

Dent Street Precinct, Glen Iris

Prepared by: GJM Heritage

Address: 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60 Dent Street, Glen Iris

Name: Dent Street Precinct, Glen Iris	Survey Date: October 2022
Place Type: Residential Precinct	Architect: Various
Grading: Various	Builder: Various
Extent of Overlay: See precinct map	Construction Date: c1935-1940

Precinct Map:





Figure 1. Examples of residences included in the precinct (R-L, starting at top) 28, 42, 44, 46, 58 and 60 Dent Street, Glen Iris (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

Dent Street Precinct is located within a 273 acre (110 hectare) allotment purchased by Thomas Henderson in 1850 as Allotment 137B in Section 1, Parish of Boroondara, County of Bourke (PROV).

Dent Street formed part of a large subdivision known as the Albion Park Estate, which comprised land bounded by Albion Road to the west, Bridges Street-Vale Street to the north, Munro Street to the east and Baird Street to the south. The estate was subdivided in 1923, at which time it was advertised as 'cheap land' located five minutes from Darling Station (*Herald*, 11 December 1923:20).

A Melbourne Metropolitan Board of Works (MMBW) detail plan (1927) and an aerial photograph (1931) shows that the Albion Park Estate remained largely undeveloped at this time and Dent Street was in the course of being laid out (Figures 2-4). Likely due to the economic depression of the time, in 1935 allotments in the Albion Park Estate were advertised for sale with 'plans obtainable from liquidator' (*Herald*, 14 April 1937:20).



Figure 2. Aerial photograph, 1931 showing Dent Street being laid out, indicated by red arrow (Source: Landata Victoria).

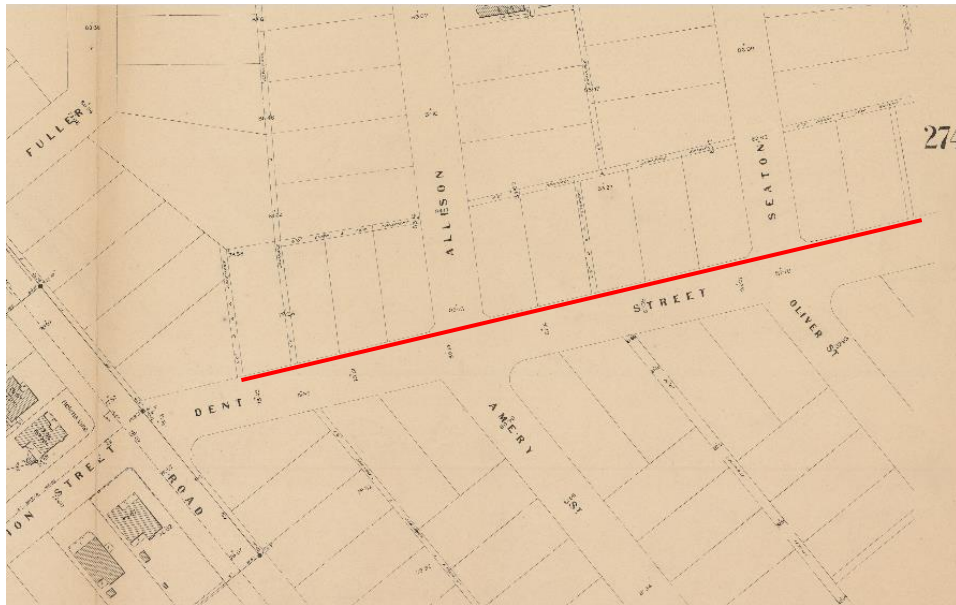


Figure 3. MMBW Detail Plan 2745 showing vacant lots at 2-22 Dent Street in 1927, indicated by red line (Source: State Library of Victoria).

A row of houses had been constructed at 20-28 Dent Street by 1937 (MMBW:1937) (Figures 4 & 5) and all houses were constructed by 1940 (S & M). An aerial photograph dating from 1945 (Figure 6) clearly indicates the completed precinct.

