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# 127 Winmalee Road



Review of B Graded Buildings  
in Kew, Camberwell &  
Hawthorn

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## Location

127 Winmalee Road BALWYN, Boroondara City

## Municipality

BOROONDARA CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO421

## Heritage Listing

Boroondara City

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## Statement of Significance

Last updated on -

127 Winmalee Road, Balwyn, is of local historical and architectural significance. It is a fine, externally relatively intact and early example of a simply composed attic plan house with round arched entry that became popular in Melbourne suburbs in the 1920s. The house is direct in its treatment and beautifully sited. It reads as a skilled synthesis of British and American Arts and Crafts influences, yet, as with the more successful Australian designs in this period, reveals itself in part as a simplification of Federation houses.

Heritage Study/Consultant	Boroondara - Review of B Graded Buildings in Kew, Camberwell and Hawthorn, Lovell Chen Architects & Heritage Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Construction dates	1919,
Hermes Number	14746
Property Number	

## Physical Description 1

127 Winmalee Road is a simply massed house with a single transverse gable punctuated with two chimneys of different heights and an expanded dormer, cast as a floating gable in the front slope of roof tiling, over the front entry area. The roof is of terracotta tiles in a Marseilles pattern, the gables are all shingled and the walls are in a characteristic Melbourne combination of red brick and textured stucco. The arch motif is repeated in the south east wall with an upper lunette, passed on approaching the house by its main drive. Below that, the windows assume asymmetrical placement, expressing the interior and its specifics.

The drive curves in what appears to be its original pattern.

A garage was added, probably in 1929.[i] The site was subdivided and a brick veneer house and garage were added on the second allotment, to the rear of the original house. The fence and gates were replaced in 1986, and a swimming pool was installed the following year.[ii] In 1993 the owners added a garden room, altered the kitchen and laundry, and bathroom, and changed the wardrobe arrangements. They also made various modifications to the 1974 outbuildings.[iii]

[i] Details sourced from the City of Camberwell Building Index, #1067, dated 30 September 1929.

[ii] Details sourced from the City of Camberwell Building Index: # 54997, dated 9 April 1974 (brick veneer house and garage); #80638, dated 30 June 1986 (fence); #82737, dated 12 May 1987 (swimming pool).

[iii] Details sourced from the City of Camberwell Building Index, #97492, dated 23 June 1993.

*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/>*