

# Siena College Masterplan

## Assessment of heritage impacts

815 Riversdale Road, Camberwell, 3124



April 2021

Prepared by

LOVELL CHEN

Prepared for

Siena College



### Quality Assurance Register

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## 1.0 INTRODUCTION

This assessment of heritage impacts has been prepared in response to the Siena College Masterplan prepared by McGlashan Everist, Architects, dated April 2021 and the Siena College Landscape Masterplan, Revision 2, 5 February 2021. The assessment is necessarily at a high level recognising that the detail provided in the masterplan is conceptual and implementation will be subject to a detailed design process and subsequent assessment and approval. In undertaking the assessment two specific issues are addressed: the proposed Latingata Morrom Gymnasium (the Sports Hall) and the proposed Veritas Centre development.

For the purposes of this report the College as a whole is treated as comprising two parts: the Siena Convent at 815 Riversdale Road and the residential properties at 2 to 8 Compton Street

## 2.0 HERITAGE LISTING AND RELATED CONTROLS

### 2.1 Heritage Victoria

The properties located at 815 Riversdale Road and 2 to 8 Compton Street are not included in the Victorian Heritage Register or the Victorian Heritage Inventory.

### 2.2 City of Boroondara

815 Riversdale Road is individually identified as 'Siena Convent' which is included as HO724 in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme (Figure 1). External paint controls do not apply. Internal alteration controls apply to the Chapel only. Heritage tree controls apply to the mature 'Italian' cypresses only.

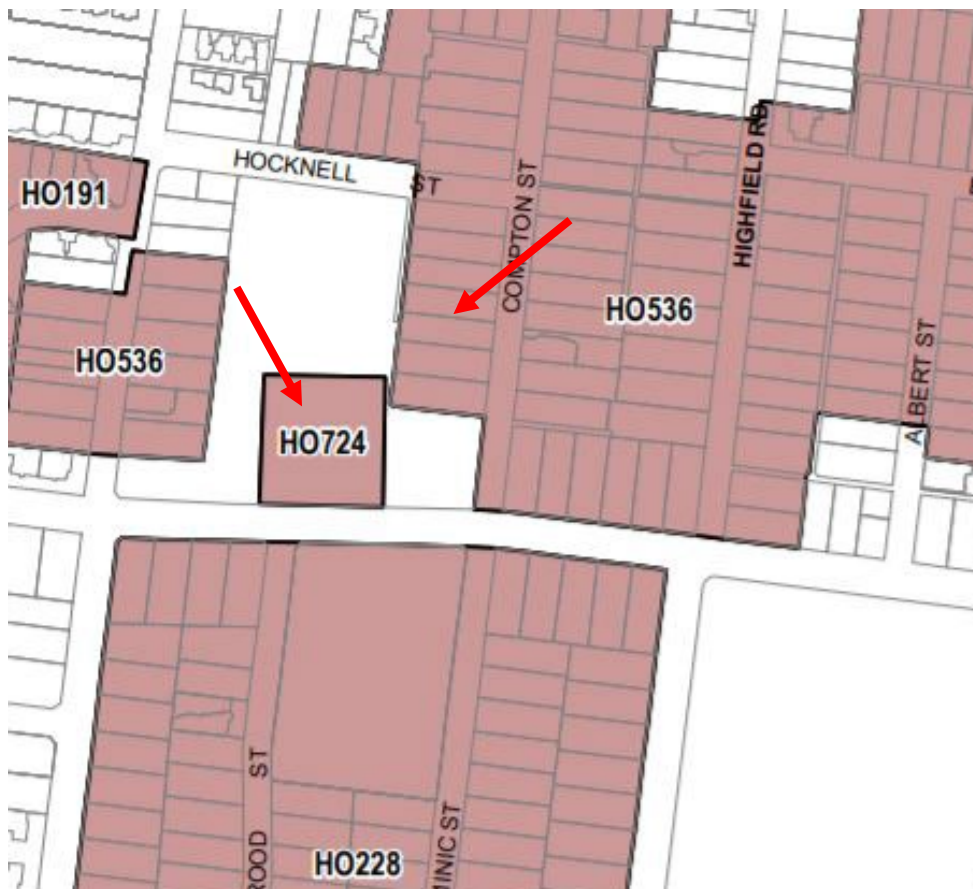


Figure 1 Plan indicating the relevant heritage overlay areas, HO724 and HO536  
Source: Boroondara Planning Scheme

### 2.2.1 *Siena Convent*

The statement of significance for Siena Convent is as follows:

#### *What is Significant?*

The Siena Convent and College cloister and chapel at 815 Riversdale Road, Camberwell, is significant.

Siena Convent was founded at this site in a small house in 1924 (since demolished). Purpose-built facilities were constructed in the late 1930s, particularly the convent building comprising an arcaded cloister with a chapel at one corner constructed in 1939. The designer was Sydney-based architect Hamleto Agabiti of Agabiti & Milane.

The complex was constructed of cream and Manganese bricks from the Glen Iris Brick Co. with terracotta from Wunderlich Ltd. It was described as 'Lombardic Byzantine' in style, indicating a combination of the Lombardic Romanesque and eastern Byzantine revivals.

The mature Italian cypresses along the east side of the front setback are a contributory element.

The building is significant to the extent of its 1939 fabric. Later alterations and extensions are not significant.

#### *How is it significant?*

The Siena Convent and College cloister and chapel are of local historic, aesthetic and social significance to the City of Boroondara.

#### *Why is it significant?*

Siena College is significant for its illustration of the monastic houses founded in Boroondara in the late 19th and early 20th centuries, whose history is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. It is also an illustration of a purpose-built denominational school founded during the interwar period. (Criterion A)

The Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19th and early 20th century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period. (Criterion E)

Siena College is of social significance for the strong associations held by its alumnae and the Dominican nuns who served here. (Criterion G)<sup>1</sup>

The full citation is attached at Appendix A.

### 2.2.2 *2, 4, 6 and 8 Compton Street*

The residential properties at 2, 4, 6 and 8 Compton Street, owned by the College or in the process of being acquired, are located within the *Canterbury Hill Estate Precinct*, HO536 in the Schedule to the

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<sup>1</sup> Context Pty Ltd, Siena College, 815 Riversdale Road, Canterbury

Heritage Overlay of the Boroondara Planning Scheme (Figure 1). External paint controls, internal alteration controls and tree controls do not apply.

The Canterbury Hill Estate Precinct was identified in a study prepared by Lovell Chen in 2014 and subsequently reviewed by Context in 2016. The 'why' section of the statement of significance for the precinct as contained in *Heritage Policy – Statements of Significance Reference Document January 2016*, is as follows:

HO536 Canterbury Hill Estate Reference - Canterbury Hill Estate Precinct Citation (2011)

Canterbury Hill Estate Precinct is of local historical significance, as a long-standing residential area which demonstrates aspects of the growth and consolidation of Surrey Hills in particular in the decades after 1900. The precinct name derives from that given to a subdivision in the eastern area of the precinct in 1887, while the western area of the precinct was formed from later subdivisions, including post-1919 development associated with the Dunn family's former market gardens in the (current) Compton Street area.

The precinct, as with other residential areas and estates in Surrey Hills, is also significant for promoting an English character and English associations, as a means of attracting middle-class residents and purchasers of properties. This chiefly occurred through the use of street names such as Victoria (later renamed Bristol), Albert and Queen streets, and through the use of names associated with English counties and localities.

Canterbury Hill Estate Precinct is of local aesthetic/architectural significance. The precinct, which predominantly comprises dwellings dating from the early twentieth century through to the 1930s, has a comparatively high level of intactness in terms of its Federation and interwar development. A large number of these dwellings, including late Federation villas as well as some Californian Bungalows, are constructed of timber, which is a building material more commonly found in Surrey Hills than in other areas of Boroondara. The significance of this aspect of development is enhanced by the fact that Council, in the late 1920s, passed by-laws restricting the construction of dwellings in timber.

Significant Federation development in the precinct includes a range of well-designed and executed dwellings which demonstrate key Federation ideas in house design and detailing. These include diagonal planning; gabled and pitched roof forms; projecting wings/bays with half-timbered gables; timber-posted verandahs including return verandahs with timber friezes and fretwork; tall brick chimney stacks and 1: 3 casement windows.

There are also substantial numbers of brick houses, the majority of which are brick and rendered bungalows, as well as some Old English style clinker brick and render villas, and dwellings displaying Mediterranean influences. This rich and varied interwar development displays many of the elements and influences which typify Australian bungalow design including Californian and Craftsman variants. These include half-timbered and shingled gable-fronts; ground floor areas on a basic oblong footprint, albeit with curved and canted bays and/or a porch-verandah to one façade side balanced by a projecting wing/bay; facebrick surfaces with cement render and concrete; lead-light glass; and brick verandah pedestals, or timber or cast concrete columns. The projecting bays and verandahs are independently gabled or in some instances roofed through the continuation downwards of the main roof pitch.

The aesthetic significance is also enhanced by the reasonably generous allotments, including setbacks with gardens, lawns and landscaped settings; street plantings including deciduous trees and native species; concrete footpaths and the grassed verge of Bristol Street; and also the concrete road surface of Compton Street, which in turn is typical of a bungalow estate in Boroondara.

The full citation is attached at Appendix B.

The Schedule to the Heritage Overlay does not identify an incorporated plan for either part of the property.

**2.2.3 Building grading**

The grading of individual buildings in the *City of Boroondara Schedule of Gradings Map* (February 2020) are significant for 815 Riversdale Road and contributory for 2 to 8 Compton Street (Figure 2). 'Significant' and 'contributory' gradings are defined as follows:

'Significant' heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right. When in a precinct, they may also contribute to the cultural heritage significance of the precinct. 'Significant' graded places within a precinct are of the same cultural heritage value as places listed individually in the Schedule to the Heritage Overlay.

'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

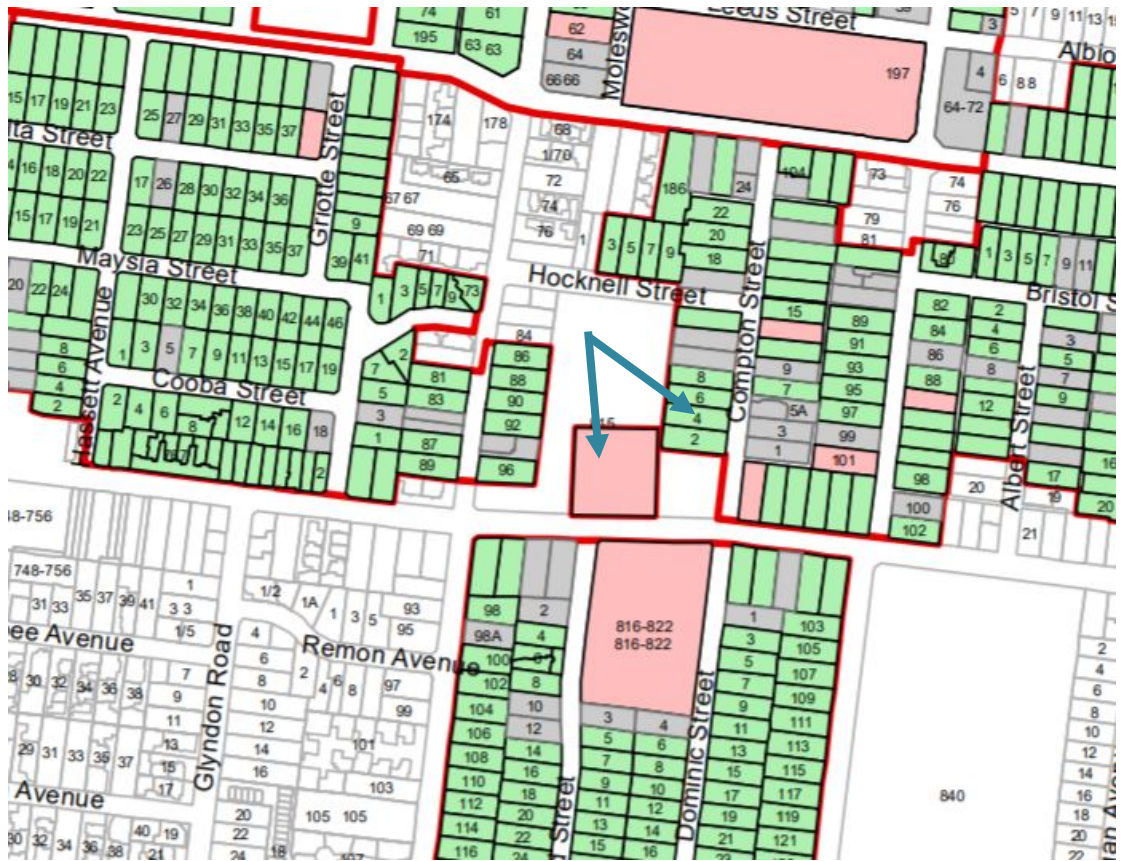


Figure 2 Schedule of gradings map - pink is significant, green is contributory  
Source: City of Boroondara

**2.3 Landscape Considerations**

Tree controls under local laws apply to both parts of the site.



