
Shrublands



Balwyn Road Residential
Heritage Study Review 2006

Location

16 Balwyn Road CANTERBURY, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Victorian Heritage Register (VHR) Number

H2037

Heritage Overlay Numbers

HO264

HO258

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Significance of Individual Property

This site is significant as being the first substantial home in the precinct and thus setting a pattern of development that has continued through to the late twentieth century of architect designed houses. *Shrublands* was one of the four substantial holdings that were subdivided from the mid-1880s.

Shrublands is architecturally significant as a fine example of an 1860s asymmetric Italianate mansion with restrained classical detailing. The building's form of a return verandah and balcony with bay window becomes common around the 1880s in both larger houses and cottages.

HO264 Balwyn Road Residential Precinct, Canterbury

Reference - *Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review* (August 2006)

The Balwyn Road Residential Precinct is of historic significance because the pattern of development reflects that of Boroondara generally. In much of Boroondara one or two periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented. As such, the precinct is a microcosm of the broad sweep of development across the City. The relative consistency in the allotment width and/or size across the different phases of development serves to unify the precinct.

There are historical associations with several eminent families (Danks, Goldings, Marfleets, McAlpins, etc). Of further interest is the profile that some residents have had at a broader level (either State, national or international) and the manifold connections between various residents within the precinct and the City of Boroondara.

The Balwyn Road Residential Precinct is of aesthetic significance for the many high quality buildings, some of which are of individual significance at the broader level, and others that are generally good examples of their architectural style. The buildings are remarkably intact to their period of construction and have been well maintained. There has been limited change of building stock. A high proportion of the buildings have been architect designed. Although there are a range of styles evident, there is a consistency in scale and setbacks.

The extensive and well maintained landscaping both to the street (with trees and wide reservations) and the private gardens provides a level of cohesion. One of the gardens (no. 17) is a rare example of a late nineteenth century intact suburban garden. In addition, some of the early road and paving infrastructure is intact.

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|---------------------------|---|
| Heritage Study/Consultant | Boroondara - Balwyn Road Residential Heritage Study Review, RBA Architects & Conservation Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991; |
| Architect/Designer | Flannagan, John, |
| Other Names | Shrublands, Sometimes known as 22 Balwyn Road (former address?), |
| Hermes Number | 14493 |
| Property Number | |

Physical Description 1

Shrublands is an imposing two storey rendered masonry mansion (c1863) designed in the Italianate style. The original section of the house has a basalt basement/cellar. The 1889 additions to the west end are of a similar style to Flannagan's design and the original form and detailing were also generally employed for the 1934 additions.

Overall, the building's form is asymmetrical with a return verandah and balcony over. The double storey colonnade, of free-standing columns, piers and engaged columns incorporates the Tuscan order to the lower level and Ionic order to the upper level. The entablature projects forward above the engaged columns and the frieze to the parapet is dentillated. The walls of the ground floor show banded rustication and the first floor bay window is framed with broad Tuscan pilasters. The masonry balustrading with urns to both levels and main stair also derive from classical precedents. Similar detailing was used for 1889 additions by Wolf although the decorative elements are surface applied due to no verandah or balcony.

The original house is mostly intact externally, as are the extensive additions. The interior has been altered including the removal of some original features.

Some comparative examples in the City of Boroondara area include: Broughton Hall (Tara), 2 Berwick St, Camberwell (1859); Linda House (formerly) 19 Canterbury Rd, Camberwell (1860-1888); Wanganella, (formerly St John's Wood), 8 Aird St, Camberwell, (1870), and Fairholm, 35 Prospect Hill Rd, Camberwell (1873); and Studley House, 15 Nolan St, Kew (1875 & 1919).[1]

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.[2]

[1] Victorian Heritage Register, citation for H2037; G Butler, 'Camberwell Conservation Study', 1991, vol 4, p20

[2] Victorian Heritage Register, citation for H2037

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/>