

# SHRUBLANDS



SHRUBLANDS SOHE 2008



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h02037 shrublands  
canterbury entry



h02037 shrublands  
canterbury cellar



h02037 shrublands  
canterbury cellar door



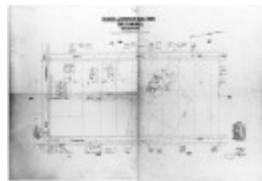
h02037 shrublands  
canterbury distance



h02037 shrublands  
canterbury entry hall



h02037 shrublands  
canterbury cellar interior



h02037 canterbury 1904 mbw  
plan a4



h02037 plan

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### Location

16 BALWYN ROAD CANTERBURY, BOROONDARA CITY

### Municipality

BOROONDARA CITY

### Level of significance

Registered

### Victorian Heritage Register (VHR) Number

H2037

### Heritage Overlay Numbers

HO258

### VHR Registration

September 11, 2003

### Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - June 3, 2022

## What is significant?

Shrublands, 16 Balwyn Rd, Canterbury, was designed by Melbourne architect John Flannagan. The original part of the house, completed in 1863, is a two storey brick and stucco Italianate style mansion. The building's form is asymmetrical with a wrap around two storey arcaded loggia finishing in a faceted bay window end. The original body of the house sits over a bluestone cellar. A substantial two storey extension to the western side was added in 1889, designed by another Melbourne architect, William Wolf. This addition is sympathetic to Flannagan's design incorporating Tuscan and Ionic pilasters to match those on the loggia. A further two storey extension was added in 1934 that matches the older sections in proportion if not stylistically.

A number of large trees including a Bunya Bunya (*Araucaria bidwillii*) Himalayan Cedar (*Cedrus deodar*) from the original estate still exist on the site and others are evident amongst the surrounding properties.

## How is it significant?

Shrublands is of historical and architectural significance to the State of Victoria.

## Why is it significant?

Shrublands is architecturally significant as a fine example of an 1860s Italianate mansion with restrained Renaissance/Classical styling. The building's form of wrap around loggia/verandah with bay window end becomes common around the 1880s in both larger houses and cottages. However for a building of this age this form appears to be unique and as such it is significant as a stylistic precursor for the Italianate styling that was later to become so popular. The two storey arcaded classical loggia at Shrublands also appears to be unique on a building of this form as buildings that share a similar form and massing have tended to use wrought iron lace and light construction in a verandah format .

Shrublands is of historical significance as an example of a wealthy professional man's country house in nineteenth century Victoria and as such is an example of expression of wealth and influence and the associated lifestyle.

Shrublands is of historical significance due to the house's prominent position on top of a hill it is clearly visible from the original Canterbury village in Maling Rd. The visibility of the house distinctly expresses its relationship to the surrounding area and illustrates the development of the landscape from early farming settlements and gentlemen's country residences to the subsequent subdivision and development of the surrounding suburbs. As such it demonstrates the history of suburban development in Melbourne through the expansion of rail transport east of the city and ensuing property speculation.

Shrublands is also of historical significance because of its association with early wine making in Victoria. Ernest Carter was an early vigneron and produced Shrublands labelled wine in 1860s and 1870s when the Boroondara area was one of Victoria's leading wine growing regions. The bluestone cellar was built by Carter to store his wines and remains as a link to this period.

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or

object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### Specific Exemptions:

General Conditions: 1. All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object. General Conditions: 2. Should it become apparent during further inspection or the carrying out of alterations that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such alteration shall cease and the Executive Director shall be notified as soon as possible. General Conditions: 3. If there is a conservation policy and plan approved by the Executive Director, all works shall be in accordance with it. General Conditions: 4. Nothing in this declaration prevents the Executive Director from amending or rescinding all or any of the permit exemptions. General Conditions: 5. Nothing in this declaration exempts owners or their agents from the responsibility to seek relevant planning or building permits from the responsible authority where applicable.

\*Minor repairs and maintenance which replace like with like.