## 2.4 Aboriginal Cultural Sensitivity

This property has not been identified as a place of Aboriginal Cultural Sensitivity.

## 3.0 THE PROPOSED WORKS

As impacting on heritage issues the proposed works to 815 Riversdale Road include the removal of four cypress trees and proposed works to the rear of 2-8 Compton Street. The tree removal and works to the rear of 2 and 4 Compton Street are identified as occurring in Stage 2 of the plan and the works to the rear of 6 and 8 Compton Street occur in Stage 1. For the purposes of this assessment the works have been assessed, first as relevant to the Siena Convent site and second as relevant to Compton Street.

### 3.1 Siena Convent works

The works at 815 Riverdale Road involve the removal of 4 of 14 mature Bhutan Cypress trees<sup>2</sup> from a row which defines the original boundary separation of the convent from a now demolished adjacent residential property. The aerial image of the site in 1945 (Figure 3), which appears to depict the trees as immature specimens, indicates that boundary planting extended along virtually the whole perimeter of the convent site. The size of the trees varies in the image, suggesting that some predate the construction of the main complex in the late 1930s. The smaller cypress would appear to have been planted concurrent with completion of the convent at this time.



Figure 3 Aerial view of the Siena Convent, with an arrow indicating the Bhutan cypress planting  
Source: Landata

As relevant to the assessed significance of the convent, the cypress row is identified as a contributory element. While the convent site as a whole contains a number of mature trees the cypress are a traditional planting for such a site with strong links to the architecture and the use of the place.

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<sup>2</sup> These trees are incorrectly identified as 'Italian' Cypress in the citation.



Figure 4 The cypress row as viewed from Riversdale Road



Figure 5 The cypress row as viewed from within the site, from the west side





Figure 6 The cypress row as viewed from the east side, within the site, with red arrows indicating the trees to be removed and blue arrow indicating missing trees

#### 3.1.1 Assessment

The masterplan proposes removal of the trees to create an access ramp to the car park beneath the Sports Hall to be constructed on the south-east corner of the site. The visual impact of the removal will be to weaken the strength of the row as a landscape feature and to a degree, to diminish the enclosing and backdrop function that the row performs as related to the convent building.

As located within an individually significant heritage place the tree removal and ramp construction will be subject to approval under the provisions of the Heritage Overlay controls in the Boroondara Planning Scheme.

As relevant to the consideration of the impact of the tree removal, heritage policy at Clause 22.03-3.2 of the Boroondara Planning Scheme states, with regard to demolition of significant places:

##### **Demolition**

- Retain significant built fabric and not normally allow demolition.
- Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building.
- Normally permit the demolition of non-original and non-contributory additions.
- Where appropriate include a demolition management plan to ensure that the removal of non-original and non-contributory additions does not compromise significant built fabric. Consider the following, as appropriate,

before determining an application for demolition of 'significant' heritage places:

- The cultural heritage significance of the heritage place.
- Whether the demolition or removal of the entire heritage place or any part of the place will adversely affect cultural heritage significance.
- In the case of partial demolition or removal of non-contributory elements, whether the partial demolition or removal contributes to the long-term conservation of the heritage place.
- Whether the heritage place is structurally unsound and cannot reasonably be rectified. The poor condition of a heritage place should not in itself, be a reason for permitting demolition of a 'significant' heritage place or part thereof.

In addition, landscape setting is also addressed under heritage policy at Clause 22.03-3.6 as follows:

#### **Landscape setting**

- Retain or restore (where evidence can be found) original hard and soft landscape elements that contribute to the significance of the heritage place.
- Consider the heritage values of the place in the design of hard and soft landscape treatments.

Having regard to these policies and recognising that the cypress row is identified as a contributory element within a significant place, the proposed removal presents as an action which, while impacting on the setting of the convent building, will not adversely impact on the cultural heritage significance of the place as a whole. As noted, the gap created by the removal will weaken the visual strength of the row but sufficient of the trees are to be retained such that its purpose and placement will still be understood.

As a mitigating action and as documented in the Landscape Masterplan it is proposed to replace the missing cypress trees, which have been removed at the south end of the row on Riversdale Road and to replace senescent trees (refer Figure 6). Such works should in preference be linked to a replacement program which addresses the aging of the trees in the longer term.

### **3.2 The Compton Street works**

The works proposed behind the Compton Street properties at 2 to 8 Compton Street comprise the construction of the Veritas Centre and tennis courts.

The Veritas Centre is a four level teaching facility comprising teaching spaces on ground, first and second floors and an outdoor learning area on the roof. The new structure is integrated into the rear of the single storey cottages at 6 and 8 Compton Street on ground level and steps back from the east on the upper levels. The lower two floors are enclosed within vertical walls with the upper level and outdoor learning space concealed behind a steeply pitched roof. The building is envisaged as clad in terracotta tiles to the roof slopes. The toe of the pitched roof slope is set back 27 metres from the Compton Street boundary and the top of the roof rises to between 12.5 and 13 metres above street level.

To the rear of 2 and 4 Compton Street it is proposed to demolish the rear wings of both buildings, retaining the main gable roof forms, and to construct tennis courts. Additionally, the front gardens are to be maintained with traditional residential planting.

As located within the *Canterbury Hill Estate Precinct* all works to 2 to 8 Compton Street will be subject to approval under the provisions of the Heritage Overlay controls in the Boroondara Planning Scheme.



### 3.2.1 *The Canterbury Hill Estate Precinct, HO536*

The bungalows at 2 to 8 Compton Street are typical of the interwar development which evidences the second wave of subdivision and development in the area. They exhibit many of the design features of note and importantly are single storey, a characteristic of most development in the area. On the opposite side of the street, the built form is more varied with a number of more recent houses of one and two storeys.

### 3.2.2 *Heritage policy*

As relevant to the redevelopment of the Compton Street properties heritage policy at Clause 22.03 of the Boroondara Planning Scheme identifies the following objectives (cl. 22.03-2):

- To preserve 'significant' heritage places, protecting all significant heritage fabric including elements that cannot be seen from the public realm.
- To facilitate sympathetic new buildings which extend the life of 'significant' heritage places.
- To retain and conserve 'contributory' places and fabric in the Heritage Overlay which are visible from the primary street frontage.
- To facilitate sympathetic additions, alterations and new buildings to 'contributory' heritage places which are massed, detailed, finished and located to preserve the presentation of the place from the street.
- To ensure buildings and works to 'non-contributory' properties are sympathetic to the heritage values of the precinct and complement the precinct's heritage built fabric by being respectful of the scale, massing, rhythm and detailing.
- 

With regard to demolition, and additions and alterations to contributory buildings, key elements of policy guidance (cl. 22.03-3.3) include:

#### **Demolition**

- Permit partial demolition of 'contributory' heritage places for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the precinct and in particular ensure that the original built fabric which contributes to the heritage values of the precinct is retained

#### **Additions and new buildings**

- Through appropriate siting and massing, be located in manner which does not detract from or dominate the heritage place and or detract from heritage values of the precinct. This should be achieved utilising a combination of setbacks and matching the height of the heritage place. This does not apply to commercial buildings. Refer to Figures 1, 2 and 3 below for an example of a siteline and massing of an upper level addition behind the 'contributory' heritage place.
- Should be visually recessive and read as a secondary element to the heritage place. Where side setbacks are an important feature in a heritage precinct, ground level additions should have side setbacks that are the same or similar to those of the precinct.

### 3.2.3 *Assessment*

The heritage significance of this section of Compton Street as contributing to the *Canterbury Hill Estate Precinct* as a whole is as physically evidencing the development which is of identified aesthetic/architectural value. On entering the street from Riversdale Road features of note include the concrete roadway, the mature street trees, the generous front gardens and, on the west side of the street, the generally intact presentation of the interwar houses. In assessing the masterplan concept for these houses the key issues are whether the proposed extent of demolition is acceptable and whether the proposed new works can be constructed without adversely impacting on the assessed cultural heritage significance of the place.

On the issue of demolition the masterplan contemplates removal of the rear of the buildings while retaining the larger part of the houses as covered by the principal roof forms. As observed from the street the demolition would be almost entirely concealed from view and the contribution of the built fabric to the significance of the precinct would be unchanged. In this regard the masterplan approach is one which is consistent with relevant heritage policy. Ideally such action would be coupled with active conservation of the retained external fabric.

Addressing the proposed new works these comprise the tennis courts and link structures, and the Veritas Centre. The initial construction of tennis courts, located behind 2 and 4 Compton Street, presents as a largely benign intervention which will have no heritage impact on the precinct.

As part of a later stage it is proposed to link 2, 4 and 6 Compton Street by way of light weight enclosed walkways located at the rear of the buildings. There will be a low level sensitivity to the nature and presentation of the link structures as seen between the houses, but this is a design detail which can be managed at a detailed design stage. Subject to design, such works will present as visually recessive and read as secondary elements within the heritage place.

The more critical consideration is the Veritas Centre. The Veritas Centre is a structure which will be observed in moving into Compton Street from Riversdale Road and when viewed from in front of the impacted properties. It will be less visible in views from the north, along Compton Street and from Hocknell Street. Techniques proposed to manage the visibility include a substantial setback from the east frontage and the adoption of the pitched roof form to enclose the upper two levels. The proposed use of a traditional terracotta tile will further soften the presence of the form.

From a policy perspective the key considerations are that the rear addition should not detract from or dominate the heritage place (precinct) and that it should be visually recessive. Addressing these considerations it is evident that the Veritas Centre will have a relatively high degree of visibility when viewed from the west side of Compton Street; in particular from slightly to the south of the development site and also when observed between 4 and 6 Compton Street (Figure 7 & Figure 8). This relative prominence of the new structure is proposed to be managed by the design devices described above, combined with the deep setback. At a masterplanning level such an approach can be supported from a heritage perspective as having the ability to deliver a heritage sensitive outcome, recognising that the final detailing of the architectural form will be critical in achieving this result.



Figure 7 View to 4 and 6 Compton Street



Figure 8      View between 4 and 6 Compton Street

**4.0      CONCLUSION**

The Siena College Masterplan presents as a document which has had appropriate regard for heritage issues which arise from the proposed works. While the works will physically impact on both heritage places, those impacts are able to be managed and will not result in an adverse impact on the cultural significance of either place. As noted in the report, this conclusion recognises that the design approach put forward in the plan is conceptual and that delivery of a successful outcome will be dependent upon further detailed design work and potentially action to mitigate impacts where this can occur.