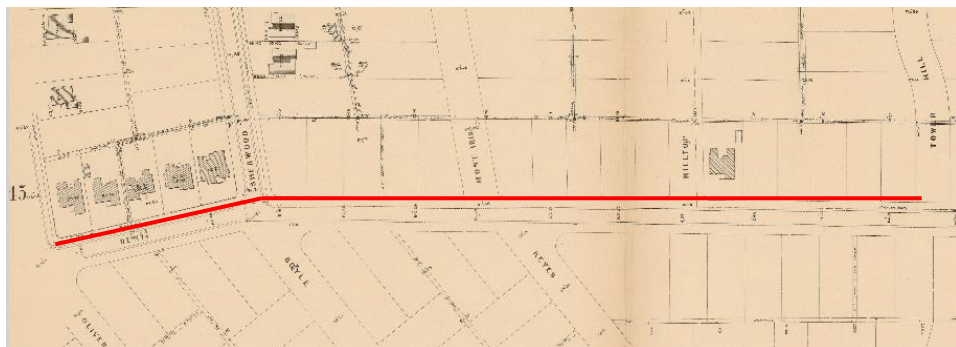


Figure 4. MMBW Detail Plan 2744 showing lots at 20-60 Dent Street (Seaton Street to Tower Hill Road) in 1937, indicated by red line (Source: State Library of Victoria).

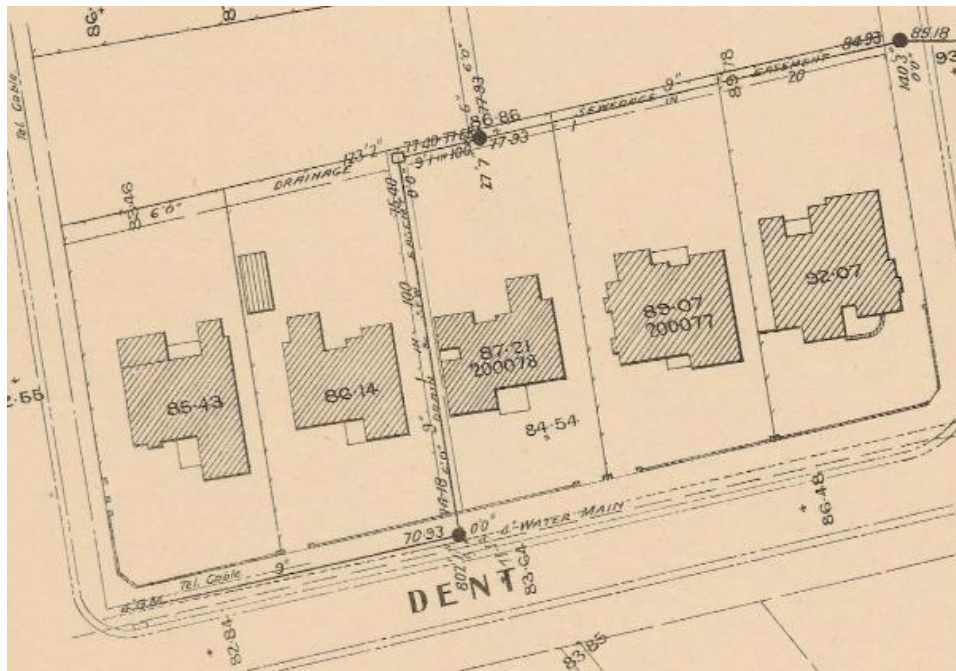


Figure 5. Detail of the previous figure showing five houses constructed by 1937 at 20 to 28 Dent Street.

