

High Street North Precinct, Glen Iris

Prepared by: GJM Heritage

Address: 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris

Name: High Street North Precinct, Glen Iris	Survey Date: July 2022
Place Type: Residential Precinct	Architect: Various
Grading: Contributory	Builder: Various
Extent of Overlay: See precinct map	Construction Date: 1926-c1945

Precinct Map:







Figure 1. (L-R, starting at top) 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, 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

High Street North 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).

The houses at 127-141 High Street and 152 Summerhill Road formed part of a large subdivision known as the Glen Iris Heights Estate, which comprised land bounded by Glen Iris Road to the west, High Street to the south, Summerhill Road to the east and Ashburton Road to the north (Glen Iris Heights Estate Album:30-32). The expansive estate, comprising 72 acres and five perches, formed Crown Portion 136 of the Parish of Boroondara in the County of Bourke, and was bought in its entirety by auctioneer, Percy Owen of Equitable Building in 1915 (LV: V3887/F300) (Figure 2).

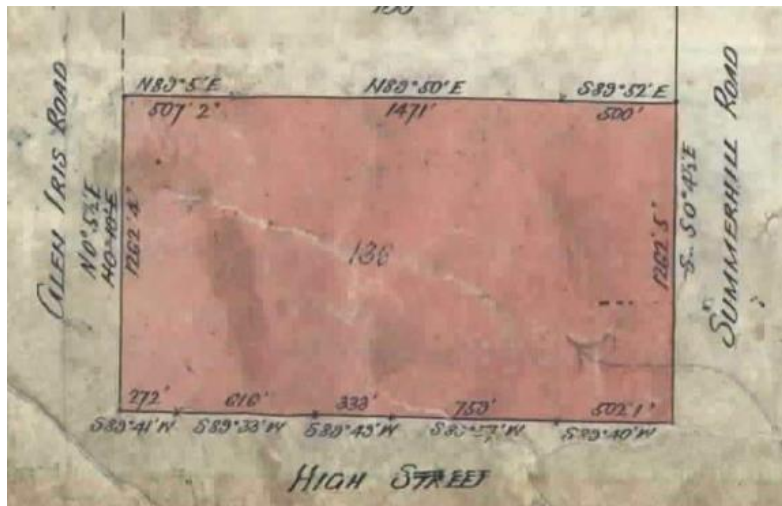


Figure 2. Subdivision plan showing the large estate purchased by Percy Owens prior to subdivision, 1915 (Source: Landata Victoria).

The Glen Iris Heights Estate was marketed as some of 'the finest blocks in Australia' (*The Age*, 20 March 1920:25), with sales notices observing 'the centrality of this Estate, its proximity to Chapel Street, and easy access to St Kilda and all other suburbs' (Glen Iris Heights Estate Album:5); its proximity to public transport: 'Five minutes from the High Street Glen Iris Electric Trams. Five Minutes from Glen Iris Railway Station. Right on the proposed High Street Electric Tramway extension' (Glen Iris Heights Estate Album:7);

and its elevated siting, which afforded 'the most wonderful cyclorama of views in Australia (Glen Iris Heights Estate Album:6) (Figure 3).

