
26 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

26 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 houses constructed in the mid-1910s, being at the end the second major period of development in the precinct, the Federation Period. This commodious Bungalow Style house is mostly intact externally.

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	Terrapee,
Hermes Number	14506
Property Number	

Physical Description 1

A substantial two storey Federation Bungalow with the second storey created within the gable roofs. The roof is clad in terracotta tiles with decorative ridge capping and finials. The tall chimneys have rendered caps and terracotta chimney pots.

The walls to the lower level are face red brick and in the gable ends they have a rendered pebbledash finish. The verandah is supported on brick piers with paired timber columns above and exposed timber rafters. Some window upper sashes have lead lighting and stained glass.

The gable end to the south elevation may have originally been a balcony/sleep-out. There have been changes to the colour scheme of some of the elements, for example columns and timber frieze of the verandah and timber strapping to the gable ends.[1]

The modern extension to the rear of the building is largely concealed from the street.

[1] R Apperley et al, *Identifying Australian Architecture*, p144. The house is pictured as an exemplar of the Federation Bungalow Style.

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/>