**Appendix A      Siena Convent Citation**



## SIENA CONVENT

Prepared by: Context Pty Ltd

**Address:**

815 Riversdale Road, Canterbury

<b>Name:</b> Siena Convent	<b>Survey Date:</b> February & April 2017
<b>Place Type:</b> Community	<b>Architect:</b> Hamleto Agabiti, overseen by Bolton Millane
<b>Grading:</b> Significant	<b>Builder:</b> Kell & Rigby
<b>Extent of Overlay:</b> As indicated on the extent map	<b>Construction Date:</b> 1939



### Historical Context

#### *Locality history*

The suburb of Camberwell now sits in the centre of the current municipality of Boroondara, and was once a suburb of the City of Camberwell. When Camberwell was proclaimed a City in 1914, it comprised the suburbs of Camberwell proper, Ashburton, Balwyn, Canterbury and parts of Glen Iris and Surrey Hills, which was merged with the cities of Hawthorn and Kew in 1994 to create the City of Boroondara. Today, Camberwell is bounded by Riversdale, Warrigal, Toorak and Burke roads, with a small portion extending further north above Riversdale Road to Canterbury Road. Within its boundary is also the former village of Hartwell that developed 'one mile past Camberwell' from the 1850s, at the prominent junction where Camberwell Road met what is now Toorak Road (Built Heritage 2012:48).

This nineteenth century suburban influx had brought shops, churches, schools and other government services, and the need for cultural fulfilment. Shops of this era clustered around Camberwell Station, reaching south towards the retail centre at Camberwell Junction (Blainey 1980:57). Reflecting the growth of the suburb, shopping strips located elsewhere expanded during the twentieth century to become more commercially oriented, including along Toorak Road west of the railway line, extending partly up Camberwell Road within the former village of Hartwell (Built Heritage 2012:98-100). Churches were constructed to service the religious needs of Camberwell's

residents from its earliest years, and their halls provided a venue for community events, clubs and societies. Schools in the suburb date from Victorian though to the post-war period.

Today, the suburb of Camberwell is almost exclusively residential, with commercial activity and public services confined to specific areas. Its leafy green boulevards and generally intact garden settings are reminiscent of a skyline once framed by mature trees with views to the ranges and bay. The building stock is predominantly detached and has, in some areas, remained remarkably untouched by the passage of time, representing the entire range of domestic building types in the former City of Camberwell (Butler & McConville 1991:46). Together, both the intact and transformed tell a story of Camberwell's domestic life, through its transition from farms and orchards to one of Melbourne's most affluent suburbs.

#### *Monastic houses*

The following is quoted from the Boroondara Thematic Environmental History (Built Heritage 2012:174):

*Religious orders have had an influential presence in the study area since the late nineteenth century. Characteristically, the history of these orders is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. ... In more recent decades, the population of religious orders has steadily decreased in the study area, as it has elsewhere in Australia. Some of the sites that formerly combined monastic houses with denominational schools (such as Genazzano College in Kew and Siena College in Canterbury) have been divested of the former function and now operate solely as the latter. Others have been turned over for other purposes, such as Mary's Mount in Balwyn, which, in 1978, became a nursing home for people suffering from Huntingdon's Disease. One notable exception is the Carmelite Monastery in Kew, which still remains occupied by the cloistered community after almost a century.*

#### *Denominational colleges*

The following is quoted from the Boroondara Thematic Environmental History (Built Heritage 2012:178-9):

*In contrast to the ... denominational schools of the 1850s and '60s – characterised by modest scale and local catchments – the study area (and notably its eastern half) has become strongly associated with larger church based colleges that were intended to serve larger catchments across the eastern suburbs, or even the entire metropolitan area. ... The first protestant counterpart was the Methodist Ladies College, also in Kew, which was established on its present site in Barkers Road in 1882. ... A notable addition to the growing number of denominational colleges in the study area – and one of the first established outside the apparent epicentre of the City of Kew – was Scotch College, a Presbyterian school that opened at Hawthorn in 1916. ... The campus expanded rapidly during the inter-war period, with buildings (including a much-published chapel) designed by the office of architect J F D Scarborough.*

*The inter-war period saw the ongoing expansion of existing denominational colleges, as well as the appearance of new ones. Xavier College, for example, acquired a Victorian mansion on Studley Park Road in 1920, which was adapted for use as a preparatory school, Burke Hall. That same year, St Mark's Girls' Grammar School commenced operation in the hall attached to the Anglican church of that name in Canterbury Road, Camberwell. In 1927, the school relocated to a large mansion, Torrington, in Woodstock Street, Canterbury. In the 1930s, it was renamed Camberwell Girls' Grammar School (not to be confused with the secular private school of the same name, which existed in the 1920s), the school eventually took over the entire block bounded by Burke Road, Woodstock and Torrington streets. The early 1920s also saw the foundation of Carey Baptist Grammar School in Kew, which commenced classes in another Victorian residence, Urangeline, at the corner of Barkers Road and Wrixon Street, in 1922.*

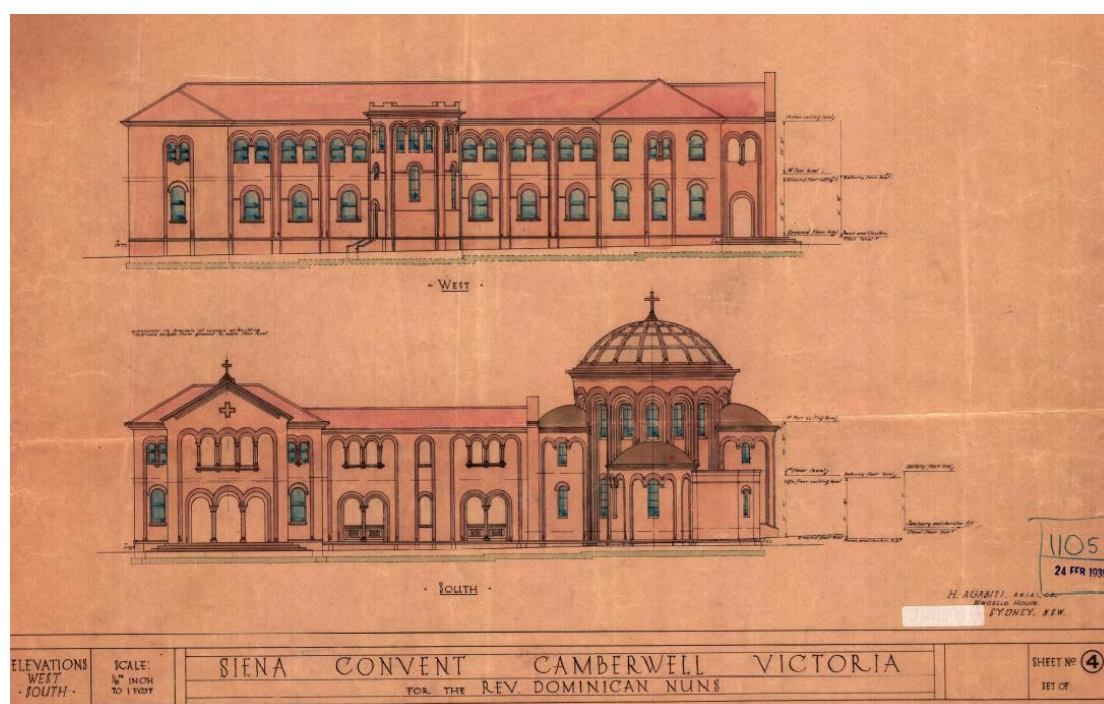


## History

In 1923, the Dominican Friars established St. Dominic's Priory in Camberwell, a newly established parish (Hellwig 2015:10). The history of the Dominican Order dates back to thirteenth-century Spain, when St Dominic de Guzman (1170-1221) founded a religious order, the Order of Preachers, which was approved in 1216. Branches of the order spread across Europe, and in 1224 a foundation was established in Dublin, Ireland. In 1867, eight sisters from Dun Laoghaire, Ireland, arrived in Australia to establish a convent at Maitland. Other convents in New South Wales were subsequently established (Judd 2016:5).

In 1924, a house was purchased by the Dominican Fathers to set up the foundation in Camberwell. The house, called the Siena Convent, was modest, with only two bedrooms and a sleep-out, and was purchased for a total of 2500 pounds. In 1926, at the request of Archbishop Mannix, four Dominican Sisters from West Maitland arrived in Camberwell. St Dominic's School was opened on 30 August, 1926, with twenty-eight pupils. For the first time in Australia, the Sisters and Brothers of the Dominican order worked in partnership (Hellwig 2015:10).

The school building was located across the road from the small convent, and as the years passed the need for a larger convent and school building grew. After the depression of the 1930s, the plans for a new Siena Convent were finally realised. 1939 was an active construction year at Siena, the foundation stone for the Dominican Novitiate was blessed, and a new Primary School was completed. The biggest project, however, was the new Siena Convent (Smith 1990).



**Figure 1. The original plans for the Siena Convent, West and South elevations, prepared by Agabati. (Source: BP 11052)**

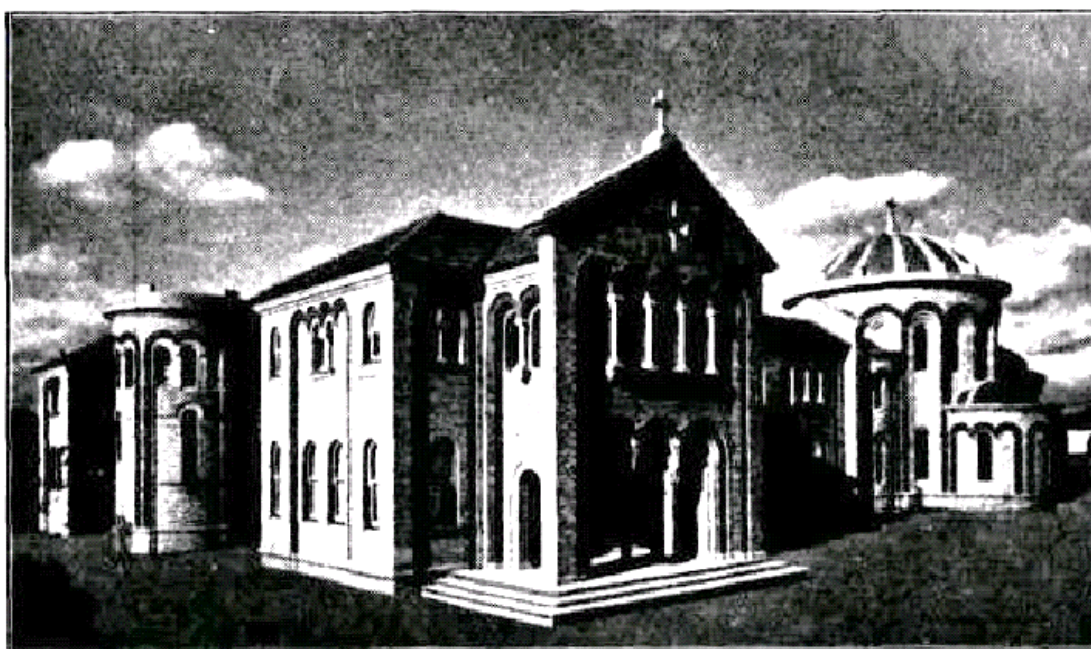
Architect Hamleto (in some sources referred to as Amleto or Hamlet) Agabiti of the firm Agabiti & Millane prepared the plans for the new Siena Convent. The building was designed around an internal quadrangle, enclosed on all sides by an arched cloister, terminating at the main doors of the chapel. Tragically, Agabiti passed away suddenly in a car accident on 25 November 1938, and never saw the project completed. Based in Sydney, the work on the Convent brought Agabiti to Melbourne, and it was during one of these work trips the fatal accident occurred (*Courier Mail*, 26 November 1938:2).

