Road, Camberwell, 1936 (HO720) is historically and architecturally significant as a fine and intact representative example of Old English domestic architecture (Source: Google streetview).

Figure 21.



Figure 22. 12 Tara Avenue, Kew, 1938 (HO348) is historically and architecturally significant as a good and externally relatively intact example of late interwar residence designed in the Old English style (Source: VHD).

Figure 22.

The above houses are all similar to 33 Fuller Avenue in size and form and all demonstrate typical characteristics of the Interwar English Domestic Revival style. They are two-storey brick houses with medium-pitch gable and hip tile or slate-clad roofs, have asymmetrical massing, use textured bricks and cement render for external walling and surface highlighting, and are set on suburban blocks with informal lawns and gardens. Some incorporate bay windows (12 Tara Avenue, Kew) and arched openings (458 Camberwell Road, Camberwell; 14 Glenroy Road, Hawthorn; 87-87A Bowen Crescent, Camberwell; and 12 Tara Avenue, Kew), catslide roofs (30 Hunter Road, Camberwell) and a variety of brickwork patterns (458 Camberwell Road, Camberwell; 14 Glenroy Road, Hawthorn; and 12 Tara Avenue, Kew).

Like the above examples which are included within site-specific Heritage Overlays, 33 Fuller Avenue retains a high degree of integrity to clearly demonstrate the characteristics of an Interwar English Domestic Revival style house in the City of Boroondara. It 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).

33 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 transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Albion Park Estate subdivision, 33 Fuller Avenue remains as a highly intact example of 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).

33 Fuller Avenue, Glen Iris is a fine and highly intact representative example of an English Domestic Revival style dwelling in the City of Boroondara. It displays typical but well-resolved characteristics of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly, including eaveless gable roof forms and catslide roof, asymmetrical massing, polygonal bay window and arched entry porch and the use of materials such as clinker brick and terracotta tiles.

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

Designed by architects Forsyth and Dyson, 33 Fuller Avenue, Glen Iris is a well-considered and elegantly detailed example of an English Domestic Revival style dwelling. The asymmetrical composition, together with distinctive architectural elements including a prominent bay window, decorative brick detailing, and arched entrance porch, present a picturesque composition of this architectural style.

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?

33 Fuller Avenue, Glen Iris, constructed in 1936/37 to a design by architects Forsyth and Dyson.

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

- Two-storey Interwar English Domestic Revival style house
- Clinker brick construction
- Terracotta tile-clad gabled roof with main transverse gable and side gable ends to the front and rear elevations
- Asymmetrical elevations and picturesque composition
- Eaveless gable ends
- Decorative finishes including brickwork to gable ends and main entrance porch and wrought iron balconette
- Timber framed windows with fine horizontal glazing bars and headers formed from soldier brickwork, including front bay window
- Catslide roof form to entrance porch
- Arched opening to entrance porch
- Two substantial unadorned brick chimneys at either end of the main two-storey form.

Later alterations and additions are not significant, including the first-floor addition at the north-east rear corner with imitation half-timbering, the free-standing double garage at the rear south-west boundary of the place, the conversion of the original garage including installation of glazing, and the timber-clad outbuilding in the rear garden.

How is it significant?

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

Why is it significant?

33 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 transformed the eastern part of the municipality from a semi-rural landscape to an almost entirely suburban one. Constructed on an allotment in the Albion Park Estate subdivision, 33 Fuller Avenue remains as a highly intact example of dwelling from the Interwar period and clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

33 Fuller Avenue, Glen Iris is a fine and highly intact representative example of an English Domestic Revival style dwelling in the City of Boroondara. It displays typical but well-resolved characteristics of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly, including eaveless gable roof forms and catslide roof, asymmetrical massing, polygonal bay window and arched entry porch and the use of materials such as clinker brick and terracotta tiles (Criterion D).

Designed by architects Forsyth and Dyson, 33 Fuller Avenue, Glen Iris is a well-considered and elegantly detailed example of an English Domestic Revival style dwelling. The asymmetrical composition, together with distinctive architectural elements including a prominent bay window, decorative brick detailing, and arched entrance porch, present a picturesque composition of this popular architectural style (Criterion E).

Grading and Recommendations

It is recommended that the place be included in 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:

External Paint Colours <i>Is a permit required to paint an already painted surface?</i>	No
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
Solar energy system controls apply? <i>Is a permit required for Solar energy systems?</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

Identified By

GJM Heritage, Mont Iris Estate & Environs Review, October 2022.

References

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 Argus.
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