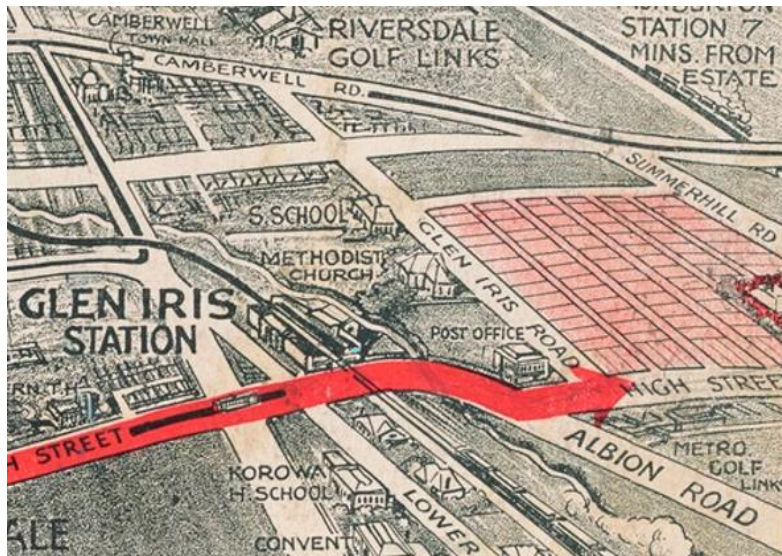


Figure 3. Detail of an advertisement for the Glen Iris Heights Estate, undated (Source: State Library Victoria).

Prior to the sale of this subdivision, Owen erected a villa (known later as Ashburton House) on the block bounded by Hillcrest Road, High Street, Summerhill Road and Nyora Road; located close to Hillcrest Avenue in 1916 (Figure 4). The brick house contained 10 rooms and was set back from all street frontages, with access provided from High Street, Hillcrest Road and Nyora Road (Camberwell Rate Books). It appears that its primary address was to High Street and at different times was addressed as 127 High Street and 131 High Street (S & M 1930, Electoral Roll 1937). A Melbourne & Metropolitan Board of Works (MMBW) plan from 1928 and an aerial photograph dating from 1931 also indicate the location of this property (Figures 8 & 10).

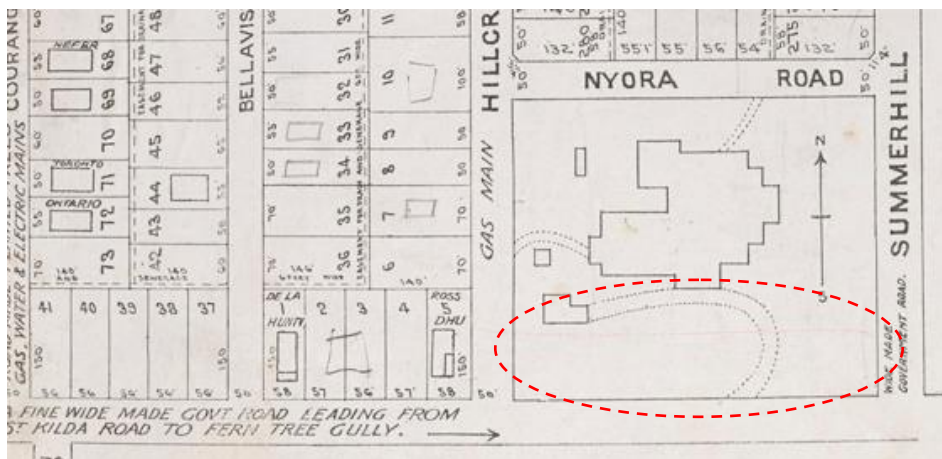


Figure 4. Subdivision plan for the Glen Iris Heights Estate showing the brick villa located between Hillcrest and Summerhill roads. Note that the house is not drawn to scale. The approximate location of the proposed precinct is indicated in red (Source: State Library Victoria).

In 1924, Owen offered the property for sale, at which time it was described as a 'modern terra cotta tiled roof villa' with a 'large wired-in sleep-out...situated on the highest and best part of the Glen Iris Heights Estate' (*Argus*, 30 January 1924:2). It appears that he also subdivided the Estate at this time, selling only four lots at the corner of High Street

and Summerhill Road and retaining the remainder of the land fronting High Street as part of the Estate (Figures 5 & 6).