After Agabiti's sudden death, the project was handed over to his partner, architect Bolton Millane who oversaw the completion of Siena Convent. The first sod was turned on 11 February 1939 for the Convent and secondary school. The project was completed on 14 October the same year

(Hellwig 2015:10). The building was officially opened on 17 December 1939 by Rev. D. Mannix, whose crest is incorporated in one of the capitals at the entrance to the building. Each of the capitals features a unique design. An article in the *Advocate* a week prior to the opening describes the building:

*Much interest has been shown in the brick work, all external face bricks being finished with deep sunken joints, giving the impression of shadow. The moulded brickwork, carried by the stone columns, with their varied capitals, is as striking as it is beautiful ... In design, the chapel is that of a Greek cross ... The circular staircase is a distinctive feature of the building, being of true helicoidal shape, and thus balancing the domes of the chapel.*

The article also mentions a central fountain in the courtyard, which was not shown on Agabiti's original plans, and perhaps added by Millane at a later stage. The fountain is described to reflect 'the turquoise blue of the dome, being lined with identical tiles' (*Advocate* 14 December 1939:19).



**Figure 2. Siena Convent shortly after completion in 1939. (Source: *Advocate* 14 December 1939:19)**

The Glen Iris Brick Co. supplied all bricks for the building and Wunderlich Ltd. were responsible for the terracotta work (*Advocate* 14 December 1939:19). Glen Iris Brick Co. was located in Thornbury, and established in 1912. The company mainly produced bricks for government buildings, after signing a twenty-one-year contract with the state government (DL). Wunderlich Ltd. established a factory in Sunshine for the manufacture of terra cotta and faience during the 1920s. The company was already known for their roofing tiles and pressed-metal ceilings, and now started producing architectural terracotta, for cladding. With this product, Wunderlich Ltd. came to revolutionise the manufacture of terracotta in Australia. A variety of colour combinations for the terracotta was also made available through a special glazing technique, with both high gloss and matt finishes (Schmeder 2008:18). The turquoise blue tiles of the dome and fountain are examples of such bold uses of colour.

In February 1940, the doors of Siena Convent, i.e. Siena College, opened with thirteen students enrolled at the school (Smith 1990). Later additions to the complex include: an extension in 1961 by builder A.F. Dixon (probably the first-floor extension to the north and east sides of the cloister), the new Centenary Wing in 1967, an additional College Wing in 1977, an Administration Block in 1981, and the Golden Jubilee Block in 1989. In 2004 an upper storey was added to the east and north wings of the cloister, which is hidden from the street. In 2017 the Convent is still used as a Roman Catholic secondary school with an enrolment of around 750 students (SC).





**Figure 3. The first students pictured in front of the newly erected chapel in 1940. (Source: Smith 1990)**



**Figure 4. Photo c1949, showing the development of the Siena Convent, with the cottage in the foreground and the new purpose-built Convent behind. (Source: Smith 1990)**



**Figure 5. Aerial of the convent building dated 1958. Note that the cottage has been removed and replaced with a circular drive and lawn (Source: Smith 1990)**

#### *Agabiti & Millane*

The Sydney based firm Agabiti & Millane made a name for themselves in the 1930s, using traditional Romanesque forms and massing, but with modern touches. Hamleto (Amleto/Hamlet) Agabiti was an Italian architect and civil engineer who had settled in Australia. He had developed a signature "Byzantine Lombardic" style, incorporating light coloured bricks, domes, and windows completely surrounded by mouldings in a contrasting colour (East 2016:84). Agabiti completed several works for the Catholic Church and Dominican Sisters, which favoured the Romanesque-inspired architecture. Notable projects include the chapel at the Convent of the Sisters of Our Lady of the Sacred Heart, Kensington (1937), additions to the School for Deaf Girls, Waratah, the altar at St. Scholastica's, Glebe Point, St Ignatius' Church, Oberon, and the tower of St. Patrick's Church, Kogarah (*Catholic Press* 19 January 1939:25). After Agabiti's untimely death, his partner, Bolton Millane, was responsible for St Finbar's Convent, Sans Souci (1939, now a residential complex) and completion of the Siena Convent (1939) (East 2016:84).

#### **Description & Integrity**

The 1939 cloister and chapel complex sits near the front of the Siena College campus, behind a modern low brick fence, a landscaped area and modest car park, and is clearly visible from Riversdale Road. While the circular drive, seen in the 1958 aerial, does not survive, the row of Italian Cypress trees along the east side of the front setback are still there.

The south and west sides of the cloister are two storeys in height, with a tiled hipped roof. The east and north sides were originally single storey with a tiled gabled roof, but in 2004 a concrete upper storey extension was added. This original difference in height reflected the position of the complex when it was built. At that time, it was built up to the eastern boundary, so there were no public views to the single-storey eastern wing (or the northern wing at the rear). The row of Italian Cypress trees marks this historical boundary. The western side of the complex, however, was visible through the landscaped grounds, and it is fully architecturally expressed.

There are three elements that project from the envelope of the cloister: the Chapel at the south-east corner, a gabled entrance pavilion at the south-west corner, and a parapeted circular bastion containing a staircase at the centre of the west elevation.

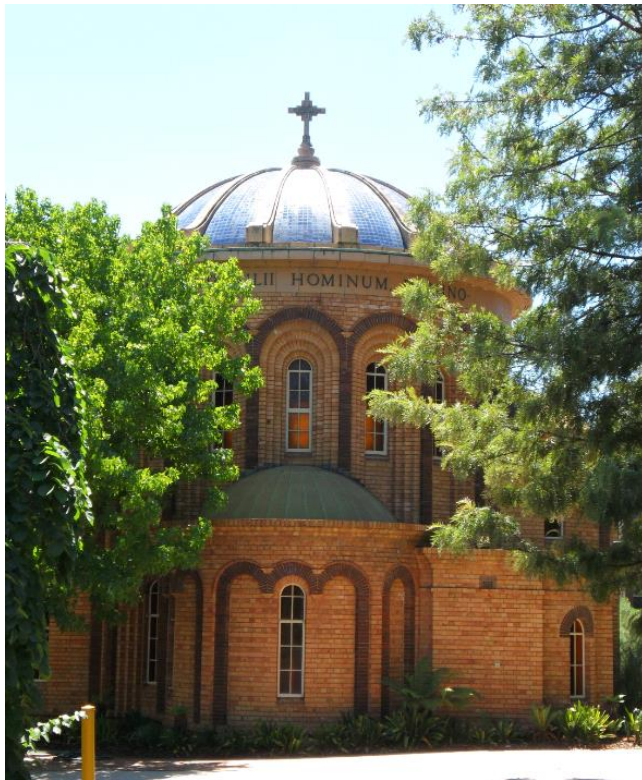
The entire building is clad in deep cream brickwork with brown Manganese brick accents tracing the round-arched forms of the windows and arcading. The pointing is very deeply inset to create strong shadow lines. There are two levels of arcading to the façade, with round-arched openings and stone (or terracotta) columns. Along the west elevation the round-arched openings are all windows, though some pairs have an engaged column between them. Inside the cloister, there is arcading the ground floor on all sides, and arched windows above.



**Figure 6. Entrance pavilion of Siena College cloister (Source: Context, 2017)**

The entrance pavilion, at the south-west corner, is expressed much like the façade of an Italian Romanesque church. It has a raking parapet at the top with a complex brickwork cornice, a depressed Greek cross in the tympanum, and two levels of arcading below. At ground floor level there are three large arched openings with stepped brick arches, the outermost being of Manganese bricks. Above, there is an arcade of three smaller arched openings with columns. The columns sit proud of the inner cream brick wall, and the continuous arches above them are of Manganese brick which continues at each end with a blind arch which continues to ground level to frame the entire composition.





**Figure 7. Siena College Chapel. (Source: Context, 2017)**

The Chapel is the most impressive of the three projecting elements. It is a Greek cross in plan, with four arms of equal length comprising engaged half-domes around the shaft of a tall central domed space in the Eastern Byzantine manner. The four half-domes have semi-hemispherical copper roofs and the walls expressed with blind arches in the same cream and Manganese brick as the rest of the complex. The windows to the drum of the central dome are set in dramatically deep stepped arches, again defined by an outer arch of Manganese brick. The semi-hemispherical dome is constructed of off-white ribs with flared lower ends and glazed blue tiles between (all terracotta). A cross stands at the apex.

The interior of the Chapel has a similar architectural expression to the exterior, with arcaded openings, but with a much softer, almost monochrome, palette which may be original. Walls are white while the coffering of the central dome and apse are painted in delicate blue and grey. The central floor is of two-tone hardwoods in cross pattern, while the floor of the apse and steps are of white terrazzo. Internal doors within the chapel are curved to follow the line of the walls. The interior appears to be highly intact.



**Figure 8. Arcading to the north side of the Chapel interior. (Source: Context, 2017)**



**Figure 9. Chapel apse showing the blue-grey coffering and the stone alter. (Source: Context, 2017)**

### **Comparative Analysis**

Catholics were considered the purest exponents of the Gothic Revival in Australia during the mid-Victorian period. In the 1880s they made an extraordinary volte face toward 'red brick essays in Renaissance and Baroque'. Architect AA Fritsch developed this tradition toward the Byzantine and Romanesque Revival in the early 20th century. This led to a simplified Romanesque Revival form, sometime known as Neo-Romanesque, in the interwar period (Lewis, 1991:24).

Gothic Revival churches and convents outnumber those in the Byzantine and Romanesque Revival styles, but there are a few fine examples in the City of Boroondara from the interwar period:

- Canterbury Presbyterian Church, 146 Canterbury Road, Canterbury – 1927, architect W.H. Ford. An architecturally designed Byzantine church which presents an aesthetically pleasing and well composed example of the revival style. The stylistic influence of the building is clearly demonstrated on all facades of the building including in the Greek cross plan with a clerestoried central drum dome. Recommended for the HO by Part 1. Canterbury of the Boroondara Municipal-wide Heritage Gaps Study, 2016.



Figure 10. Canterbury Presbyterian Church. (source: Trethowan Architecture, 2016)

- Deepdene Uniting (former Frank Paton Memorial) Church, 958 Burke Rd, Balwyn – 1941, architect John FD Scarborough. A simplified Northern Italian Byzantine/Romanesque style church of cream face brick with a low- pitched gabled roof surrounded by a corbel table. It incorporates a broad nave, with a prominent clerestory and elaborate roof trusses inside. (Not in the Boroondara HO)



Figure 11. Deepdene Uniting Church. (Source: Google Streetview, 2016)



The only Romanesque or Byzantine revival convent or monastery identified in Boroondara is the Carmelite Monastery at 94-98 Stevenson Street, Kew (not in the Boroondara HO). This is an interwar complex of buildings which features a Romanesque Revival church with a rendered façade, parapeted gable front, and a corbel table above the rose window. The monastery was built in 1928 (*Argus* 16 Jul 1928:12), but the architect is not known.



**Figure 12. Carmelite church (Source: Felicity Moyns)**

The three examples, above, all employ the most typical and characteristic traits of the Romanesque Revival style, being the parapeted gable front, corbel tables, and round-arched openings. The Canterbury Presbyterian Church is the closest, stylistically, to Siena College chapel as it employs a Greek cross plan and a central dome, both drawn from the Byzantine Revival. Even so, its expression using gables and corbel tables is largely typical for the style and era.

While contemporary press articles called Siena Convent ‘Lombardic Byzantine style’, suggesting a combination of the Lombardic Romanesque style and the Byzantine style popular during the same period further east in Europe.

Lombardic Romanesque revival is based on the early medieval architecture of Northern Italy. Construction was often in brick with rich colour effects, and a large amount of applied external decoration was used, particularly pilasters, arcading and arched corbel tables. We see fine bichrome and arcading in Siena College, but the Chapel in particular is more closely related to Eastern and South-eastern European examples of the Byzantine style, making it a rare building in Boroondara and more broadly in Victoria.

There are a few examples that suggest where architect Agabiti’s inspiration may have come from for a Greek-cross plan church with half-domes buttressing the central dome. They include Byzantine Revival designs of the late 19<sup>th</sup> century – the Church of Our Lady the Merciful in St Petersburg, Russia (1887-94), and the St Alexander Nevsky cathedrals in Sofia, Bulgaria (1882-1912) and in Novosibirsk, Russia (1896-99) – as well as the contemporary interwar St Sava Temple in Belgrade, Serbia (1935-41).



