
Kirklands



Review of B Graded Buildings
in Kew, Camberwell &
Hawthorn

Location

89 Union Road SURREY HILLS, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO409

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

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.

Heritage Study/Consultant	Boroondara - Review of B Graded Buildings in Kew, Camberwell and Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Construction dates	1888,
Other Names	Kirklands,
Hermes Number	14734
Property Number	

Physical Description 1

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.[i] 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.[ii] 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.[iii] 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.[iv]

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.[v] A later concrete driveway, with rubble stone retaining walls,[vi] 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.

[i] G Butler, Camberwell Conservation Study 1991, v. 4, p. 284.

[ii] 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.

[iii] 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.

[iv] 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.

[v] G Butler, Camberwell Conservation Study 1991, v. 4, p. 284.

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

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/>