
10 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

10 Balwyn Road CANTERBURY, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO264

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Significance of Individual Property

One of several Interwar Period houses, which represent the third major period of development in the precinct. The Indian Style Bungalow house is mostly intact externally.

According to the National Trust, the tennis court at 10 Balwyn Road is historically significant at a local level as it represents a link to the early history of the Canterbury area. It was built by Alfred Golding c1890 over part of the

original Pine tree lined driveway leading to the mansion, *Shrublands*. The tennis court was probably one of the first in Victoria and is closely linked to the early development of tennis in Victoria. The court was a social focus for neighbours and the Methodist population of the area in the late 19th and early 20th centuries.

HO264 Balwyn Road Residential Precinct, Canterbury

Reference - *Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review* (August 2006)

The Balwyn Road Residential Precinct is of historic significance because the pattern of development reflects that of Boroondara generally. In much of Boroondara one or two periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented. As such, the precinct is a microcosm of the broad sweep of development across the City. The relative consistency in the allotment width and/or size across the different phases of development serves to unify the precinct.

There are historical associations with several eminent families (Danks, Goldings, Marfleets, McAlpins, etc). Of further interest is the profile that some residents have had at a broader level (either State, national or international) and the manifold connections between various residents within the precinct and the City of Boroondara.

The Balwyn Road Residential Precinct is of aesthetic significance for the many high quality buildings, some of which are of individual significance at the broader level, and others that are generally good examples of their architectural style. The buildings are remarkably intact to their period of construction and have been well maintained. There has been limited change of building stock. A high proportion of the buildings have been architect designed. Although there are a range of styles evident, there is a consistency in scale and setbacks.

The extensive and well maintained landscaping both to the street (with trees and wide reservations) and the private gardens provides a level of cohesion. One of the gardens (no. 17) is a rare example of a late nineteenth century intact suburban garden. In addition, some of the early road and paving infrastructure is intact.

Heritage Study/Consultant	Boroondara - Balwyn Road Residential Heritage Study Review, RBA Architects & Conservation Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Other Names	The Pines,
Hermes Number	14486
Property Number	

Physical Description 1

The single storey brick house is an Indian Style Bungalow. The symmetrical facade has projecting bays at either end with a group of three box windows with lead lighting to the upper sash and a central projecting porch with corner piers. The walls are painted brick but may originally have been exposed clinker brick. The hip roof is clad in terracotta tiles. The house was altered to the rear in the mid-1980s.

There is a semicircular driveway with a high rendered, brick fence to the front of the site. The tennis court is located to the rear of the site in its original position. It is orientated north/south and is substantially intact although the surface material is not original. The stone retaining wall along the southern boundary may be original. A garden setting has remained although the original Monterey pines, which provided the name of the site, have been removed. One pine tree however is extant nearby on the adjoining property to the south.[1]

[1] R Da Costa Adams, 'The Pines - Tennis Court and Curtilage .', p40

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>