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## Ivanhoe Views Estate



Typical English Domestic Revival villa, 9 Robina Road



Streetscape, east side Alandale Road, showing original front fences

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### Location

Alandale Road, Charlton Road, Robina Road, Silverdale Road, The Eyrie, The Righi EAGLEMONT, BANYULE CITY

### Municipality

BANYULE CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO118

### Heritage Listing

Banyule City

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### Statement of Significance

Last updated on - July 1, 1999

The Ivanhoe Views Estate Heritage Area is of local architectural significance. It is a particularly intact group of inter-War houses representing a number of styles, including bungalow, English Domestic Revival and Spanish Mission. The area is distinguished by consistency in scale and setback and materials of the houses, and by the overall intactness of the building stock. The significance of the area is enhanced by the number of original front

fences and rear garages. The Ivanhoe Estate Heritage Area is complemented by the adjacent and contemporary Eaglemont Shopping Centre.

Heritage Study/Consultant Banyule - Banyule Heritage Study, Allum Lovell & Associates, 1999;

Hermes Number 123379

Property Number

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## Physical Description 1

The Ivanhoe Views Estate is a residential area on undulating land adjacent to the Eaglemont Shopping Centre and Railway Station. It comprises largely single-storey houses constructed in the inter-War period, in a range of styles including bungalows, and Spanish Mission and English Domestic Revival style villas. The houses are predominantly of brick construction, and most have terracotta or concrete tiled roofs. Windows are generally tripartite timber-framed double-hung sashes with fixed centre lights; some have decorative curved glazing bars, and leadlighting appears in the upper sashes of some of the bungalow windows.

Of the villas, the predominant style is English Domestic Revival, although a number have Spanish Mission and Classical Revival detailing. The English Domestic Revival dwellings are generally single-storey villas in rendered brick with face brick dressings and decorative panels. The house at 9 Robina Road is typical of these, with a clinker brick plinth and rendered walls relieved by tapestry and patterned brick voussoired arches to the porch and corbelled window sills. Decorative brickwork of note occurs at 10 Charlton Road and 56 Alandale Road, both of which incorporate areas of basket-weave clinker brick.

The house at 46 Alandale Road is similar in massing and plan, but with typical Spanish Mission details, including Solomonic columns and arched porches. Other examples are the houses at 53 Silverdale Road and 86 and 106 The Eyrie, whilst English Domestic Revival and Spanish Mission elements are blended in the villa at 18 Alandale Road. Classically derived details including concrete columns to porches and low relief rendered decoration occur in a number of houses, including 30 Alandale Road, 55 The Righi, 102, 103 and 104 The Eyrie and 6 Robina Road. Moderne elements, particularly curved, parapeted porches, are present in the semi-detached pair at 117-119 The Eyrie, 14-16 Robina Road and 18 Robina Road-38 Alandale Road, and the house at 10 Robina Road.

There is a number of bungalows, including a few in weatherboard, although the majority are of red face brick or rendered brick. Examples include the houses at 94, 109 and 114 The Eyrie and 66 The Righi. Bungalows which incorporate Classical Revival elements include the houses at 72 The Righi and 32 Alandale Road.

Several of the houses in the area appear to have been built to standard plans: of note are the identical houses at 5 and 7 Charlton Road. There are also several semi-detached dwellings, including the pairs at 1-3 Charlton Road, 50-52 Silverdale Road and 117-119 and 123-125 The Eyrie. Of particular note are the two pairs of semi-detached cream brick dwellings, unusually sited parallel to Alandale Road, at 14-16 Robina Road and 18 Robina Road-38 Alandale Road.

The intactness and condition of the building stock in the Area is generally good. New building activity has mostly respected the scale and setbacks of the existing houses, and is thus generally not very intrusive. Similarly, visible alterations to houses, particularly second-storey additions, are generally sympathetic.

The number of original front fences is very high; of note are all of Alandale Road, the south side of The Eyrie and the north side of Robina Road. Original fences are low, often of face clinker or red brick, or with stout rendered piers flanking infill panels of face brick. Several houses also retain original rear garages.

Street planting within the Area includes an avenue of plane trees in The Eyrie. Many gardens within the Area incorporate traditional layouts and planting.

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*