**Figure 13. St Sava, Belgrade, 1935-41 (Source: Pinterest)**

St Sava's is the closest in design of the four to the Siena College Convent and Chapel, as it integrates the compound domed Greek cross form with a gabled porch with arcading. All four European examples employ brick ashlar for the walls.

In conclusion, the Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period.

### **Assessment Against Criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Planning and Community Development, revised July 2015, modified for the local context.

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

Siena College is significant for its illustration of the monastic houses founded in Boroondara in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, whose history is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. It is also an illustration of a purpose-built denominational school founded during the interwar period.

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

NA

*CRITERION C: Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural or natural history (research potential).*

NA



*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

NA

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

The Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period.

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

NA

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

Siena College is of social significance for the strong associations held by its alumnae and the Dominican nuns who served here.

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

NA

## Statement of Significance

### *What is Significant?*

The Siena Convent and College cloister and chapel at 815 Riversdale Road, Camberwell, is significant.

Siena Convent was founded at this site in a small house in 1924 (since demolished). Purpose-built facilities were constructed in the late 1930s, particularly the convent building comprising an arcaded cloister with a chapel at one corner constructed in 1939. The designer was Sydney-based architect Hamleto Agabiti of Agabiti & Milane.

The complex was constructed of cream and Manganese bricks from the Glen Iris Brick Co. with terracotta from Wunderlich Ltd. It was described as 'Lombardic Byzantine' in style, indicating a combination of the Lombardic Romanesque and eastern Byzantine revivals.

The mature Italian cypresses along the east side of the front setback are a contributory element.

The building is significant to the extent of its 1939 fabric. Later alterations and extensions are not significant.

### *How is it significant?*

The Siena Convent and College cloister and chapel are of local historic, aesthetic and social significance to the City of Boroondara.

### *Why is it significant?*

Siena College is significant for its illustration of the monastic houses founded in Boroondara in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, whose history is intertwined with the history of the denominational schools, hospitals and welfare facilities founded and maintained by them. It is also an illustration of a purpose-built denominational school founded during the interwar period. (Criterion A)

The Siena College complex is distinguished not only by its very fine brickwork, evoking the Lombardic Romanesque style, but particularly in its unusual use of the Byzantine compound domed form that characterised Byzantine Revival churches in Eastern and South-eastern Europe in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The blue terracotta dome of the Chapel is also a unique feature within Boroondara, and is a fine example of the integration of polychromy that terracotta faience made possible during the interwar period. (Criterion E)

Siena College is of social significance for the strong associations held by its alumnae and the Dominican nuns who served here. (Criterion G)

## Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External Paint Colours</b> <i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal Alteration Controls</b> <i>Is a permit required for internal alterations?</i>	Yes – Chapel only
<b>Tree Controls</b> <i>Is a permit required to remove a tree?</i>	Yes – mature Italian Cypresses
<b>Victorian Heritage Register</b> <i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Incorporated Plan</b> <i>Does an Incorporated Plan apply to the site?</i>	No

<b>Outbuildings and fences exemptions</b> <i>Are there outbuildings and fences which are not exempt from notice and review?</i>	No
<b>Prohibited uses may be permitted</b> <i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal Heritage Place</b> <i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No

### Identified By

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**Appendix B      Canterbury Hill Estate Precinct Citation**

Precinct	Canterbury Hill Estate Precinct	Property No	
Streets	Albert, Bristol, Compton, Hocknell and Queen streets; Highfield, Prospect Hill, Riversdale and Wattle Valley roads, in Surrey Hills, Canterbury and Camberwell.	Survey Date	31 May 2011 28 June 2011



Figure 1 Map of heritage precinct

History

As with much of Surrey Hills, the land area of the Canterbury Hill Estate Precinct began to be subdivided into residential allotments during the boom of the 1880s, with the construction of the railway station at Surrey Hills in 1882 providing an added impetus. This occurred during the period in which developers and estate agents promoted a suburban lifestyle that was embraced by both middle class and working class purchasers, and vast areas of former farmland in the vicinity of Camberwell, Box Hill and Hawthorn were converted to new suburban estates.

In Surrey Hills, the similarities between the area and the villages of England were promoted. Some estate agents undertook street planting, and streets were named for English people and places. Many streets and roads in Surrey Hills in fact took the names of English Counties, including Norfolk, Durham, Kent, Middlesex, Essex and Suffolk. Auction notices stressed the stunning views available, proximity to Melbourne via the railway line and the presence of major traffic routes including Canterbury Road and Riverdale Road.<sup>1</sup>

A portion of the eastern area of the current precinct (largely between Highfield Road and Queen Street) was acquired by the Metropolitan Permanent Building and Investment Society in 1887, with a plan for the 'Canterbury Hill Estate' (from which the precinct takes its name) being lodged by surveyor

Charles T Gatward in 1888 (Figure 2).<sup>2</sup> The estate was divided into residential allotments, which were mostly sold in the 1890s.

The English character of 'Canterbury Hill' was also emphasised. Street names such as Victoria (later renamed Bristol), Albert and Queen were used; the original estate also extended through to Middlesex and Highfield roads.

As with other local subdivisions of this period, there was relatively little initial building activity due to the economic downturn of the 1890s Depression and its consequent impacts on development. In fact there are no buildings within the current precinct area which date from this early period.

A 1909 Melbourne and Metropolitan Board of Works (MMBW) detail plan of the portion of the precinct which lies east of Highfield Road, indicates that relatively few houses had been constructed by this time, with largely vacant lots prevailing (Figure 3). However, of those shown, 84 and 98 Highfield Road, and 207 and 209 Prospect Hill Road are extant today (see Figure 5; these properties are all identified as 'contributory' in the Schedule of Properties).

The MMBW plan of the area to the west of Highfield Road dating from 1905 shows a similar lack of development, despite the existence of residential streets (Figure 3). It is interesting to note that of the north-south running streets between Prospect Hill Road in the north and Riversdale Road in the south, as shown on this plan, only Highfield Road is in existence today. This area was (at least in part) re-subdivided just after World War One, resulting in a new arrangement of streets and allotments. This pattern of re-subdivision, including a change to streets and allotments in previously subdivided areas, also occurred with some other early subdivisions in Surrey Hills. It is additionally of note that the names of the streets which have not survived in this precinct – Selbourne, Brougham, Lyndhurst – maintained the practice of English denominations.

The period to either side of World War One saw an increase in residential activity in the precinct area. This includes a significant phase of constructing (late) Federation-style timber dwellings in the period of c.1910-1915, examples of which can be found in Prospect Hill Road and in Bristol, Queen and Albert streets. This development may also have been spurred on by the extension of the electric tramway along nearby Riversdale Road, which was completed by 1916.

A second significant phase of residential development occurred in the post-war period, including houses in the increasingly popular bungalow style, constructed in Highfield Road, Wattle Valley Road, Bristol Street and the (then) recently created Hocknell Street, which first appeared in the *Sands and McDougall Directory* in 1918. Although the section of Wattle Valley Road between Prospect Hill and Riversdale Roads was mapped on an MMBW Survey plan of 1917, no houses had been constructed to this section of the roadway at this time. The subdivision and creation of Compton Street in c.1919, from land owned by Henry, Edward, Caleb and Esther Dunn, a local family of market gardeners<sup>3</sup>, saw predominantly brick bungalows being constructed there in the early to mid 1920s. A scattering of other building styles including Old English villas also infilled other allotments.

By the time civilian building ceased in the early years of the Second World War, the precinct area was virtually fully developed, with very little subsequent development until the later twentieth century when dual occupancy and new brick and render (infill) houses replaced some of the earlier buildings.

It is also noted that the history of Siena College, which adjoins the precinct at its western end, has not been investigated in detail for this precinct citation. The school, as an educational institution, is not part of the historic residential character of the precinct. The school property is also not shown on the historic plans sourced for this citation. Siena College is an independent Catholic girls' school which was established by the Irish Dominican Sisters. A convent opened on the site in 1926, with the school following some 14 years later, in 1940.<sup>4</sup>

(Butler, G. *Camberwell Conservation Study*, 1991; additional research by Lovell Chen, 2011. The Surrey Hills Neighbourhood Centre Heritage Collection also holds some relevant information.)



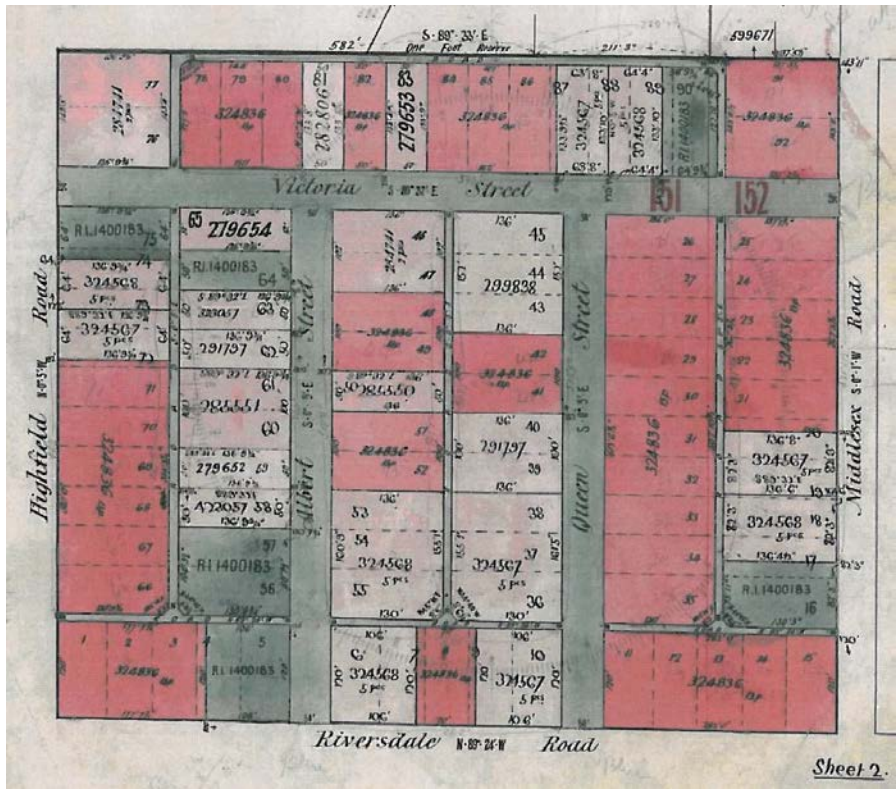


Figure 2 Plan of the Metropolitan Permanent Building and Investment Society's subdivision in Surrey Hills, 1887. This subdivision formed part of the Canterbury Hills Estate. Source: Land Victoria - Certificate of Title, Volume 1946, Folio 128.