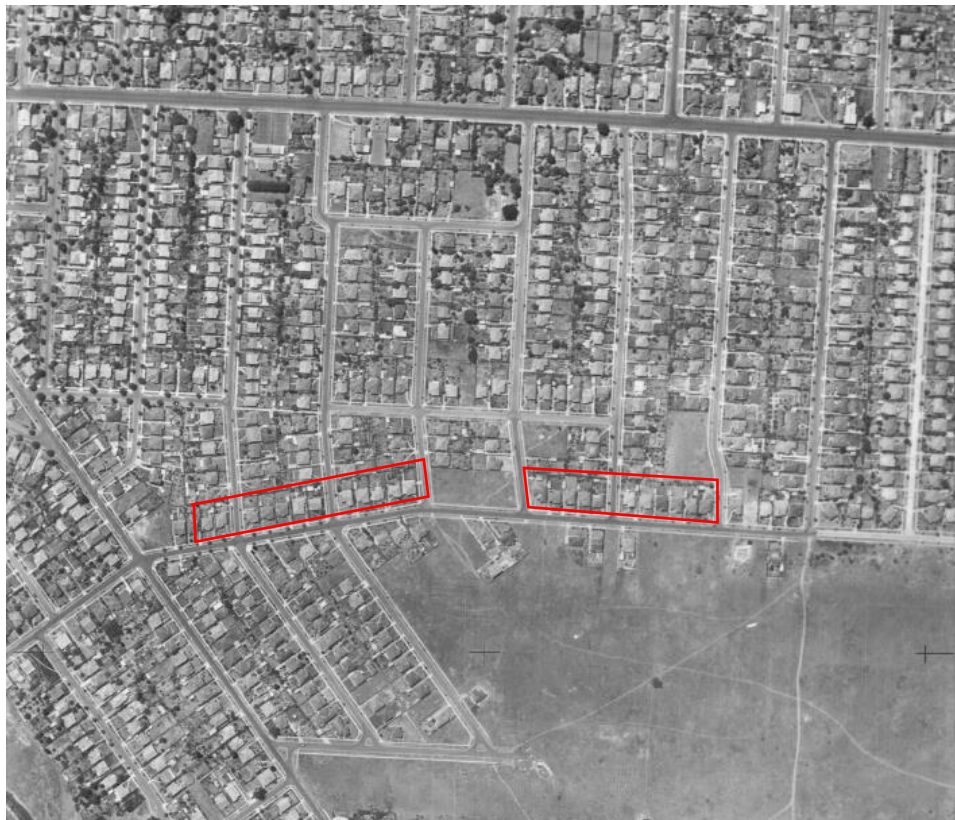


Figure 6. Aerial photograph, 1945 showing development along north side of Dent Street. Properties within the proposed Dent Street Precinct are indicated in red (Source: Landata Victoria).

The precinct 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

Dent Street Precinct, Glen Iris is situated to the south of High Street between Albion Road and Tower Hill Road. It is a small residential precinct, interwar in character, which comprises properties on the north side of Dent Street, generally between Albion Road and Sherwood Street, and Mont Iris Avenue to Tower Hill Road. The houses were constructed in the interwar period and during World War II and all properties are individual houses set on separate allotments.

The precinct presents as a highly intact streetscape of modest houses which demonstrate a high degree of consistency in architectural style, materiality and detailing. The majority of the houses demonstrate characteristics of the English Domestic Revival style of the Interwar period. Houses are predominantly single-storey and of brick construction (face clinker brick or rendered brick), with hipped or gable-ended roofs clad in terracotta tiles, and prominent rendered or brick chimneys (see example at Figure 7). Common features include entry porches (see examples at Figures 7-9), timber framed windows, including tripartite windows with fixed central panes and double hung side sashes (see examples at Figures 7-9), and decorative brick detailing to windows, porch entries, corners and gable ends (see examples at Figures 7-9).



Figure 7. *Prominent decorative chimney at 42 Dent Street (GJM Heritage, July 2022).*



Figure 8. Decorative entry porch at 60 Dent Street (GJM Heritage, July 2022).



Figure 9. Brick detailing at 26 Dent Street (GJM Heritage, July 2022).

Houses within the precinct are set back from the streets behind modest gardens and many retain their original low front brick fences and original brick garages.

Key Features of the Precinct

- Consistent front setbacks within streetscapes
- Brick construction, both face clinker brick and rendered
- Strong Interwar character with the majority of properties demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks
- Predominantly brick construction, both face clinker brick and rendered brickwork
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- Single-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to windows, porch entries, corners and gable ends
- Original low brick front fences

- Original brick garages
- Garden settings.

The residences within the Dent Street Precinct remain substantially intact to their period of construction and retain a high degree of integrity to the interwar period in fabric, form and detail. While the residences have undergone some minor alterations and additions, these are generally limited in their visibility from the public realm and do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct predominantly dating from the mid-late 1930s.

Comparative Analysis

The Dent Street Precinct is of note as a representative and highly intact group of mid-late 1930s middle-class houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar period. This section of Dent Street developed over a short period of time, after the subdivision and sale of land in the Albion Park Estate. This precinct of single-storey houses displays a consistency of scale, and a consistent architectural character.