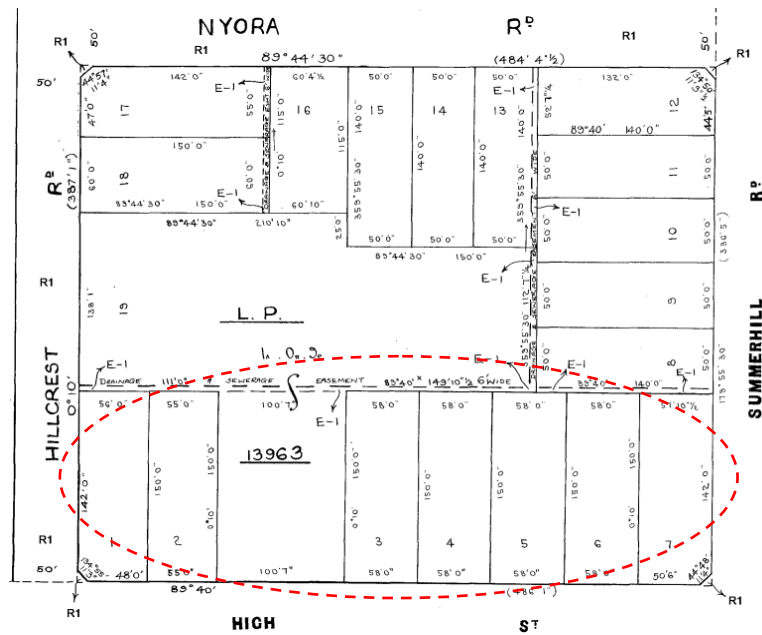


Figure 5. Earlier 1922 subdivision plan showing Owen's first attempt at subdividing and selling the land around Ashburton House. Lots 4-7 with frontages to High Street were purchased around this time. The approximate location of the proposed precinct is indicated in red (Source: Landata Victoria).

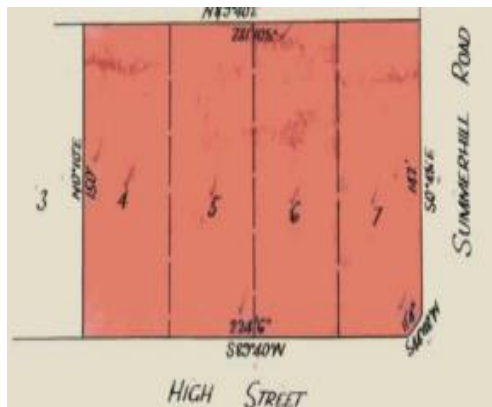


Figure 6. Certificate of Title subdivision plan for 152 Summerhill Road, showing Brown's purchase of the four lots fronting High Street at the corner with Summerhill Road, 1925 (Source: Landata Victoria).

The house was purchased by Andrew Hamilton and Elizabeth Frances Baird, who resided at the property until their deaths in 1934 and 1938 respectively (Electoral Rolls 1925, Rate Books 1925-1926). The villa became known as 'Ashburton House' at this time (Electoral Roll 1925). Andrew Baird was a prominent Western District grazier, who also owned property near Warrnambool (*Herald*, 13 September 1934:7). Following his death in 1934, Ashburton House was offered for sale, at which time it was advertised as a 'beautiful modern gentleman's home on highest point in district' (*The Age*, 24 November 1934:3). The sales notice also noted that:

If not sold as a whole, the house will be submitted on 1 acre of land, with 87 ft frontage to High Street, and 3 blocks approx. 55 ft each frontage to High Street will be submitted separately (The Age, 24 November 1934:3).