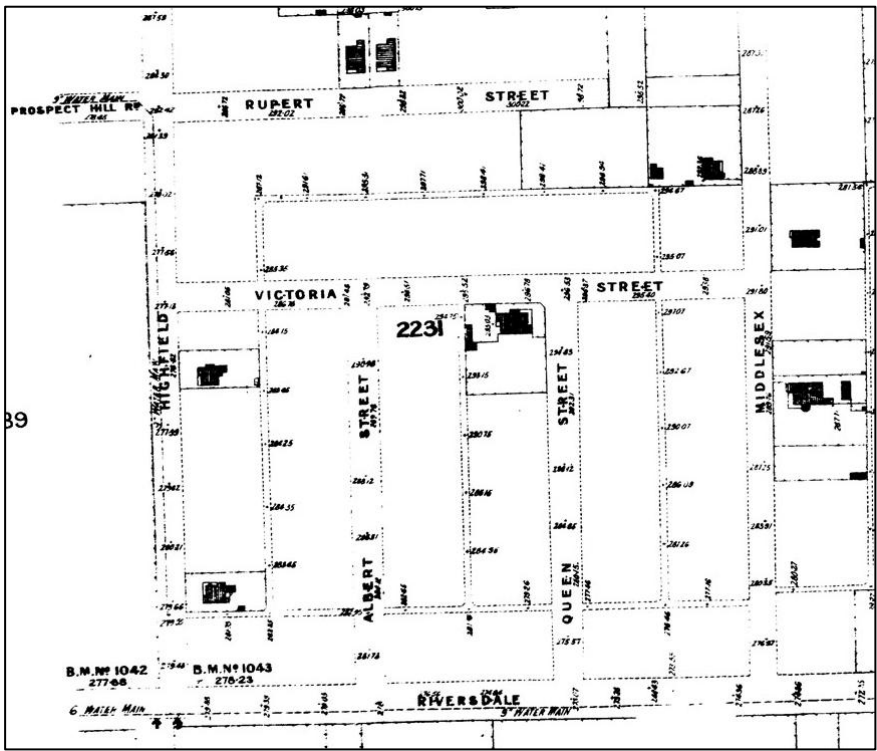


Figure 3 Detail of the MMBW Plan no. 72 of Camberwell, 1909, showing eastern area of the current precinct. Note the relatively small number of houses, some 20 years after the initial subdivision. Victoria Street is now Bristol Street, and Rupert Street is now the continuation of Prospect Hill Road.

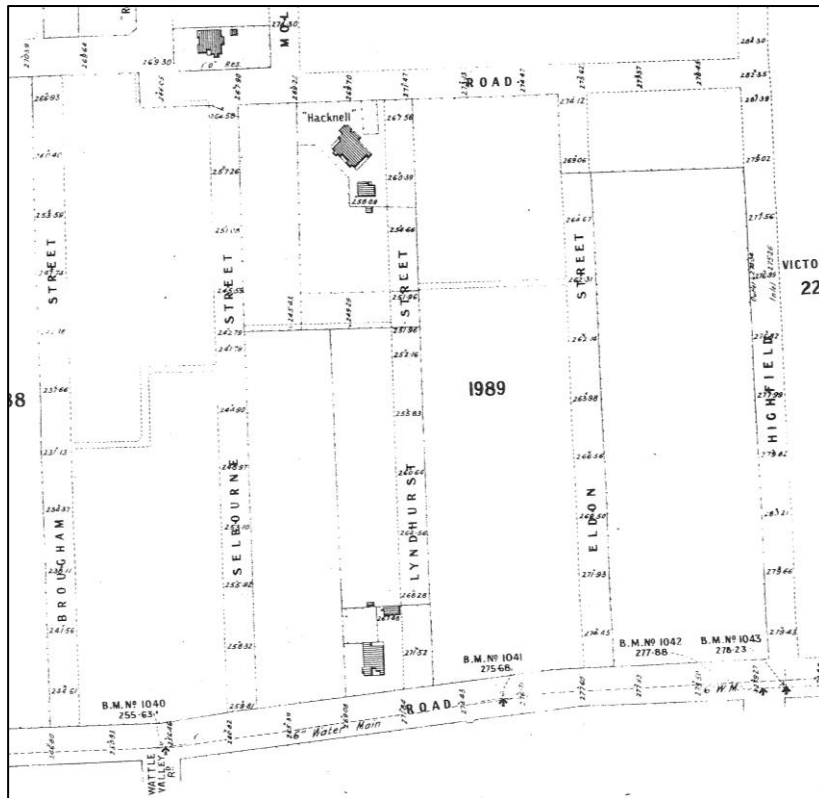


Figure 4 Detail of MMBW Plan no. 71, 1905, showing western area of current precinct. Of the north-south running streets, Highfield Road (at right) is in existence today, and Eldon Street is now Compton Street. The alignment of Selbourne Street is approximately that of today's Wattle Valley Road. The property shown at top centre ('Hacknell') is not extant.



Figure 5 209 Prospect Hill Road, a Federation weatherboard villa of c.1905-9 ('contributory'), is one of the earliest dwellings in the precinct area.





Figure 6 19 Compton Street, a timber Californian bungalow of the early 1920s ('contributory'). Unusually, it retains unpainted concrete columnettes to the verandah.



Figure 7 90 Highfield Road of c.1910-15 ('significant'), a Federation villa with unusual detailing including the brick chimney – part over-painted – which rises up through the central gable.





Figure 8 101 Highfield Road, constructed in 1927, is a substantial interwar brick bungalow which retains its original unpainted rendered finish ('significant').



Figure 9 13 Compton Street (c.1925), a substantial interwar bungalow which retains much of its original detailing, including the verandah lamp standard ('significant').





Figure 10 825 Riversdale Road, a substantially intact large residence, at the corner of Compton Street and Riversdale Road, constructed in c. 1936 ('significant').



Figure 11 14 Compton Street (c.1925), at the corner of Hocknell Street ('contributory'). A well-detailed interwar brick and render bungalow.





Figure 12 1A Bristol Street/80 Highfield Road, a brick and render interwar duplex, the sole example within the precinct, constructed in c. 1936 ('contributory'). The Bristol Street duplex is shown here.



Figure 13 221 Prospect Hill Road ('contributory'), is a c. 1937 example of a timber residence in the precinct; it adjoins a near identical property at 223 Prospect Hill Road (also 'contributory').





Figure 14 Compton Street, a post-WW1 street subdivision with original concrete road surface.



Figure 15 Bristol Street looking east. Note footpath to the north side only with the south side remaining as a grassy verge incorporating native trees and informal plantings.

## **Description**

[See also 'Architectural & Comparative Analysis' below.]

The Canterbury Hill Estate Precinct incorporates streets located in the suburbs of Surrey Hills, Canterbury and Camberwell. The name 'Canterbury Hill' derives from the name given to a subdivision in the eastern area of the precinct in 1887; while the western area of the precinct was formed from other later subdivisions, including post-1919 development focused on Compton Street, on land associated with the former market gardens of the local Dunn family.

Dwellings of heritage value in the precinct date from the early twentieth century (c.1905) through to the late 1930s-early 1940s period.). The properties are located in Albert, Bristol, Compton, Hocknell and Queen streets; and Highfield, Prospect Hill, Riversdale and Wattle Valley roads. The majority of the properties are of 'contributory' heritage value, with several identified as being 'significant' (see the Schedule of Properties which accompanies this citation).

Properties of 'contributory' heritage value are defined in Boroondara's Clause 22.05 'Heritage Policy' as follows:

'Contributory' heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important places of State, municipal or local cultural heritage significance, however when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.

In this precinct, the 'contributory' value of the properties generally derives from the 'contribution' they make to the overall heritage character of the precinct. This includes generally retaining the fabric, form, detailing and largely original external appearance (as visible from the principal streetscape) of buildings constructed in the two major phases of development which distinguish the precinct. This includes the Federation-style dwellings of the (approximate) 1910-1915 period, and the interwar houses of the 1920s through to the -early 1940s. For 'contributory' buildings, some additions are also visible including potentially large additions to the rears of dwellings; minor changes to the principal facades of these dwellings may also be evident.

Several properties are also of 'significant' heritage value, which is defined as:

'Significant' heritage places are individually important places of State, municipal or local cultural heritage significance. They can be listed individually in the Schedule to the Heritage Overlay. They can also be places that, when combined within a precinct, form an important part of the cultural heritage significance of the precinct. They may be both individually significant and significant in the context of the heritage precinct.

The 'significant' buildings are generally individually important in the precinct context, because they exhibit particular architectural merit or other notable and distinguishing characteristics. They are also typically highly intact, with few if any visible external changes (as seen from the principal streetscape). The 'significant' buildings are described and referred to below.

More recent infill development in the precinct, and an earlier building which has been significantly modified, are identified as 'non-contributory'.

'Non-contributory' places are places within a heritage precinct that have no identifiable cultural heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

A large number of the dwellings are constructed of timber, a building material less common in other parts of the City of Boroondara, but more characteristic of Surrey Hills. The timber houses are varied and include both late Federation villas of the 1910s which exhibit notched weatherboards and

roughcast rendering, as well as timber Californian bungalows of the 1920s and later (see Figure 5 & Figure 6).

There are also significant numbers of brick dwellings, albeit only a small number of these are late Federation villas; 204 Prospect Hill Road is an isolated example in its immediate context. The majority of these buildings are brick and rendered Californian bungalows, of the later 1920s and early 1930s, as well as some Old English style clinker brick and render villas (20 Compton Street), and dwellings displaying Mediterranean influences (93 and 95 Highfield Road).

A notable example of this phase of precinct development includes 101 Highfield Road, a large clinker brick and render bungalow of c.1927 which retains its unpainted roughcast render finishes (and is a 'significant' building). Nos 95 Highfield Road and 20 Compton Street ('contributory' buildings) also both exhibit specialty clinker brickwork (Figure 8). The brick and render c. 1936 interwar duplexes at 80 Highfield Road and 1A Bristol Street (Figure 12, 'contributory') are atypical building types in the precinct area.

Riversdale Road, between Compton Street and Highfield Road, has a run of six brick dwellings spanning the mid 1930s-early 1940s period, one of which (825 Riversdale Road, see Figure 10) is 'significant'. This row displays a diversity of influences, including Old English and neo-Georgian (as per 825 Riversdale Road); no 831 Riversdale Road, c. 1940 has a 'waterfall' frontage. The majority of the dwellings in this row also retain their original fences, save for 831 Riversdale Road.

Generally the brick housing types relate to the later period of precinct development when the then Council, in the late 1920s, passed by-laws restricting but not completely eradicating the construction of dwellings in timber.<sup>5</sup> Despite this, 221 and 223 Prospect Hill Road (both 'contributory') were constructed in the late 1930s of this material (Figure 13).<sup>6</sup>

A number of dwellings are located on Wattle Valley Road, in the western area of the precinct, and not contiguous with the precinct. These are nevertheless 'contributory' dwellings from the 1920s which share the heritage characteristics of the precinct.

By the advent of World War Two, as noted in the 'History' section, the precinct was almost completely developed; the afore-mentioned timber houses in Prospect Hill Road and the neighbouring c. 1941 brick residence at 225 Prospect Hill Road (also 'contributory') appearing to being among the last properties developed, before wartime restrictions brought civilian building construction to halt in the early 1940s.

Other characteristics of the precinct include the siting of houses on reasonably generous allotments, particularly those in the streets which run north-south. Setbacks to the street boundaries are also typically generous, with gardens, lawns and landscaped settings being common. Houses are also generally well-maintained, and while most dwellings were originally single-storey in scale, a number have been extended in the past several decades including with first floor additions as well as extensions to the rears and (in some cases) sides of properties.

Surrey Hills generally has a high proportion of modified and extended dwellings, many of which were originally modest timber houses constructed in the first decades of the twentieth century. With the suburb attracting more affluent residents in the latter twentieth century, a pattern of house renovation and extension emerged, often resulting in smaller dwellings significantly increasing in size, including through construction of large double-storey additions. This pattern is evident in the precinct.

In assessing the acceptability of visible additions and extensions to historic dwellings in the precinct – or the extent to which an addition detracts from the contributory value of the property – a number of factors were considered. These included the form, materials and detailing of the addition, and whether it was sympathetic to the dwelling; the visibility of the addition, and whether it was seen as sufficiently recessive to the original dwelling, or proportionally too dominating or overwhelming; the degree to which the addition can be



discerned as a later and non-original element; and the extent to which the original visible roof form has been altered.

Throughout the precinct the terrain is gently undulating, with streets of asphalt, with the exception of the original concrete road surface to Compton Street (Figure 14). Streets are generally planted with deciduous trees with species favoured including Pin oaks and London planes, although native Queensland Box and eucalypts are also evident. Footpaths are of concrete with the exception of the south side of Bristol Street, which is bordered by a grassed verge. Fences are variously of low to high form, of reproduction historical-style timber pickets, with solid masonry, cyclone wire, and steel fences with brick piers also found. There are some original brick and render 'dwarf' fences. No. 82 Highfield Road ('contributory') is almost completely concealed by a tall cypress hedge.

