

Burnlea, 22 Bourne Road, Glen Iris Statement of Significance, January 2020

Heritage Place:	<i>Burnlea</i> 22 Bourne Road, Glen Iris	PS ref no:	HO892
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What is significant?

'Burnlea' at 22 Bourne Road, Glen Iris, a Victorian residence, designed by architects Butler and Ussher, and built c.1891 is significant.

The front fence and carport are not significant. The verandah posts and fretwork are a sympathetic restoration, but are not significant.

How is it significant?

'Burnlea' is of local historic and architectural significance to the City of Boroondara.

Why is it significant?

'Burnlea' at 22 Bourne Road Glen Iris is historically significant as one of three 'show' houses which were designed by architectural practice Butler and Ussher (1889-1893) and used to attract others to buy and build on the Glen Iris Heights Estate. Owned by the Australian Alliance Investment Company, the estate offered blocks for sale from 1888 in the land between Glen Iris Road, Gardiner Parade, Howard Street and Kerferd Road. 13-15 Kerferd Road and 30 Howard Street (HO387) are the other houses built for the same purpose on the estate by Butler and Ussher. Both architects were also renowned for their work in other practices including that of Ussher and Kemp (1899-1908) and Walter Butler. (Criterion A)

22 Bourne Road Glen Iris is architecturally significant for its size and grandeur which, along with 13-15 Kerferd Road and 30 Howard Street is uncommon for the suburb. It demonstrates attributes of the Victorian period including a faceted projecting bay with full height segmental arched windows with small panes to the upper sashes, polychromatic brick banding, and leadlight highlight windows. A Queen Anne influence is evident in the steep slate-clad roof. The timber verandah, although not entirely original, has been sympathetically restored. Other attributes include the substantial brick chimneys with rendered cornices and decorative rendered panels below the cornice. (Criterion D)

22 Bourne Road Glen Iris is associated with the work of Walter Richmond Butler (1864-1949) and Beverley Ussher (1868-1908) during their practice together from 1889-1893. Beverley Ussher, both as Ussher and Kemp and Butler and Ussher is amongst the foremost residential architects of the period and is renowned for picturesque and decorative compositions, completing many fine houses within Boroondara. (Criterion H)

Primary source

City of Boroondara Municipal-Wide Heritage Gap Study Volume 7: Glen Iris (Context Pty Ltd, January 2020)

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*