

## 221 Whitehorse Road, Balwyn

Prepared by: GML Heritage

**Address:** 221 Whitehorse Road, Balwyn

<b>Name:</b> House	<b>Survey Date:</b> October 2021, February 2022
<b>Place Type:</b> House	<b>Architect:</b> n.k.
<b>Grading:</b> Significant	<b>Builder:</b> n.k.
<b>Extent of Overlay:</b> To title boundaries	<b>Construction Date:</b> c.1873 (probable)



Figure 1. Principal (south) elevation of 221 Whitehorse Road, Balwyn. (Source: GML 2022)

## Historical Context

This place is associated with the following historic themes taken from the *Boroondara Thematic Environmental History* (2012):

### *6.0 Building Towns, Cities and the Garden State*

#### *6.3 Shading the suburbs*

## Locality History

Balwyn is a residential suburb 10 kilometres east of central Melbourne. To its south are Deepdene, Canterbury and Surrey Hills, and to the north is Balwyn North, which is separated from Balwyn by Belmore Road. Deepdene, historically part of Balwyn, became a separate suburb in 2008.

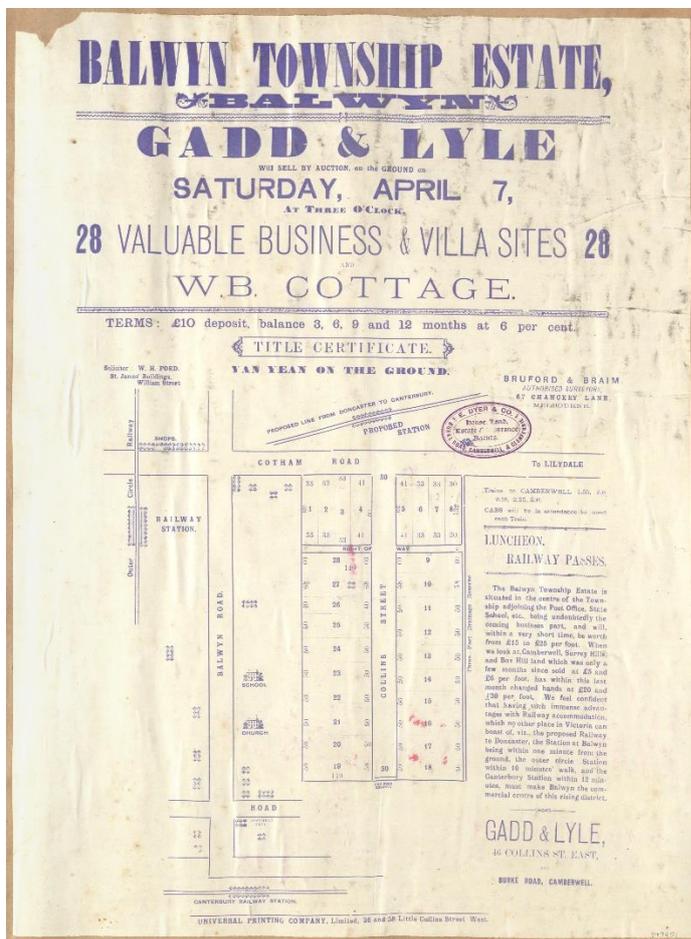
The beginning of post-contact settlement in the Balwyn area dates back to 1841, when the land bounded by Burke Road, Canterbury Road, Warrigal Road and Koonung Creek was purchased by Henry Elgar under the short-lived 'special survey' provisions, whereby 5120 acres could be purchased at £1 per acre on the condition that survey was carried out by the purchaser. According to a map of May 1841, two squatters occupied the large area known as Elgar's Special Survey at the time that he purchased it: Charles Mullins in the southeast corner and Arundel Wright in the northeast. (Donald Maclean, cited in *Built Heritage* 2015:7). By 1847, the Port Phillip Directory listed eighteen people with the address of 'Elgar's Survey', including ten 'agriculturists', two farmers, two 'artificiers' and a grazier (Gwen McWilliam, cited in *Built Heritage* 2015:7).

In October 1853, residents of the area signed a petition calling for improvements to roads between Richmond Bridge and Bulleen. A subsequent petition specifically demanded 'a proper line of road to be laid down from the Koonung Creek to the west side of Elgar's Special Survey' (Gwen McWilliam, cited in *Built Heritage* 2015:7). Over the next few years, several new roads were marked out across the area, including Bulleen Road, Doncaster Road, Whitehorse Road and Belmore Road (*Built Heritage* 2015:7).