Some more recent infill development has occurred including cluster units and dual occupancy development from the 1980s and 1990s, generally set behind one another, although in some cases such as 85 and 85A Wattle Valley Road ('non-contributory') these have appeared side by side, testament to the wide allotments in some streets in the precinct. Modern infill housing, ranging from single to three storey residences, has also been constructed and generally adopts an historicist style rather than a more contemporary idiom. Overwhelmingly these are constructed of brick with some exhibiting rendered finishes.

### **Architectural & Comparative Analysis**

As outlined above, development in the precinct predominantly falls into two major phases:

- Federation-style dwellings constructed in the period c.1910-1915
- Interwar houses of the 1920s, 1930s and early 1940s

[Note: all properties referred to below are of 'contributory' value unless otherwise indicated.]

#### *Federation Houses*

The Federation houses of the precinct are largely located in Prospect Hill Road, Bristol, Queen and Albert streets, and are mostly of timber construction. They typically have a diagonal composition, which in simple terms means a principal front elevation (to the street) and a visible side elevation which shares the detail of the front. The buildings have an L-shaped mass or plan, with a single or return verandah, bays (including gabled bays) to the front and side elevation (usually connected by the verandah), and a diagonal or curved corner bay. They were also intended to be 'read' diagonally, being a reaction against the facade-dominated houses of the earlier Victorian period.

Federation architects and builders in Australia were influenced by the Arts and Crafts Movement, aiming broadly at generating a recognisably regional or national style.<sup>7</sup> Though often called Queen Anne, Federation houses in fact bear little resemblance to the original London houses of Queen Anne's period, and are connected with the Queen Anne Revival of architect Norman Shaw and his London contemporaries in their detail rather than their broader massing and composition. The half-timbered projecting gabled wings or bays were a reflection of Queen Anne, with the tall 1: 3 patterned casement windows (i.e. one large window opening with a tripartite window arrangement) more indebted to Norman Shaw's earlier Free Style work rather than his Queen Anne designs.<sup>8</sup> The timber fretwork on the verandah posts and friezes was a reaction against the cast iron lace of earlier decades, while the wide use of segmental and round arches was an extension of their use on institutional buildings. In fact, institutional and domestic buildings were thought to share a common form in the Federation period, unlike the later interwar period where houses and institutional buildings were mostly thought of as separate realms requiring completely distinct architecture.<sup>9</sup>

The precinct includes a range of well-designed and executed dwellings which demonstrate key Federation ideas in house design and detailing including the aforementioned diagonal planning; gabled and pitched roof forms; projecting wings/bays with half-timbered gables; timber-posted verandahs including return verandahs with timber friezes and fretwork; tall brick chimney stacks and 1: 3 casement windows. These include 2, 4 and 6 Albert Street; 3 and 7 Bristol Street; 198, 201, 204,



206, 208, 209, 211, 212, 216, and 224 Prospect Hill Road; and 7 and 8 Queen Street. 90 Highfield Road is a 'significant' example, with an asymmetrical frontage composition, finely detailed gable ends, and handsome arched verandahs. The dwelling also has distinctive original chimneys including one which drives up through a gable front (Figure 7).

In terms of comparisons, the Federation houses in this precinct reflect a general pattern established in the Victorian and Federation precinct centred on Wattle Valley Road and Bryson Street, nearer central Canterbury. This is the area of HO145, the Maling Road Shopping Centre and Residential Environs, Canterbury Heritage Overlay precinct, albeit historical residential development in this latter precinct occurred earlier and tended to be on a grander scale than the subject precinct. Many of the Federation dwellings in HO145 are also of brick construction. Elsewhere in Boroondara, heritage precincts containing Federation development include HO142 Barrington Avenue Precinct, Kew, which has a concentration of high quality graded buildings, including Federation buildings; and interwar building stock which represents one of the highest concentrations of these building types in the suburb. HO143 Barry Street Precinct, Kew also has Federation development, but in this instance combined with earlier Victorian dwellings although again in an unusual concentration of highly graded buildings.

#### *Interwar bungalows*

Californian bungalows, of the 1920s and later, utilise a name given to them by real estate developers and agents who sought to evoke sunny California and the health-dominated suburban lifestyle for which that state was known. The connection comes primarily through the work of architects Charles and Henry Greene, who designed houses in this style in Pasadena in the early 1900s, and other contemporary designs including shingle-clad houses in Berkeley by architects such as Bernard Maybeck, Julia Morgan and John Hudson Thomas.<sup>10</sup>

The original Californian bungalow designs were largely predicated on British Arts and Crafts principles, but their horizontality and open internal planning, especially in the Los Angeles region, is seen as a reflection of the American Prairie School influence; they also incorporated Japanese elements. The prototype bungalows were largely two-storeys, although a single-storey 'export version' flourished, appearing in Alameda, Oakland, and Altadena, Los Angeles, and spreading as far as Vancouver, British Columbia, Tulsa, Oklahoma, Charleston, South Carolina and even snow-prone regions such as the Niles district in Chicago. An east coast variant stemming from holiday houses in upstate New York emerged around the same time, known as the Craftsman bungalow from the publicity it gained in Gustav Stickley's *Craftsman* magazine.<sup>11</sup>

In Australia single-storey Californian and Craftsman variants were publicised through bungalow books of plans and exteriors, and magazines/journals such as *Building*, *The Salon*, *Australian Real Property Annual*, *Australian Home Builder* and *Home Beautiful*, and *For Every Man His Home*. The State Bank of Victoria's building design office, under G BurrIDGE Leith's direction, fused these forms in a set of inexpensive bungalow plans, encouraged by the bank's *credit foncier* finance system, some of which appear to have been utilised or at least modified for dwellings in the subject precinct. Builders also developed distinctive inflexions and sets of details in their bungalows.

Most Australian bungalows retained distinctive elements from earlier genres, especially Federation houses. Persistent Federation elements, from the 1900s, include compressing second storey components into less conspicuous attic and dormer levels, so that a house still read as 'single-storey'. Other Federation themes that persisted in Australia's 1920s bungalows included frequent use of deep-set side entries (97 Highfield Road and 833 Riversdale Road); tall chimney stacks in face-brick (9 Hocknell Street, although the number of chimneys reduced as did the internal fireplaces); half-timbered and shingled gable-fronts (3 Hocknell Street); continued use of curved bays (17 and 19 Compton Street); canted bays (9 Queen Street); angled or rounded corner bays (831 Riversdale Road); striped coursing with cement render and concrete; painted rather than stained shingles; painted rather than stained box-frame window sets; Art Nouveau lead-light glass; and extensive use of red face brick.

Pebble columns and rubble stone facing which were common in California are often cited in Australian examples, but these were rare. Face brick verandah pedestals, either red or clinker, and timber or cast concrete columns were generally preferred in Melbourne (90 Wattle Valley Road, 5 Hocknell Street, and 19 Compton Street). Fences persisted in Australia although generally abandoned in the United States, and in areas such as that of the subject precinct they continued Federation fence assemblages including face brick piers, chain-link wire, wrought strip iron, and looped ripple wire with timber framing.

The main planning change with bungalows in Australia was the contraction of most ground floor areas to a basic oblong footprint, thereby departing from the radial and wing-dominated Federation plan. This compressed the internal space, making it both cheaper and easier to maintain. The return verandah also almost disappeared, and this arrangement allowed for a driveway along the side for a future car and garage. There were some symmetrical designs under a single pitch laid at right-angles to the street, but the more common Melbourne type had a porch-verandah hybrid, usually carved out of one frontage side, and balanced on the other side by an enclosed corner expressed as a projecting wing/bay (3 and 9 Hocknell Street).

Australian bungalows also often fused both Californian and Craftsman genres. Projecting bays and verandahs were independently gabled (90 Wattle Valley Road, 5 Hocknell Street, 88 Highfield Road and 829 Riversdale Road); or in some instances were roofed through the continuation downwards of the main roof pitch (22 Compton Street, 96 Highfield Road).

Car garages became frequent in this period and there a number of original or early garages in this precinct (9 Hocknell Street and the duplex pair to 80 Highfield Road/1A Bristol Street).

Notable examples of bungalows in the precinct include 13 Compton Street ('significant') which is a well-preserved and particularly fine bungalow which displays Federation elements as they continued into an interwar building; these include a half-timbered and shingled gable-front, lead-light glazing, 1:3 ratio windows with hooded awnings over, and red face brickwork with, in this instance a clinker brick frieze. No. 101 Highfield Road ('significant') is also unusual in its simply outlined hipped roof, and through having retained its original unpainted stucco walling with clinker brick relief, and all its original chimney treatment. No. 825 Riversdale Road is additionally 'significant', as a substantially intact and large residence of the mid-1930s which, unusually for the precinct, has a two-storey form and neo-Georgian styling.

In terms of comparisons, the interwar bungalows in this precinct can be compared, as a group, in a general sense to the interwar development of HO1 Golf Links Estate, Camberwell. The latter precinct is centred on a late 1920s subdivision, and is significant for having a particularly intact and notable collection of housing styles of the late 1920s through to the early 1940s, including interwar Mediterranean, Old English and Californian bungalow. The precinct also has concrete roads, a trend which is reflected, on a more limited scale, in Compton Street in the subject precinct. HO146 Central Gardens Precinct, Hawthorn, while characterised by modest Victorian brick and timber workers' houses dating from the 1880s and 1890s, also has an interesting collection of small scale and duplex bungalow dwellings. The south-eastern corner of HO159 Prospect Hill Road Precinct, Camberwell, is another Boroondara precinct which comprises a mix of Federation and interwar bungalow development.

### **Assessment Against Criteria**

(Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995).

*Criterion A - Importance to the course, or pattern, of the City of Boroondara's cultural history.*

Canterbury Hill Estate Precinct is of historical significance, as a long-standing residential area which demonstrates aspects of the growth and consolidation of Surrey Hills in particular in the decades after 1900. The precinct name derives from that given to a subdivision in the eastern area of the precinct

in 1887, while the western area of the precinct was formed from later subdivisions, including post-1919 development associated with the Dunn family's former market gardens in the (current) Compton Street area. The consolidation of the precinct largely occurred in two phases, being the pre- and post-World War One periods. Although land in the Canterbury Hill Estate Precinct began to be subdivided into residential allotments during the boom of the 1880s, with many residential portions sold in the 1890s, relatively little building activity occurred due to the economic downturn of the late nineteenth century. It was not until the pre World War One and interwar periods that the precinct witnessed more concentrated activity. The pre-war development was also spurred on by the extension of the electric tramway along nearby Riversdale Road, which was completed by 1916. The precinct, as with other residential areas and estates in Surrey Hills, is also significant for promoting an English character and English associations, as a means of attracting middle-class residents and purchasers of properties. This chiefly occurred through the use of street names such as Victoria (later renamed Bristol), Albert and Queen streets, and through the use of names associated with English counties and localities.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural history.*

N/A

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Boroondara's cultural history.*

N/A

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural places and objects.*

N/A

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Canterbury Hill Estate Precinct is of aesthetic/architectural significance. The precinct, which predominantly comprises dwellings dating from the early twentieth century through to the early 1940s, has a comparatively high level of intactness in terms of its Federation and interwar development. A large number of these dwellings, including late Federation villas as well as some Californian bungalows, are constructed of timber, which is a building material more commonly found in Surrey Hills than in other areas of Boroondara. The significance of this aspect of development is enhanced by the fact that Council, in the late 1920s, passed by-laws restricting the construction of dwellings in timber. Significant Federation development in the precinct includes a range of well-designed and executed dwellings which demonstrate key Federation ideas in house design and detailing. These include diagonal planning; gabled and pitched roof forms; projecting wings/bays with half-timbered gables; timber-posted verandahs including return verandahs with timber friezes and fretwork; tall brick chimney stacks and 1: 3 casement windows. There are also substantial numbers of brick houses, the majority of which are brick and rendered bungalows, as well as some Old English style clinker brick and render villas, and dwellings displaying Mediterranean influences. This interwar development is significant for being rich and varied, and displays many of the elements and influences which typify Australian bungalow design including Californian and Craftsman variants. These elements include half-timbered and shingled gable-fronts; ground floor areas on a basic oblong footprint, albeit with curved and canted bays and/or a porch-verandah to one façade side balanced by a projecting wing/bay; facebrick surfaces with cement render and concrete; lead-light glass; brick verandah pedestals, or timber or cast concrete columns. The projecting bays and verandahs are independently gabled or in some instances roofed through the continuation downwards of the main roof pitch. The

aesthetic significance is also enhanced by the reasonably generous allotments, including setbacks with gardens, lawns and landscaped settings; street plantings including deciduous trees and native species; concrete footpaths and the grassed verge of Bristol Street; and the concrete road surface of Compton Street, which in turn is typical of a bungalow estate in Boroondara.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

N/A

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

N/A

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Boroondara's history.*

N/A

### **Significant properties within the Canterbury Hill Estate Precinct**

#### *13 Compton Street, Canterbury (c.1925)*

13 Compton Street is significant as a well-preserved and particularly fine example of a bungalow dwelling which displays Federation elements as they continued into an interwar building (Figure 9). These elements include a half-timbered and shingled gable-front, lead-light glazing, 1: 3 ratio windows with hooded awnings, over and red face brickwork. In this example, the Federation era elements are augmented by more typical bungalow characteristics including extensive use of clinker brickwork. For instance, clinker brick caps the plinth of red face brick to the facade, supports the window sills in stepped brackets and forms the piers to the front verandah. Other details of note include the verandah lamp standard and the perforated panel of brickwork, laid in a herringbone pattern and set into the verandah front.

