

Statement of Significance: Bundara, 475 Neerim Road, Murrumbeena

Date of Statement: August 2020

Address:	475 Neerim Road, Murrumbeena	Name:	<i>Bundara</i>
Place Type:	Residential building (private)	Grading:	Significant
PS ref no:	HO211	Constructed:	1890



Photographs by Built Heritage Pty Ltd, October 2019

What is significant?

Bundara, at 475 Neerim Road, Murrumbeena, is a single-storey double-fronted Late Victorian bichromatic brick villa with a hipped roof, prominent brick chimneys, a skillion-roofed timber-framed return verandah, and a gable-roofed weatherboard rear wing. It was erected in 1890 for shipping agent Edward Swindells, whose large family occupied the property for seven decades.

The significant fabric is defined as the exterior of the brick villa and weatherboard rear wing.

How is it significant?

Bundara satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion A: Importance to the course, or pattern of our cultural or natural history.
- Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics

Why is it significant?

At the local level, *Bundara* is significant for its associations with an early and important phase of residential settlement in the suburb of Murrumbeena. Although the railway line was extended through the area as early as 1879, with a station at the junction of Neerim and Murrumbeena roads, further settlement in the vicinity was not encouraged until several large subdivisions were released in 1887-88. While a minor boom of residential (and commercial) settlement ensued, the area was to remain only sparsely developed until late 1910s, when the Boom-era estates finally began to fill out (*Criterion A*). With many of the earlier Victorian houses subsequently demolished for post-WW2 subdivision and higher density development, *Bundara* remains to provide rare evidence of the initial phase of settlement, both along the major thoroughfare of Neerim Road and more broadly across the entire suburb of Murrumbeena (*Criterion B*).

At the local level, *Bundara* is significant as an unusual and substantially intact example of a Late Victorian villa. Of bichromatic red and cream brick construction, it stands out from most other late nineteenth century houses in the area, which are more commonly of timber (often block-fronted) or sometimes rendered brick. While fairly conventional in its expression, with M-shaped hipped roof and double-fronted façade, *Bundara* is distinguished by its ornate chimneys (with rendered strips and heavily moulded cornices) and unusual return verandah with shaped brackets and simple slat frieze instead of the more ubiquitous wrought iron lacework. The early rear addition, in weatherboard with gabled slate roof, is a rare survivor in a house of this age. (*Criterion E*)

Primary sources

Heritage Citation HG09, *City of Glen Eira Post-war & Hidden Gems Heritage Review 2020, Stage 2: Citations*, prepared by Built Heritage Pty Ltd.