In September 1856, allotments of land in Elgar's Survey totalling more than 1000 acres were offered for sale in Melbourne as the Boroondara Estate. Increased settlement followed, including the establishment of the industries of viticulture and tree felling (*Built Heritage* 2015:8). One of the allotments for sale in the 1856 subdivision was purchased by Scots editor and journalist, Andrew Murray. He built a house near the site of the present-day Fintona Girls' School in Balwyn Road (*Victorian Places* 2015). Murray planted a vineyard on the slope of the hill and named his house 'Balwyn', meaning 'home of the vine', using a compound of the Scots Gaelic 'bal (baile)' and the Saxon 'wyn' (ADB 1974).

By the early 1860s the village of Balwyn, centred on the intersection of Balwyn and Whitehorse roads, comprised a Congregationalist chapel on the western side of Bulleen Road, opened in 1857; a modest Catholic school-house, near the corner of Balwyn and Belmore Roads, which existed by 1858; and the Athenaeum Hall, on the western side of Balwyn Road, built in the mid-1850s. A Common School opened in 1868, and in 1872 the St Barnabas Anglican Church opened on an adjacent site to the south. (The Anglican congregation had formerly met in the Athenaeum Hall, which was adapted for use as a post office c.1872.) By 1872 Balwyn comprised five public buildings and 14 residences in the area between Whitehorse Road and Koonung Creek (*Built Heritage* 2015:8-9).

During the 1880s two significant developments in public works spurred residential settlement. A mains water supply from Yan Yean Reservoir was constructed between 1880 and 1882, from Cotham Road along Whitehorse Road, as far as Balwyn Road. In addition, the construction of the Outer Circle Railway, passing through Ashburton, Camberwell, Deepdene and Kew East, commenced in 1887. As a result, land in the Balwyn area became highly sought after by speculators who established residential estates. The subdivisions included Deepdene estate (1884), Belmore Park Estate in Deepdene (1888) and others further north, including the Kew Park Estate (1888), the Heights of Kew Estate (1888), and the Kew Vale Estate (1889) – all located on the south side of Doncaster Road in what is now Balwyn North, (Built Heritage 2015:9), and in Balwyn township itself (see Figure 1). A small number of mansion houses were erected in the more elevated parts of Balwyn in the late 1880s and early 1890s, taking advantage of fine views to the north and east.



**BALWYN TOWNSHIP ESTATE,**  
**BALWYN**  
**GADD & LYLE**  
WILL BE SOLD BY AUCTION, on the GROUND on  
**SATURDAY, APRIL 7,**  
AT THREE O'CLOCK.  
**28 VALUABLE BUSINESS & VILLA SITES 28**  
**W.B. COTTAGE.**

TERMS: £10 deposit, balance 3, 6, 9 and 12 months at 6 per cent.

**TITLE CERTIFICATE.**  
**YAN YEAN ON THE GROUND.**

Proposed line from Doncaster to Canterbury.  
PROPOSED STATION

BRUFORD & BRAIM  
AUCTIONEERS  
87 BRADFORD'S CLIFF  
MELBOURNE, VICT.

W. B. NEED  
Solicitor  
21 James' Buildings  
MELBOURNE

SHOPS  
BALWYN STATION

COTHAM ROAD

BALWYN ROAD

COULSON STREET

ROAD

TO LILYDALE

TO CAMBERWELL, L.S., E.P.  
W. B. 225, 226

2255 will be in accordance to street  
with Title.

**LUNCHEON.**  
**RAILWAY PASSES.**

The Balwyn Township Estate is situated in the centre of the Township adjoining the Post Office, State School, etc., being immediately the sound business part, and will, within a very short time, be worth from £12 to £25 per foot. When we sold the Camberwell Survey 1858, and Box Hill land which was only a few months since sold at 25 and 30 per foot, had within this last 120 per foot. We feel confident that having such immense advantages with Railway communication, which by other parts in Victoria can boast of, the proposed Railway to Doncaster, the Station at Balwyn being within one minute from the ground, the user office Station within 10 minutes' walk, and the Canterbury Station within 12 minutes' time, make Balwyn the commercial centre of this extensive district.

**GADD & LYLE,**  
46 COLLINS ST. EAST,  
BURK ROAD, CAMBERWELL.

UNIVERSAL PRINTING COMPANY, Limited, 26 AND 28 LITTLE COLLINS STREET WEST.

Figure 2. Advertisement for business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria 2022)

The northern section of the Outer Circle Railway – extending from East Camberwell to Fairfield and skirting Balwyn's southwest corner at Deepdene – was opened in 1891 but closed after only two years. Today only a few modest Victorian-era cottages remain in the Deepdene area that represent this period of development (Built Heritage 2015:10).