A number of interwar precincts are included in the Heritage Overlay in the City of Boroondara; however, unlike the Dent Street Precinct, many of these contain substantial numbers of early interwar California Bungalows. These precincts include Toorak Estate and Environs, Glen Iris Precinct (HO230), Leslie Street Precinct, Hawthorn (HO164) and Fairview Avenue Precinct, Burwood (HO225). Those interwar precincts that are most comparable to the Dent Street Precinct include Goodwin Street and Somerset Road Precinct, Glen Iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227), Holyrood Estate and Environs, Camberwell (HO228) and Harley Estate and Environs Precinct, Camberwell (HO735). These precincts contain comparable streets of highly intact single-storey houses dating to the interwar period.

Goodwin Street and Somerset Road Precinct, Camberwell (HO226)

The Goodwin Street and Somerset Road Precinct developed on land subdivided in 1929, east of Glen Iris Road and north of the Burwood Railway Station on the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally modest brick residences which demonstrate characteristics of English Domestic Revival, Mediterranean Revival and Moderne styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 10 & 11. Examples of places within the Goodwin Street and Somerset Road Precinct, Camberwell. (L) 2 Goodwin Street (Source: Google Streetview) (R) 10 Goodwin Street (Source: <https://www.property.com.au/vic/glen-iris-3146/goodwin-st/10-pid->

3358566/).

Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227)

The Great Glen Iris Railway Junction Estate and Environs Precinct developed on land subdivided in 1923, south of the High Street commercial strip and adjacent to the former Outer Circle Railway Line. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and houses are generally modest brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival style. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Ashburton.



Figures 12 & 13. Examples of places within the Great Glen Iris Railway Junction Estate and Environs, Ashburton. (L) 8 Lexia Street (Source: <https://www.realestate.com.au/sold/property-house-vic-ashburton-110467729>) (R) 13 Lexia Street (Source: Google Streetview).

Holyrood Estate and Environs, Camberwell (HO228)

The Holyrood Estate and Environs Precinct developed through the 1924 subdivision of the Holyrood Estate, located on the south side of Riversdale Road, Camberwell, west of Highfield Road. Most of the residential development in the precinct took place in the interwar years of the 1930s and houses are generally brick residences, either California Bungalows or hipped roof brick houses which demonstrate characteristics of the English Domestic Revival and Mediterranean Revival styles. The precinct contains a number of highly intact single-storey interwar houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 14 & 15. Examples of places within the Holyrood Estate and Environs, Camberwell. (L) 19 Holyrood Street (Source: Google Streetview) (R) 21 Holyrood Street (Source: <https://www.realestate.com.au/property/21-holyrood-st-camberwell-vic-3124>).

Harley Estate and Environs Precinct, Camberwell (HO735)

The Harley Estate and Environs Precinct contains two areas of interwar development: the area to the north began in the 1920s, while the Harley Estate to the south which was developed from the 1930s by the Colonial Mutual Life Assurance Society with architect Robert B Hamilton. The precinct contains a number of highly intact single-storey interwar houses which display a variety of stylistic characteristics including English Domestic Revival and Moderne and together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell. The English Domestic Revival style houses in the Harley Estate to the south present as a particularly consistent group in both scale and architectural character.



Figures 16 & 17. Examples of places within the Harley Estate and Environs, Camberwell. (L) 32 Cooalongatta Road (R) 49 Cooalongatta Road (Source: Google Streetview).

Analysis

The above examples all contain streets of highly intact houses dating to the interwar period, which illustrate the significant suburban development in the City of Boroondara in the interwar period. Houses within these precincts display characteristics typical of the interwar period including features of English Domestic Revival, Streamlined Moderne and California Bungalow styles. The resulting interwar streetscapes in these precincts display a high degree of integrity and are highly consistent in both scale and architectural character.

The Dent Street Precinct is comparable in architectural character, quality and consistency to these precincts. The Dent Street Precinct contains middle-class houses which were largely built in the 1930s, the majority of which demonstrate characteristics of the English Domestic Revival style of the Interwar period. These houses contribute to a streetscape of high integrity, uniformity of scale, and distinctive architectural character.

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).

The Dent Street Precinct has strong associations with the interwar period of development in suburban Melbourne. 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. The Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara. As a highly intact precinct of middle-class houses designed in various Interwar styles – but with an emphasis on the English Domestic Revival style – the Dent Street Precinct 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).

