

---

# 'KAIAPOI'



35 Chatham Road,  
Canterbury KAIAPOI



Chatham Road, 35 KAIAPOI  
front

---

## Location

35 Chatham Road CANTERBURY, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO683

## Heritage Listing

Boroondara City

---

## Statement of Significance

Last updated on - November 16, 2018

What is Significant?

'Kaiapoi', at 35 Chatham Road, Canterbury, is significant. It was constructed in 1889 by local builder, John Werlich, as his home on the newly subdivided Shrublands Estate. For a decade it was one of just two houses on Chatham Road, due to the difficulty in crossing a creek at the south end of the street.

It is a single-storey polychrome brick house in the Italianate style, reputedly constructed of bricks from the nearby Canterbury Brickworks.

The house is significant to the extent of its nineteenth-century fabric. The front picket fence, garage and additions to the rear and north sides are not significant.

How is it significant?

'Kaiapoi' is of local architectural and aesthetic significance to the City of Boroondara.

Why is it significant?

Architecturally, 'Kaiapoi' is a fine and intact representative example of a single-storey Italianate villa, of the sort that characterised the earliest suburban development of Canterbury following the coming of the railway and major subdivisions in the 1880s. The villa exhibits characteristic features of this type, including the symmetrical plan form, M-profile hipped roof with bracketed eaves, chimneys with moulded cornices, and a return verandah with cast-iron columns, and compound frieze and brackets. (Criterion D)

Aesthetically, 'Kaiapoi' exhibits a high level of intact decorative detail, including polychrome brickwork banding and patterning to the eaves, octagonal roofing slates, bichrome chimneys embellished with cast brackets and terracotta pots, and curved bluestone front steps that project well forward of the verandah, mirroring the inset front entrance. (Criterion E)

Heritage Study/Consultant	Boroondara - Municipal-Wide Heritage Gap Study: Vol. 1 Canterbury, Context, 2018;
Hermes Number	202085
Property Number	

---

## Physical Description 1

'Kaiapoi' sits on the west side of Chatham Road, on a somewhat elevated site. There is a low retaining wall at the street boundary of rubble stone, which appears to date from the interwar period, and a flight of steps up to the front gate and path. The current picket fence is sympathetic in design, but as it stands atop the retaining wall, blocks views to the house from the footpath. The house sits behind a medium-sized front garden containing some large eucalypts. There is a large, modern garage in the south side setback, but it is set well back from the street and is concealed behind plantings.

'Kaiapoi' is an embellished version of the Italianate houses that were so popular from the 1870s to 1890s. It adopts the simpler of the two typical plan forms - symmetrical and asymmetrical - with a flat, symmetrical facade. The house displays characteristic features of the Italianate style, including a low-line M-profile hipped roof, corniced chimneys, bracketed eaves, a hipped-roof verandah (which returns on the south side), and a heavy panelled front door with sidelights and highlights. The walls are of a dark brown Hawthorn-type brick with burnt headers, laid in a Flemish bond pattern, with polychrome brick accents. The front wall is tuckpointed, with a white ribbon.

'Kaiapoi' retains original decorative detail including roofing slates with a band of octagonal slates, cream-brick quoins to the corniced and bracketed chimneys, faceted terracotta chimney pots, patterning in cream and red bricks between the paired eaves brackets to the main roof, red and cream brick banding to the front wall, and cast-iron elements to the return verandah (fluted Corinthian columns, and a compound frieze and brackets). The front verandah retains its bullnose bluestone edging, as well as fine curved bluestone front steps that project well forward of the verandah roof (as is visible in the 1909 MMBW plan), which is mirrored by the inset front entrance.

The facade of the house is intact, apart from the loss of the cast-iron frieze and brackets to the north end of the verandah. The tiles to the front verandah also appear to be a sympathetic restoration. When on the site a small brick addition with a skillion roof is visible on the north side of the house, set behind the front room. A shallow bay window has been added to the south side of the house, c1910. There is also a large rear addition that nearly doubles the floor area of the original house, but it is single-storey, so is not visible from the front. (There is a valley gutter between the rear extension and the original M-profile hipped roof of the house, clearly indicating the boundary between old and new.) The rear outbuilding shown on the 1909 MMBW is no longer there.

*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/>*