## Place history

221 Whitehorse Road, Balwyn, on the north side of Whitehorse Road (formerly Cotham Road), is a brick villa constructed by c.1873. The site was within Elgar's Special Survey, and in the 1870s and 1880s this land was used largely for farming.

In 1873 John Andrews, civil servant, was listed as the owner and occupier of a house and 10 acres of land on Whitehorse Road. In 1878, 1880 and 1881 he was rated £100 for a house and 20 acres of land on Whitehorse Road (RB 1873–1881).

On his death in 1882, Andrews' assets included a house and land at Balwyn, with land amounting to almost 20 acres (PROV 2022). The house and land were advertised for sale in January 1882, and were described at the time as:

*Land containing about 20 [acres] having 1176 links frontage to Cotham Road or Whitehorse Road, and similar frontages to Normanby Road by a depth through of 1848 links, upon which is erected a comfortable cottage residence, substantially built of brick, and containing dining and drawing room, five bedrooms, kitchen, servant's room, scullery, bathroom, stables, buggy shed and outhouses. The land is subdivided into capital flower and vegetable gardens, orchard, grass and cultivation paddocks (Age, 18 January 1882: 2).*

In June 1882, 19 acres of land were transferred to his widow, Eliza Mary Ann Andrews (C/T 1363/553) (see Figure 3). In 1883, the house and 20 acres of land in Whitehorse Road, Balwyn, was owned and occupied by Austrian-born merchant and importer Ludwig Radinger (RB 1883; C/T 1501/157). The house at this time was said to be known as 'Grillpazee' (*Argus*, 19 January 1884: 1), possibly after Franz Grillparzer (1791–1872), an eminent nineteenth-century Austrian playwright (Encyclopedia Britannica 2022). In 1881 Radinger had served as Austrian Commissioner to the Melbourne International Exhibition (*Argus*, 11 January 1881: 2). In 1883 the land owned by Radinger was subdivided into 90 building allotments (see Figure 4).

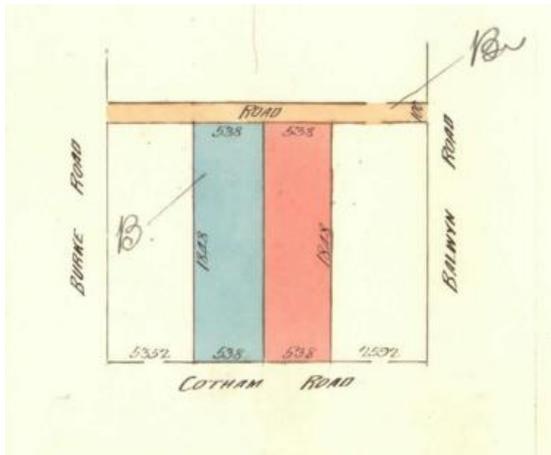


Figure 3. Detail from Certificate of Title 1363/553, showing the parcels of land delineated and coloured blue and red (19 acres) transferred to Eliza Mary Ann Andrews in 1882. (Source: LANDATA)

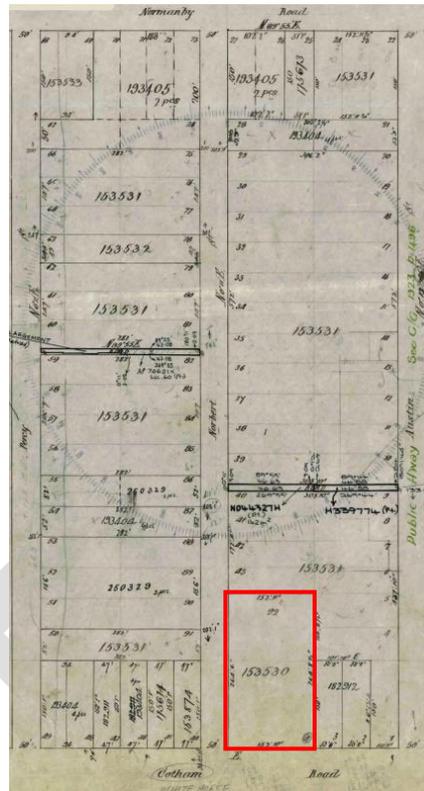


Figure 4. Detail from Certificate of Title 1501/157, showing the 1883 subdivision plan. The subject site formed part of the land parcel identified as No. 153530, outlined in red. (Source: LANDATA with GML overlay)

The estate subdivision plan was first known as the Grill Parzer Estate, as advertised in March 1885 by auctioneers Frazer and Co and surveyors Terry & Oakden (Figure 5). Confusingly, at the same time it was also advertised as the Grillparza Estate, also by Frazer and Co (Age, 5 March 1885: 2). The estate name appears to have drawn inspiration from the name Radinger had bestowed on the house ('Grillpazee') (Argus, 19 January 1884: 1). The estate contained 90 allotments within the block bound by Normanby Road (Gordon Street) to the north, Austin Street to the east, Cotham Road (Whitehorse Road) to the south and Percy Street to the west (see Figure 5).