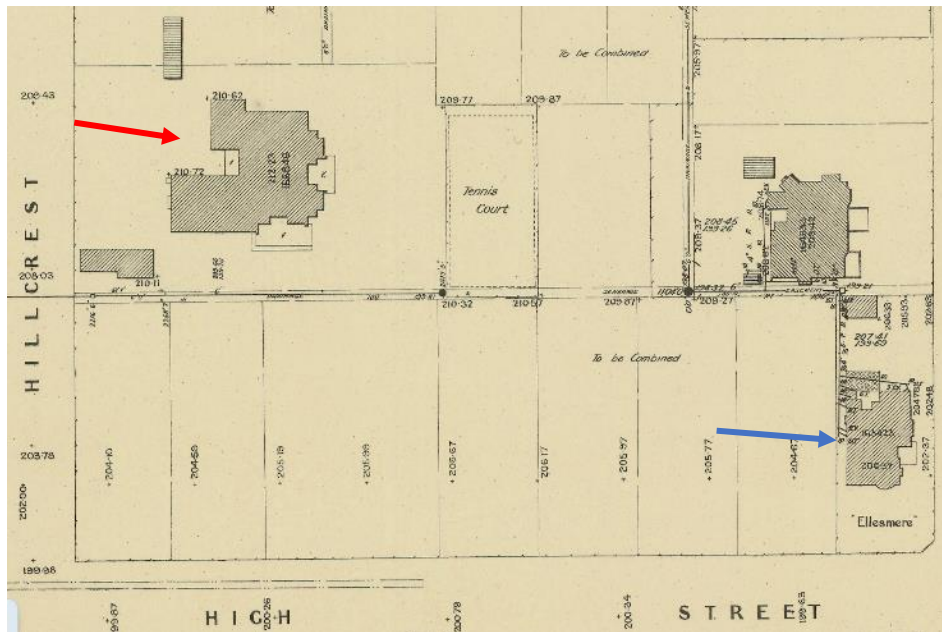


Figure 8. Detail of MMBW Detail Plan 3166, Municipality of Camberwell, 1928, showing the footprint of Ashburton House (red arrow) and Ellesmere (blue arrow) (Source: State Library Victoria).

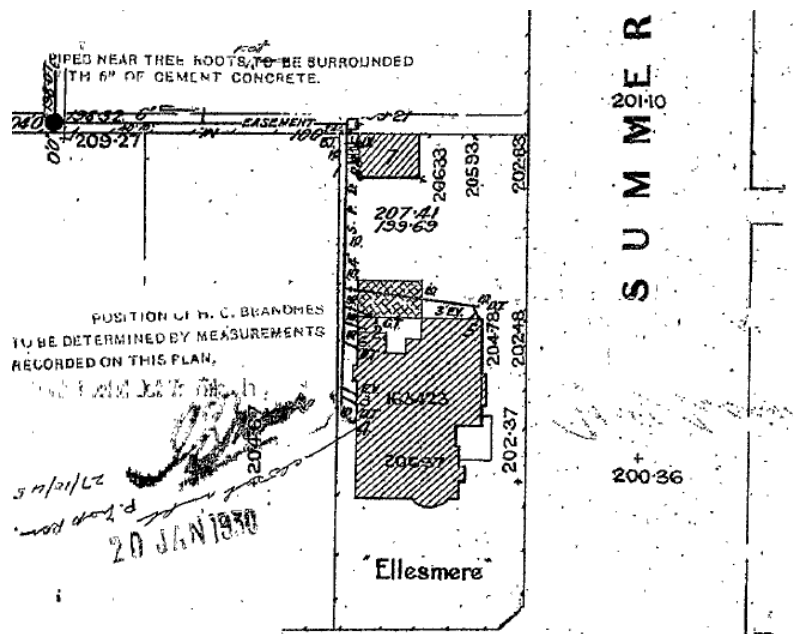


Figure 9. Property sewerage plan, showing the house at 152 Summerhill Road, 1930 (Source: Yarra Valley Water).

The remaining houses within the precinct, with the exception of 131 High Street, were constructed by 1940 (S & M 1935, 1940). The house at No. 131 was built in the immediate postwar period, between 1945 and 1950 (S & M 1945, 1950). An aerial photograph dating from 1945 records the houses constructed by this date (Figure 11).



Figure 10. 1931 aerial showing Ashburton House (indicated by red arrow) originally constructed by Percy Owen in 1916 and later bought by Andrew and Elizabeth Baird. 152 Summerhill Road can be seen at the right-hand corner of the precinct boundary (indicated by blue arrow). It was constructed the previous year, in 1930. No other houses in the precinct had yet been constructed (Source: Landata Victoria).



Figure 11. Aerial photograph, 1945 showing development of the north side of High Street. All houses with the exception of 131 High Street had been constructed by this time (Source: Landata Victoria).

