
27 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

27 Balwyn Road CANTERBURY, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO264

HO168

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Significance of Individual Property

One of several Federation era houses which represent the second major period of development in the precinct. This picturesque Queen Anne style house was possibly designed by the notable architects Ussher & Kemp, who specialised in this architectural idiom. The house is largely intact externally.

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.

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|---------------------------|---|
| Heritage Study/Consultant | Boroondara - Balwyn Road Residential Heritage Study Review, RBA Architects & Conservation Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991; |
| Architect/Designer | Ussher & Kemp, |
| Other Names | Kira, |
| Hermes Number | 14507 |
| Property Number | |

Physical Description 1

The prominent and substantial Queen Anne Style house is located on the north-west corner of View Street. The design is picturesque especially at the roof level, which is clad in terracotta tiles with decorative terracotta ridge capping and finials. The roof elements include a variety of hip and gable sections, gable ends with half-timbering and pebble-dash treatment, rendered chimney with brick strapping, squat corner turret, dormer, and balcony in front of an attic level room. There is a section of roof to a bay window on the south side which is clad in timber shingles.

The walls are face red brick with rendered sections above. The roof of the corner verandah is continuous with the roof over the house and has decorative square timber posts and arched friezes, details which have also been used in the balcony. The house has been altered to the rear.

The front fence consists of timber pickets above a red brick plinth.

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/>