
25 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

25 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

Originally constructed during the late Victorian period, the first major period of development in the precinct, but the house was substantially altered during the mid-1910s at the end the second major period of development, the Federation Period. The resultant house is a curious mixture of partly Victorian era form and Tudor Revival detailing.

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	Linden,
Hermes Number	14505
Property Number	

Physical Description 1

The existing single storey house with attic level was constructed during the late Victorian Period. Alterations have been made such that it now has a Tudor Revival appearance generally. The house is on the south-west corner of View Street and is orientated to both streets. The front part of the house is of masonry construction with a return verandah extending between projecting bays on the north and east elevations. The rear part of the house is constructed from timber.[1]

The verandah is possibly one of the few elements which is mostly original with its timber posts, brackets and roof clad in corrugated sheet metal. The outline of the faceted windows to the projecting bays conforms to the original outline however the treatment of their individual roofs have been altered.

The walls are rendered and have a half-timbering treatment to the gable end, which is likely to be part of the c1918 alterations. There is weatherboarding to the attic level gable to the west elevation but the windows are modern.

The low brick boundary fence is covered in ivy with a corner timber gate.

[1] MMBW plan no 71 and detail plan no 1996 (1905)

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/>