Historical Themes

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

High Street North Precinct, Glen Iris is situated on the north side of High Street between Hillcrest Avenue and Summerhill Road. It is a small residential precinct, interwar in character, which comprises nine adjacent properties at 127-141 High Street and 152 Summerhill Road. The houses were constructed in the interwar period with the exception of No. 131 which was constructed in the immediate postwar years in an Interwar style. All properties are individual houses set on separate allotments.

The precinct presents as a highly intact streetscape of substantial houses built in a variety of interwar styles, including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The houses are single or two-storey and are of brick construction (face clicker brick or rendered brick), with steeply pitched gable-ended roofs or hipped roofs clad in terracotta tiles, and prominent chimneys. Typical features include entry porches and timber framed windows.

Houses within the precinct are generally set back from the street behind modest front gardens and a number retain their original front brick fences, including Nos. 127, 129, 133 and 139 High Street (the fences of Nos. 135, 137 and 141 High Street and 152 Summerhill Road have been modified). The houses at 127, 129, 131, 133, 137 and 139 High Street also appear to retain their original brick garages.

Key Features of the Precinct

- Strong Interwar character demonstrating a variety of Interwar architectural styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne
- Brick construction, both face clicker brick and rendered brickwork
- Gable-ended or hipped roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows
- Original low brick front fences to Nos. 127, 129 and 133 High Street
- Original brick garages to Nos. 127, 129, 131, 133, 137 and 139 High Street
- Garden settings.

The residences within the High Street North 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 focussed to the rear of individual properties and have limited visibility from the public realm. These do not diminish the ability to understand and appreciate the place as a finely detailed and picturesque precinct dating to the interwar period.

Comparative Analysis

The High Street North Precinct is of note as a representative and highly intact group of houses, typical of suburban development that occurred in suburbs such as Glen Iris, Ashburton and Camberwell in the interwar period. This section of High Street developed over a short period of time, after the subdivision and sale of land in the Glen Iris Heights Estate. This precinct of substantial one and two-storey houses displays a consistency of scale, and distinctive architectural character which draws on a range of styles popular during the interwar period, including English Domestic Revival and Streamlined Moderne.

A number of comparable precincts are included in the Heritage Overlay of the Boroondara Planning Scheme including the Camberwell Road Estate, Camberwell (HO733), Hampton Grove Precinct, Camberwell (HO734), Harley Estate and Environs Precinct, Camberwell (HO735), Goodwin Street and Somerset Road Precinct, Glen Iris (HO226), Great Glen Iris Railway Junction Estate and Environs, Ashburton (HO227) and Holyrood Estate and Environs, Camberwell (HO228). While a number of these precincts are larger than the High Street North Precinct, and contain predominantly single-storey houses, they contain comparable streets of highly intact houses dating to the interwar period.

Of most relevance are the following smaller precincts:

Camberwell Road Estate, Camberwell (H0733)

Camberwell Road Estate developed through the subdivision of large holdings during the 1920s and 1930s, south-east of Camberwell Junction. The precinct contains a consistent streetscape of largely intact houses designed in various Interwar styles including California Bungalows from the late 1920s, Interwar Mediterranean from the late 1920s and early 1930s and English Domestic Revival style residences from the 1930s. The intactness and quality of design contribute to the significance of the place as a fine and representative example of residential development in the interwar period in Camberwell.



Figures 12 & 13. Examples of places within the Camberwell Road Estate, Camberwell. (L) 460 Camberwell Road (R) 458 Camberwell Road (Source: VHD)



Figures 14 & 15. Examples of places within the Camberwell Road Estate, Camberwell. (L) 466 Camberwell Road (R) 6 Acheron Avenue (Source: VHD)

Hampton Grove Precinct, Camberwell (H0734)

Hampton Grove Precinct developed on land that was advertised for sale in the 1910s, south of the newly electrified tram line in Riversdale Road and east of the Hartwell Railway Station on the former Outer Circle Railway at Camberwell. Most of the residential development in the precinct took place in the interwar years of the 1920s and 1930s and the houses are predominantly English Domestic Revival in style with some examples of California Bungalows and a Streamlined Moderne style house. The precinct contains a number of highly intact and well-designed substantial houses which together contribute to the significance of the place as a fine and representative example of interwar residential development in Camberwell.



