
45 Balaclava Rd



45 Balaclava Rd Caulfield,
August 2000

Location

45 Balaclava Road CAULFIELD NORTH, Glen Eira City

Municipality

GLEN EIRA CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO6

Heritage Listing

Glen Eira City

Statement of Significance

Last updated on -

The house at 45 Balac1ava Road, Caulfield North has architectural importance as an early example of the work of Edward F. Billson, whose work demonstrated the influence of the internationally distinguished American architect Frank Lloyd Wright and his one time colleague, Walter Burley Griffin with whom Billson worked in partnership for a period. It is presumed to be the earliest important example Billson's work and attains special importance as an early example of modern architecture in Australia, the earliest work of Griffin preceding it by only five years.

Heritage Study/Consultant	Glen Eira - City of Glen Eira Heritage Management Plan, Andrew Ward, Architectural Historian, 1996;
Hermes Number	35562
Property Number	

Physical Description 1

A large cruciform on plan house with attic storey in the Wrightian manner with dominant gables distinguished by their overhung eaves, increasing in depth top the ridge line and with vertical emphasis achieved by the use of protruding piers defining glazed sections. Windows have patterned glazing and louvred treatments characteristic of Wright's work and including opalesque panels, the entire composition developing characteristic geometric shapes. Masonry surfaces have a rough cast treatment; the roof has terra cotta tiles and the gutters are concealed giving emphasis to the fascias and barges.

Physical Description 2

Condition: sound

Physical Description 3

Integrity: high

Historical Australian Themes

Caulfield as a pre-eminent inter-war suburb

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/>