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# Holmsdale

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## Location

257-259 Union Road SURREY HILLS, BOROONDARA CITY

## Municipality

BOROONDARA CITY

## Level of significance

Incl in HO area contributory

## Heritage Overlay Numbers

HO534

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

HO534 Union Road Residential Precinct, Surrey Hills What is Significant? Union Road Residential Precinct in Surrey Hills is bounded by Whitehorse Road to the north and Guildford Road and Montrose Street to the south. Properties in the precinct occupy both sides of the road, which gently slopes upwards from the south to the north. Dwellings of heritage value predominantly fall into two distinct phases of development, the Federation period of nominally 1910-1915; and the interwar period of the 1920s, 1930s and early 1940s. There are also some houses of the late 1880s and early 1890s, reflecting earlier subdivisions, including the stimulus provided by the railway's arrival at Surrey Hills in 1882. Within the precinct, brick dwellings are most common, although weatherboard houses of the Federation and interwar periods are also found. There are also a number of substantial brick residences, on generous allotments, which reflect a common pattern (in Boroondara) of constructing large dwellings on main or principal roads. Both sides of Union Road were virtually fully developed by the advent of World War Two, with little subsequent development until the later twentieth century when infill dwellings replaced some of the earlier buildings. The precinct comprises a high number of properties which have are graded 'contributory', with relatively few graded 'significant'. How is it Significant? Union Road Residential Precinct is of historical and aesthetic/architectural significance to the City of Boroondara. Why is it Significant? Union Road Residential Precinct is of local historical significance, as a long-standing residential area concentrated in Union Road, which demonstrates aspects of the growth and consolidation of Surrey Hills from the latter decades of the nineteenth century through to the interwar period. Development generally commenced in the 1880s after the extension of the railway line to Lilydale and the construction of the railway station in 1882. However, as with other areas of Surrey Hills, development was stymied by the 1890s economic Depression, and then picked up again

after the extension of the Whitehorse Road tramway in 1916. Following another halt during World War I, development intensified and consolidated in the interwar period. Although not a large precinct, Union Road is also significant for reflecting the range of development which could occur on principal or main roads in what was, historically, an outer urban area. This includes a piecemeal pattern of development on earlier large allotments, which were later re-subdivided for more intensive urban development; the survival of earlier land uses until the interwar period, such as the market garden and dairy on the west side of Union Road; the construction of larger dwellings, as is more common on main roads; and the inclusion of buildings which were not strictly residential, such as the doctor's surgery and residence at 174 Union Road, the Anglican Church property at 175-177 Union Road, and the convalescent home at 257-59 Union Road. Union Road Residential Precinct is also of local aesthetic/architectural significance. The precinct, which predominantly comprises dwellings from the Federation and interwar periods, has a comparatively high level of intactness in terms of its historical development. Typical, and valued, Federation characteristics of dwellings include external wall materials of weatherboard with either half-timbered and stucco panels, or continuously stuccoed gabling; the return verandah and corner entry 'diagonal' form; tall chimneys; and some houses with short verandahs placed between projecting wings. Double-hung sash windows are common; there are also hinged casements, shallow box-frame and canted bay windows. Interwar development is largely concentrated on the west side of Union Road. Its principal, and valued, characteristics include bungalows marked by breakfront wings or projecting brick porches, with a low horizontal emphasis and hipped roofs. Several have a full-size gable, and porches integrated with rooms. Other characteristics include stucco-covered brick walling, a stuccoed frieze to the upper face-brick walls, and extensive red or clinker face-brick walling. Transverse-roof bungalows, with accentuated horizontal forms, are also found. Later interwar houses in the precinct generally avoid gables, replacing these with hipped breakfronts; the later dwellings are also marked by the use of clinker or cream brick, relieving tapestry brick, and again an emphatic horizontal emphasis.

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| Heritage Study/Consultant | Boroondara - Surrey Hills and Canterbury Hill Estate Heritage Study, Lovell Chen, 2011; |
| Hermes Number             | 193019  |
| Property Number           |   |

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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/>*