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|----------------------|-----------------------------|-------------------------|-------------------|
| <b>Name</b>          | <i>Kirklands</i>            | <b>Reference No</b>     |                   |
| <b>Address</b>       | 89 Union Road, Surrey Hills | <b>Survey Date</b>      | 16 September 2005 |
| <b>Building Type</b> | Residence                   | <b>Grading</b>          | B                 |
| <b>Date</b>          | 1888-90                     | <b>Previous Grading</b> | B                 |



#### Extent of Overlay

To the extent of the main body of the title. If the small section of land to the rear of No. 91 Union Road remains part of the title it would not be necessary to include it.

**Intactness** ☒ Good ☐ Fair ☐ Poor

**Heritage Status** ☐ HV ☐ AHC ☐ NT ☐ Rec. ☐ BPS Heritage Overlay

#### History

Though the ratebook evidence is not conclusive, Graeme Butler has suggested a date of construction of 1888-90 for this house, which was constructed for owner-occupier John Woodhead, resident of Camberwell from the c. early 1870s. As Butler notes, at the end of the 1870s, Woodhead had owned some 5.5 acres of land in this location; the land was subdivided in the late 1880s when this section of Union Road was developed.<sup>1</sup> No architect has to date been associated with the design of *Kirklands*.

*Kirklands* is shown on the c. 1909 MMBW Detail Plan No. 72. At this time it occupied a large site extending through from Union Road to Surrey Avenue (now The Avenue). A service drive extended from Union Road along the south side of the house providing access to the rear outbuildings and connecting through to The Avenue.

The original block has subsequently been subdivided forming new residential allotments to the rear onto The Avenue and to the north at No. 91 Union Road. Boundary adjustments were made between 2001 and 2004.<sup>2</sup>

Few major alterations appear to have been made to the house, although there are records for the construction and demolition of a number of outbuildings on the site.<sup>3</sup> The house was for a time used as three flats, though it appears to have been converted back into a single residence more recently.<sup>4</sup>

(G Butler, Camberwell Conservation Study 1991, additional research by Lovell Chen, 2005)

#### Description & Integrity

*Kirklands* is sited on a ridge site with commanding city views. In common with many larger suburban houses in later nineteenth century Australia, it is in a two storey double-fronted Italianate mode with a

hipped slate roof, paired eave bracketing, canted bay, segmentally arched sash windows and a two-storey verandah with cast iron columns and lace. As Graeme Butler has noted previously, the eave brackets are interspersed with garlands, and the window drip moldings, heavily accentuated, are supported with pilasters on the ground floor and brackets on the first floor.<sup>5</sup> Door and window joinery appears to be original or early.

A large timber shed to the immediate south side may be the 'garage' noted as having been moved to the site from Maling Road Canterbury in 1938.<sup>6</sup> Building records indicate that four earlier outbuildings have been demolished: one in 1940, the other three in 1997. In 2004 excavations were made on the site in preparation for a tennis court, but these had no permit and were later ordered to be filled in.<sup>7</sup> Construction of a retaining wall was commenced in 2004 (not visible from the street). This may not have been completed, as it has no final certificate.<sup>8</sup>

Graeme Butler has suggested that that a row of cypresses along the south side of the property may relate to the earlier service drive in this location.<sup>9</sup> A later concrete driveway, with rubble stone retaining walls,<sup>10</sup> angles in off Union Road in a climbing curve and appears to be in the location of the original entry. While this appears disused, a front gate in the Cyclone wire fence which surrounds the site still allows access from Union Road. Apart from the two mature Norfolk Pines noted by Graeme Butler in 1991 and some older shrubs along Union Road, most of the garden plantings have been removed.

### Historical Context

As noted above, the southern section of Union Road (south of Canterbury Road) was subdivided at the end of the 1880s (refer above). The c.1909 MMBW Detail Plan no. 72 shows four villa residences in this block (*Montalto* and *Hillside* on the west side of the street and *Clifton* and *Kirklands* on the east).

### Comparative Analysis

In composition, type and generally in its detailing, *Kirklands* is typical of many two-storey Italianate houses appearing in Camberwell and other parts of Boroondara in the 1870s and 1880s. The general form and details are also similar to Italianate modes as found in other Melbourne suburbs - particularly Elwood - and in large areas of Sydney's nineteenth-century suburbs. *Kirklands* is a late example, and is relatively intact. The ornamentation is well-developed and quite conspicuous compared with other examples of Australian suburban Italianate. This, coupled with fairly generous and weighty proportions and horizontal emphasis, hints at an early warming to the attractions of 'American Romanesque'.<sup>11</sup>

### Assessment Against Criteria

#### *Amended Heritage Victoria Criteria*

*CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

In its overall form and siting, *Kirklands* is representative of the later nineteenth-century Victorian Italianate residence, of a type that spread through suburbs round south-eastern Australia. As viewed from the street, the house is relatively intact and does not appear to have undergone any major external alterations.

*CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

*Kirklands* is distinguished from many other example of the suburban Italianate in Melbourne by the comparative richness of its detailing, specifically the

### Statement of Significance

*Kirklands* is of local historical and architectural significance as a representative and externally intact example of a two-storey stucco Victorian Italianate residence in a suburban setting. Such houses were constructed in numbers in Camberwell and other parts of Boroondara in the 1870s and 1880s. *Kirklands* is distinguished from other examples by its siting (on a rise), its generous scale, its intactness and the comparative richness of its detailing.

## Grading Review

Unchanged.

## Recommendations

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

## Identified By

G Butler, Camberwell Conservation Study, 1991.

## References

*General:* G Butler, Camberwell Conservation Study, 1991.

*Specific:*

<sup>1</sup> Graeme Butler's historical analysis is as follows (footnotes in parentheses): A house on 5.5 acres of land preceded the present one from as early as the 1870's, located on the opposing side of the Union Road (then non-existent south of Canterbury Road) (RB 1879-80, 274). By 1887 the owner, John Woodhead, had subdivided his holdings, into over 30 allotments, retaining 1.5 acres around his house and continuing Union Road southward through his subdivision (RB 1887-8, 1070). An increase in ratable value from £60 to £80 in 1888, £10 in 1889 and a further £5 in 1890 plus a change in description from 'house' to 'brick house', suggest a construction date of 1890 (RB 1890-1, 2332; RB 1886-7, 769; RB 1888-9, 1256; RB 1889-90, 2215; RB 1890-1, 2332). Later descriptions allot ten rooms to the house (RB 1898-9, 1955). Woodhead remained there until the first decade of this century; a Mrs Jeannie Woodhead followed (RB 1903-4, 2056; D1915). Woodhead was listed in Melbourne directories (1897-8) as a grocer, of Canterbury Road, Surrey Hills whilst rate entries consistently described him as a 'gentleman' (retired), from 1888-9, and before that a 'carrier'<sup>7</sup>. The Boroondara Shire voters' roll of 1877 describes Woodhead as a carrier, resident in Canterbury Road, and the shire plan of c1872 shows his house approximately located on Suffolk Street. The Melbourne Directory for 1870 places Woodhead in Richmond.

<sup>2</sup> See City of Boroondara Planning File 40/409/03227; permits BOR/01/00469, dated 22 November 2001; BPP02/00867, dated 31 March 2003. Chris Runting and Associates, Plan of Building Envelope, 1699BE7, dated 31 March 2003.

<sup>3</sup> City of Boroondara Planning File 40/409/03227 and Building File 40/408/04501, see also City of Camberwell Building Index entries.

<sup>4</sup> City of Camberwell Building File, 40/408/04501.

<sup>5</sup> G Butler, Camberwell Conservation Study 1991, v. 4, p. 284.

<sup>6</sup> Details sourced from the City of Camberwell Building Index, # 10049, dated 21 July 1938. An earlier shed was removed soon after: #13780, dated 25 November 1940.

<sup>7</sup> Details sourced from the City of Camberwell Building Index, #13780, dated 25 November 1940; and notes on later permits and building orders: C97136 (demolition of three outbuildings), and building orders served to fill in excavations for a tennis court, 27 February 2004.

<sup>8</sup> See City of Boroondara Planning File 40/409/03227. Retaining wall: 1093/2004 00393/0, dated 21 June 2004. A final certificate was still not received at 11 November 2004.

<sup>9</sup> G Butler, Camberwell Conservation Study 1991, v. 4, p. 284.

<sup>10</sup> These may be part of a 34 (121 ft) metre 'fence' referred to in the City of Camberwell Building Index, dated 10 May 1955.

<sup>11</sup> See Myra Orth, The influence of the "American Romanesque" in Australia', *Journal of the Society of Architectural Historians*, 32, 1, March 1975. Nahum Barnet and others were also producing designs in Queen Anne and other modes at this time which, while not in Richardson's distinctly free Romanesque, had all the weight and the specific scale of Richardson's designs. See Barnet's *Austral Buildings* in Collins Street, of 1891: described in Philip Goad, *Melbourne Architecture: a Guide*, Watermark, Sydney, 1999, p. 82.