The Dent Street Precinct is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scaled, single-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the Interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys and entry porches, timber framed windows including tripartite window sets, generous front gardens, brick front fences and original brick garages.

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

The Dent Street Precinct forms a unified group of single-storey residences dating to the Interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, presents a highly picturesque streetscape.

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?

The Dent Street Precinct, Glen Iris, a 1930s subdivision development of the Albion Park Estate, containing a collection of modest Interwar houses.

The precinct comprises 6-28 and 40-60 Dent Street, Glen Iris.

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

- Strong Interwar character with the majority of properties demonstrating characteristics of the English Domestic Revival style
- Consistent front setbacks
- Predominantly brick construction, both face clinker brick and rendered brickwork
- Hipped and gable-ended roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- Single-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows, including tripartite windows with fixed central panes and double hung side sashes
- Decorative brick detailing to windows, porch entries, corners and gable ends
- Original low brick front fences
- Original brick garages
- Garden settings.

Later alterations and additions to the properties are not significant. The new dwelling at 12 Dent Street is not significant.

How is it significant?

The Dent Street Precinct, Glen Iris is of local historical, representative (architectural) and aesthetic significance to the City of Boroondara.

Why is it significant?

The Dent Street Precinct has strong associations with the interwar period of development in suburban Melbourne. 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. The Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara. As a highly intact precinct of middle-class houses designed in various Interwar styles – but with an emphasis on the English Domestic Revival style – the Dent Street Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The Dent Street Precinct is a fine and highly intact example of a cohesive middle-class Interwar residential precinct. Together these modestly-scale, single-storey houses predominantly display typical features of the English Domestic Revival style popular in Glen Iris and across Boroondara more broadly in the Interwar period, including clinker brick and rendered brick walls with decorative brick detailing, tiled roofs, asymmetrical hipped and gable-ended roof forms, prominent chimneys and entry porches, timber framed windows including tripartite window sets, generous front gardens, brick front fences and original brick garages (Criterion D).

The Dent Street Precinct forms a unified group of single-storey residences dating to the Interwar period and predominantly demonstrating characteristics of the English Domestic Revival style. The consistent application of high-quality materials and detailing, such as

face clinker and rendered brick construction, prominent chimneys and porches, tripartite window sets and decorative brick detailing, in conjunction with their garden settings, presents a highly picturesque streetscape (Criterion E).

Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as a precinct.

PRECINCT GRADINGS SCHEDULE

Address	Grading	Contributory fence / garage
6 Dent Street	Contributory	Fence
8 Dent Street	Contributory	Fence
10 Dent Street	Contributory	Fence
12 Dent Street	Not contributory	-
14 Dent Street	Contributory	Fence
16 Dent Street	Contributory	Fence
18 Dent Street	Contributory	Fence
20 Dent Street	Contributory	Fence
22 Dent Street	Contributory	-
24 Dent Street	Contributory	Garage
26 Dent Street	Contributory	Garage
28 Dent Street	Contributory	Fence
40 Dent Street	Contributory	Fence & Garage
42 Dent Street	Contributory	Fence
44 Dent Street	Contributory	Fence & Garage
46 Dent Street	Contributory	Fence
48 Dent Street	Contributory	Fence
50 Dent Street	Contributory	Fence & Garage
52 Dent Street	Contributory	Fence
54 Dent Street	Contributory	Fence & Garage
56 Dent Street	Contributory	-
58 Dent Street	Contributory	Fence & Garage
60 Dent Street	Contributory	-

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>	Yes
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>	Yes - original early brick fences and brick garages
Prohibited uses may be permitted <i>Can a permit be granted to use the place for a use which would</i>	No

otherwise be prohibited?	
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

Albion Park Estate, undated (Stonnington History Centre).

Built Heritage, *City of Boroondara Thematic Environmental History*, 2012.

Context, City of Boroondara Municipal-wide Heritage Gap Study, Volume 7: Glen Iris, revised 23 June 2021.

Melbourne Metropolitan Board of Works, Detail Plan 2744, Municipality of Camberwell, 1937.

Melbourne Metropolitan Board of Works, Detail Plan 2745, Municipality of Camberwell, 1927.

Photographs, aerial views, 1931 and 1945 (Landata Victoria).

Parish Plan, Boroondara (Public Record Office Victoria, VPRS 16171/P1/4).

Sands & McDougall Directories.

The Herald.