

House, 221 Whitehorse Road, Balwyn Statement of Significance, February 2022

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| Heritage Place: | House, 221 Whitehorse Road Balwyn | PS ref no: | HO951 |
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What is significant?

The house at 221 Whitehorse Road, Balwyn, built by 1873, is significant.

Elements that contribute to the significance of the place include:

- asymmetrical built form with projecting canted bay windows
- return verandah with concrete pillars (possibly dating to the interwar period)
- M-shaped corrugated iron hip roof
- timber eaves brackets
- original pattern of fenestrations to its west, south and east elevations
- vertically proportion double-hung timber sash windows with round arched heads
- rendered brick chimneys.

The front brick and lattice fence constructed c.1972, the rear carport and patio constructed by c.1973, and the east elevation addition constructed c.1976 are not significant.

How is it significant?

The house at 221 Whitehorse Road, Balwyn, is of local historical significance to the City of Boroondara.

Why is it significant?

The residence at 221 Whitehorse Road, Balwyn, built by 1873, most likely for civil servant John Andrews, is historically significant as one of the earliest surviving residential dwellings in Balwyn that predates the first major period of residential development in the 1880s. Limited evidence survives of this phase of development in this part of Boroondara. The house was built on an original allotment of approximately 20 acres, which extended from its frontage to Whitehorse Road to its northern boundary at Gordon Street. Following the residential subdivision of the Balwyn Park Estate c.1885, which saw the development of the western side of Austin Street and the eastern side of Norbert Street, the house stood on a reduced holding of 1 acre (later reduced to the current allotment of 774m²). (Criterion A)

Primary source

221 Whitehorse Road, Balwyn Heritage Citation (GML Heritage, February 2022)

This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*