Figures 16 & 17. Examples of places within the Hampton Grove Precinct, Camberwell (L) 42 Glyndon Road (Source: VHD) (R) 1 Hampton Grove (Source: Google Streetview).

Analysis

The above examples 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 architectural 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 High Street North Precinct is comparable in architectural character, quality and consistency to these precincts. The High Street North Precinct contains substantial houses which were largely built in the 1930s in a variety of interwar styles, including Attic Bungalow, English Domestic Revival and Streamlined Moderne. 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 High Street North 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. As a grouping of highly intact middle-class houses designed in various Interwar styles, the High Street North 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 High Street North Precinct is a fine and highly intact example of a cohesive middle-class residential precinct constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne styles. Properties within the precinct display typical characteristics of Interwar housing including one and two-storey building forms, clinker brick and rendered brick walls, tiled roofs, hipped and gable-ended roof forms, prominent chimneys, front gardens, brick front fences and brick garages.

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

The High Street North Precinct forms a unified group of substantial residences constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The consistent application of high-quality materials and detailing, such as prominent chimneys, face clinker and rendered brick construction and masonry fences, in conjunction with their garden settings and original brick garages, 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 High Street North Precinct, Glen Iris, a 1920s and 1930s subdivision development of the Glen Iris Heights Estate, containing a collection of substantial Interwar style houses.

The precinct comprises 127, 129, 131, 133, 135, 137, 139, 141 High Street & 152 Summerhill Road, Glen Iris.

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

- Strong Interwar character demonstrating a variety of Interwar architectural styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne
- Consistent front setback within the High Street streetscape
- Brick construction, both face clinker brick and rendered brickwork
- Gable-ended or hipped roof forms, clad in terracotta tiles
- Predominantly asymmetrical front elevations
- One and two-storey scale
- Tall prominent chimneys
- Entry porches
- Timber framed windows
- Original low brick front fences
- Original brick garages
- Garden settings.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The High Street North 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. As a grouping of highly intact middle-class houses designed in various Interwar styles, the High Street North Precinct clearly illustrates this important phase of development in the City of Boroondara (Criterion A).

The High Street North Precinct is a fine and highly intact example of a cohesive middle-class residential precinct constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne styles. Properties within the precinct display typical characteristics of Interwar housing including one and two-storey building forms, clinker brick and rendered brick walls, tiled roofs, hipped and gable-ended roof forms, prominent chimneys, front gardens, brick front fences and brick garages (Criterion D).

The High Street North Precinct forms a unified group of substantial residences constructed in a variety of Interwar styles including Attic Bungalow, English Domestic Revival and Streamlined Moderne. The consistent application of high-quality materials

and detailing, such as prominent chimneys, face clinker and rendered brick construction and masonry fences, in conjunction with their garden settings and original brick garages, 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
127 High Street	Contributory	Fence & Garage
129 High Street	Contributory	Fence & Garage
131 High Street	Contributory	Garage
133 High Street	Contributory	Fence & Garage
135 High Street	Contributory	-
137 High Street	Contributory	Garage
139 High Street	Contributory	Garage
141 High Street	Contributory	-
152 Summerhill Road	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 or 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 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

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.

Camberwell Rate Books.

Glen Iris Heights Estate, Album of Clippings and Photographs, c1925-1929 (State Library Victoria).

Land Victoria Title Certificates.

Melbourne Metropolitan Board of Works, Detail Plan 3166, Municipality of Camberwell, 1928.

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

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

Property Sewerage Plan, 1930, Yarra Valley Water.

Sands & McDougall Directories.

The Age.

The Argus.

The Herald.

Victorian Electoral Rolls (via Ancestry).

Victorian Heritage Database (VHD).