\*Removal of extraneous items such as air conditioners, pipe work, ducting, wiring, antennae, aerials etc, and making good. \*Installation or repair of damp-proofing by either injection method or grouted pocket method. \*All works including demolition and internal modification (but not) additions to the adjacent buildings.

\*Alteration and modification to the interior of Shrublands, except to the entry hall.

Construction dates	1863,
Architect/Designer	Flannagan, John, Wolf, William G,
Heritage Act Categories	Registered place,
Other Names	ST JOHN'S HOME FOR BOYS, ST JOHN'S HOME FOR BOYS AND GIRLS,
Hermes Number	12774
Property Number	

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## History

History:

Shrublands was designed by Melbourne Architect John Flannagan for Ernest Carter; a dentist who had his consulting rooms in Russell St. (Sands & McDougall 1862). The original part of the house was completed in 1863. Initially the estate was 60 acres, sixteen acres of which were described in 1873 as being taken up by garden, vineyards and orchard. (Argus 9/11/1876 p.2)

The estate was subdivided and sold in 1883. The house and the eight acres it then sat on were bought by John Hindson, a stockbroker. Hindson also bought land on the corner of Canterbury and Rochester roads which were later developed as shops (Gibb, Don & Warmington, Stuart; Visions of a Village, Canterbury Shops & Shopping 1880s 1990s; Canterbury History Group, 1995; p.11) In 1889 Hindson added a substantial extension, designed by William Wolf, onto the western side of the house, extending toward Balwyn road. Hindson died in 1919 and Alice Hindson, his widow, gave Shrublands to the Anglican Church in 1924 whereupon it became the St John's Home for Boys. A further extension was added in 1934.

The Shrublands estate was also one of the first parcels of land to be developed in the area. Due to the house's prominent position on top of a hill it is clearly visible from the original Canterbury village in Maling Rd. The visibility of the house distinctly expresses its relationship to the surrounding area and illustrates the development of the landscape from early farming settlements and gentlemen's country residences to the subsequent subdivision and development of the surrounding suburbs. As such it demonstrates the history of suburban development in Melbourne through the expansion of rail transport east of the city and ensuing property speculation.

Carter was an early and enthusiastic vigneron and a significant wine making figure in Boroondara, one of Victoria's leading wine growing regions in 1860s. (Dustan, David; Better than Pommard, A History of Wine Making in Victoria; Australian Scholarly Publishing; 1994;p.72). Carter planted and experimented with a range of grape varieties, including cabernet sauvignon which at the time was not a common variety. The wine Carter produced had its own label 'Shrublands'. (Taylor, Paul; The Age; Epicure; 06/08/1985) and Carter was the speaker at the first meeting of the Melbourne Vinegrowers Association, the subject being: 'The varieties of the vine suited to the respective localities, and soils, in what we will call if you please the Melbourne district' (Catalogue; An early Picking, Victoria's First Wine Industry; State Library of Victoria; 3rd April to 31st May 1985; p.3) The bluestone cellar, later used as a chapel by the St Johns home for Boys and Girls, was built by Carter to store and mature his wine. The cellar is significant in its connection to early wine making in Victoria and a link to the lifestyle and land use on the early gentlemen's estates on Melbourne's fringes. As with possibly all early vineyards close to Melbourne, those at Shrublands disappeared with the growth of the suburbs, a situation contributed to by Carter when he subdivided and sold his land.

## **Plaque Citation**

This Italianate mansion was designed by John Flannagan and built in 1863 for the dentist Ernest Carter. Carter was an early vigneron and produced Shrublands wine in the 1860s-70s when Boroondara was one of Victoria's premier wine areas.

## **Extent of Registration**

1. All of the building known as Shrublands and shown B1 on Diagram 2037 held by the Executive Director
2. All of the land shown L1 on Diagram 2037 held by the Executive Director being all of the land described in Certificate of Title Volume 4804 Folio 750

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*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/>*