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## 48 Balwyn Road



Balwyn Road Residential  
Heritage Study Review 2006

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### Location

48 Balwyn Road CANTERBURY, Boroondara City

### Municipality

BOROONDARA CITY

### Level of significance

Incl in HO area contributory

### Heritage Overlay Numbers

HO264

### Heritage Listing

Boroondara City

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### Statement of Significance

Last updated on -

Significance of Individual Property

One of several houses constructed during the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This Arts and Crafts style house is largely intact externally and one of the few timber houses in the precinct.

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;
Hermes Number	14525
Property Number	

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## Physical Description 1

The single storey weatherboard Arts and Crafts style house with attic level is on a corner site with frontages to both Balwyn and Mont Albert Roads. The recessed entrance porch with timber posts, decorative brackets and lattice screen fronts Mont Albert Road. The upper portion of the walls has a pebble dash treatment and there are timber shingles and a group of ventilating openings to the gable ends. The roof is clad in terracotta tiles.

There is a mixture of window types - double hung sash, bow casement and fixed - with multi-paned sections to the former two types. Some of the fixed windows have lead lighting and stained glass. The timber frames of the windows to Balwyn Road have pedimented lintels.

The existing timber picket fence with a hedge behind is not original.

*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/>*