#### *90 Highfield Road, Canterbury (1910-15)*

90 Highfield Road is significant as a fine example of a timber Federation dwelling, with an asymmetrical frontage composition, finely detailed gable ends, and handsome arched verandahs (Figure 7). The dwelling also has varied roof forms and distinctive original chimneys including one which drives up through a gable front at the apex of the roof. The bay window has a shallow hipped roof and the whole structure is cantilevered out from the facade, with the base clad in painted shingles. The house retains many of its original and early details intact.

#### *101 Highfield Road, Canterbury (1927)*

101 Highfield Road is significant as a well-preserved and generously scaled bungalow residence, demonstrating many of the principle characteristics of this genre including areas of roughcast render – unusually not over-painted – tripartite window forms, an expressed chimney breast to the south elevation flanked by mullioned highlight windows, and a simple hipped terracotta tiled roof (Figure 8). Another element of note is the use of clinker brickwork, utilised in the low-height plinth and the chimney breast, as well as in the capping to the verandah piers. Also of note is the flat metal clad porch roof and the roof to the bay window, the tall rendered and roughcast chimneys with clinker brick detailing, and the retention of the unpainted render finish to the house exterior.



### *825 Riversdale Road, Canterbury (c.1936)*

825 Riversdale Road is significant for its neo-Georgian styling, expressed in clinker brick, and its 'breakfront' form with a recessed centre bay. It is also distinctive for being a two-storey dwelling in a precinct characterised by single-storey residences (Figure 10). It has a prominent entry porch supported on paired Doric columns and a open balcony above, part enclosed by the two projecting window bays. The house retains a high level of original detailing including the paired entry and porch, and the cast metal porch railing.

## **Statement of Significance**

### *What is Significant*

The Canterbury Hill Estate Precinct predominantly comprises dwellings from the early twentieth century (c.1905) through to the early 1940s, with the properties located in Albert, Bristol, Compton, Hocknell and Queen streets; and Highfield, Prospect Hill, Riversdale and Wattle Valley roads, crossing the suburbs of Surrey Hills, Canterbury and Camberwell. The majority of the properties are of 'contributory' heritage value, with several identified as being 'significant'. A large number of dwellings, including late Federation villas as well as Californian bungalows, are constructed of timber; there are also significant numbers of brick dwellings, mainly in the form of interwar bungalows. Houses are generally sited on reasonably large allotments, with the setbacks to street boundaries containing gardens, lawns and landscaped areas. Most dwellings are free-standing and single-storey, although a number have been extended with first floor additions as well as rear and side extensions. Throughout the precinct the terrain is gently undulating, with streets of asphalt, with the exception of the original concrete road surface to Compton Street. Streets are also planted with deciduous trees including Pin oaks and London planes, as well as some Queensland Box and eucalypts. Footpaths are of concrete while the south side of Bristol Street has a grassed verge. Fences are variously of low to high form, of reproduction styles although there are some original brick and render 'dwarf' fences.

### *How is it Significant*

Canterbury Hill Estate Precinct is of historical and aesthetic/architectural significance to the City of Boroondara.

### *Why is it Significant*

Canterbury Hill Estate Precinct is of local historical significance, as a long-standing residential area which demonstrates aspects of the growth and consolidation of Surrey Hills in particular in the decades after 1900, into the early years of the Second World War. The precinct name derives from that given to a subdivision in the eastern area of the precinct in 1887, while the western area of the precinct was formed from later subdivisions, including post-1919 development associated with the Dunn family's former market gardens in the (current) Compton Street area. The consolidation of the precinct largely occurred in two phases, being the pre- and post-World War One periods. Although land in the Canterbury Hill Estate Precinct began to be subdivided into residential allotments during the boom of the 1880s, with many residential portions sold in the 1890s, relatively little building activity occurred due to the economic downturn of the late nineteenth century. It was not until the pre World War One and interwar periods that the precinct witnessed more concentrated activity. The pre-war development was also spurred on by the extension of the electric tramway along nearby Riversdale Road, which was completed by 1916. The precinct, as with other residential areas and estates in Surrey Hills, is also significant for promoting an English character and English associations, as a means of attracting middle-class residents and purchasers of properties. This chiefly occurred through the use of street names such as Victoria (later renamed Bristol), Albert and Queen streets, and through the use of names associated with English counties and localities.

Canterbury Hill Estate Precinct is of local aesthetic/architectural significance. The precinct, which predominantly comprises dwellings dating from the early twentieth century through to the 1930s, has a comparatively high level of intactness in terms of its Federation and interwar development. A large number of these dwellings, including late Federation villas as well as some Californian bungalows, are constructed of timber, which is a building material more commonly found in Surrey Hills than in other areas of Boroondara. The significance of this aspect of development is enhanced by the fact that Council, in the late 1920s, passed by-laws restricting the construction of dwellings in timber. Significant Federation development in the precinct includes a range of well-designed and executed dwellings which demonstrate key Federation ideas in house design and detailing. These include diagonal planning; gabled and pitched roof forms; projecting wings/bays with half-timbered gables; timber-posted verandahs including return verandahs with timber friezes and fretwork; tall brick chimney stacks and 1: 3 casement windows. There are also substantial numbers of brick houses, the majority of which are brick and rendered bungalows, as well as some Old English style clinker brick and render villas, and dwellings displaying Mediterranean influences. This rich and varied interwar development displays many of the elements and influences which typify Australian bungalow design including Californian and Craftsman variants. These include half-timbered and shingled gable-fronts; ground floor areas on a basic oblong footprint, albeit with curved and canted bays and/or a porch-verandah to one façade side balanced by a projecting wing/bay; facebrick surfaces with cement render and concrete; lead-light glass; and brick verandah pedestals, or timber or cast concrete columns. The projecting bays and verandahs are independently gabled or in some instances roofed through the continuation downwards of the main roof pitch. The aesthetic significance is also enhanced by the reasonably generous allotments, including setbacks with gardens, lawns and landscaped settings; street plantings including deciduous trees and native species; concrete footpaths and the grassed verge of Bristol Street; and also the concrete road surface of Compton Street, which in turn is typical of a bungalow estate in Boroondara.

## **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme.

External Paint Controls	No
Internal Alterations Controls	No
Tree Controls	No
Outbuildings and fences exemptions	No
Victorian Heritage Register	No
Prohibited uses may be permitted	No
Incorporated plan	No
Aboriginal heritage place	No

## **Identified By**

Lovell Chen, Surrey Hills and Canterbury Hill Estate Heritage Study, 2011.

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*General:* Butler, G. *Camberwell Conservation Study*, 1991.

*Specific:*

- <sup>1</sup> Surrey Hills History Nook Group, *Surrey Hills: In Celebration of the Centennial 1883 – 1983*, the Authors, Surrey Hills, Vic, 1983.
- <sup>2</sup> Lodged Plan 2670, Lands Victoria.
- <sup>3</sup> See Certificate of Title Volume 3047 Folio 369
- <sup>4</sup> See Siena College website, [www.siena.vic.edu.au](http://www.siena.vic.edu.au).
- <sup>5</sup> Graeme Butler & Associates, *Camberwell Conservation Study*, 1991, vol. 2, pp. 20-21.
- <sup>6</sup> Derived from listings in the *Sands & McDougall Directory of Victoria*, 1936-1943.
- <sup>7</sup> For Federation Architecture, see, esp., Bernard and Kate Smith, *The Architectural Character of Glebe, Sydney*, Co-op, Sydney, 1974; Conrad Hamann, 'Nationalism and Reform in Australian Architecture, 1880-1920,' *Historical Studies*, 18, 72, April 1979, pp. 393-411, and in Leon Paroissien (series ed.), *A History of Australian Architecture, Part 3: 1900-1945*, Educational Media, 1986. Trevor Howells, ed., contrib., *Towards the Dawn: Federation Architecture in Australia, 1890-1915*, Hale and Iremonger, Sydney, 1989; Richard Apperly, Robert Irving, Peter Reynolds, *Identifying Australian Architecture*, Angus and Robertson, Sydney, 1990, part 3: Federation. Conrad Hamann, 'The Federation City', in Philip Goad, ed., contrib., *Melbourne Architecture*, Watermark, Sydney, 1999, pp. 78-81 ff. The Arts and Crafts connection has been drawn together by Caroline Miley, *Beautiful and Useful: the Arts and Crafts Movement in Tasmania*, Victoria Museum, Launceston, 1990; Harriet Edquist, *Pioneers of Modernism: The Arts and Crafts Movement in Australia*, Miegunyah, Melbourne, 2007.
- <sup>8</sup> Cf. Andrew Saint, *Richard Norman Shaw*, Yale, London and New Haven, 1980; Mark Girouard, *Sweetness and Light: a History of the Queen Anne Movement*, Yale, London, New Haven, 1982.
- <sup>9</sup> Conrad Hamann, *A History of Australian Architecture*, Part 3; also 'The Inclusive Tradition in Victoria's Architecture', in AGL Shaw, ed., *Victoria's Heritage*, Allen and Unwin, Sydney, 1986.
- <sup>10</sup> See, esp. David Gebhard and Robert Winter, *Los Angeles: an Architectural Guide*, Gibbs Smith, Salt Lake City, 1994, pp. 369-373, 390-1; Robert Winter, *Toward a Simpler Way of Life: The Arts and Crafts Architects of California*, University of California, Berkeley and Los Angeles, 1997. In Australia the bungalow is discussed by John Clare, 'The Californian Bungalow in Australia', *Historic Environment*, 5, 1, 1986, pp. 19-29; Donald Johnson, *Australian Architecture 1901-51: Sources of Modernism*, University of Sydney Press, 1981, pp. 55-64; Peter Cuffley, *Australian Houses of the '20s and '30s*, Five Mile, Melbourne, 1989, chs. 1-4 esp.; and in Graeme Butler, *The Californian Bungalow in Australia*, Lothian, Melbourne, 1992.
- <sup>11</sup> See Robert Judson Clark, *The Arts and Crafts Movement in America*, Princeton, 1978. The Boston-based architect Katherine Budd championed the East Coast form in her column in the influential *Massachusetts Architectural Review* during the 1900s. See also Butler, *The Californian Bungalow in Australia*.

# G. Parking and Access Review

Prepared by MD Cubed