The advertisement promoted the estate's proximity to the Camberwell and Canterbury railway stations and the proposed Outer Circle Railway (see Figure 5). The subdivision plan was prepared by architects and surveyors Terry & Oakden (Butler 1991).

A promotional flyer for the estate noted the sale of 'a most comfortable well-built 8 roomed brick villa with stables, coach house and outbuildings', with frontages to Cotham Road and Norbert Street (Figure 5). This is illustrated on the flyer in a similar position to the current building at 221 Whitehorse Road. Although the mapping of the house and outbuildings on the flyer does not correlate precisely with the location of the current building, there is no evidence that the house that existed in 1873 had been replaced by this time. An early 1870s construction date for the building is supported by the appearance of the original front section of the current house.

# GRILL PARZER

## UPPER HAWTHORN

situated on the best part of

## THE 90 COTHAM ROAD STATE

within easy walking distance of the

### CAMBERWELL STATION & CANTERBURY STATION

and immediately adjoining a station on the

## Outer Circle Railway

Plans & Free Railway Passes at the offices of the Auctioneers

Luncheon on the ground

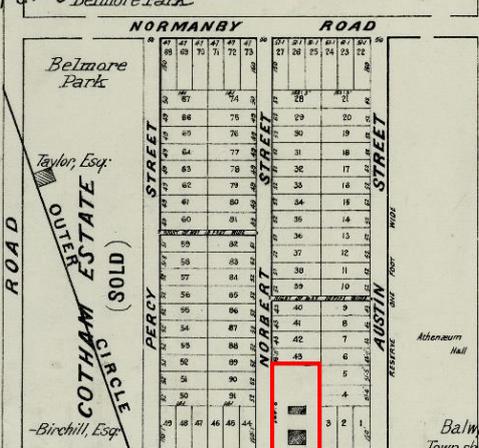
TERMS £5 Balance 3, 6, 9, 12, 15 & 18 months

SATURDAY 7<sup>th</sup> MARCH

On the ground Belmore Park On the ground

A most comfortable well built 8 Roomed **BRICK VILLA** with Stables, Coach house and Outbuildings will also be offered **FOR SALE**

This desirable Residence is built upon land having a frontage of 152' 10" to Cotham Road and 264' 6" along Norbert Street.



The map shows a grid of lots bounded by Normanby Road, Perth Street, Norbert Street, and Cutham Road. The subject site is a small lot at the intersection of Norbert Street and Cutham Road, outlined in red.

The situation of this Charming Property is opposite to the Mansion of R. Reid, Esq; and is most convenient to either Camberwell or Canterbury Railway Station but a Railway Station on the "Outer Circle Line" will most probably be on the ground. The Terminus of the New Tramway will also be within a few hundred yards. The glorious View of the Heidelberg Valley obtained from all parts of this land should insure a great demand for these building sites.

Burke Road, Muntz, Esq., Survey Hotel, R. Reid, Esq., Post Office, State School, Church, **SPECIAL TRAINS** will be appointed to convey purchasers to the Sale and will be duly advertised.

M. O'Shanassy, Esq., Canterbury Station, Balwyn Township

The Yan Yean is laid on to this Property. The Balwyn Township with its State School, Post Office & Church is within 5 minutes walk.

Hudson & Litho<sup>s</sup>

Figure 5. Promotional flyer advertising the sale of the Grill Parzer estate prepared by Terry & Oakden c.1885. The subject site is outlined in red. (Source: State Library Victoria, with GML overlay)

By April of the same year the estate name was changed and was advertised as the Balwyn Park estate, when the 90 allotments were advertised for sale by FL Flint (*Herald*, 7 April 1885: 4). The promotional flyer and auctioneer plans included in the sale notice for the Balwyn Park estate also shows a 'Cottage' and rear 'Stables' at the corner of Whitehorse Road and Norbert Street, in a similar position to that illustrated in Figure 5 (see Figures 6 and 7).



Figure 6. Promotional flyer advertising the sale of the Balwyn Park estate (Cotham and Normanby roads, Percy and Austin streets) by Batten & Percy in 1885. The subject site and existing dwelling and outbuildings are indicated in red outline. (Source: State Library Victoria, with GML overlay)

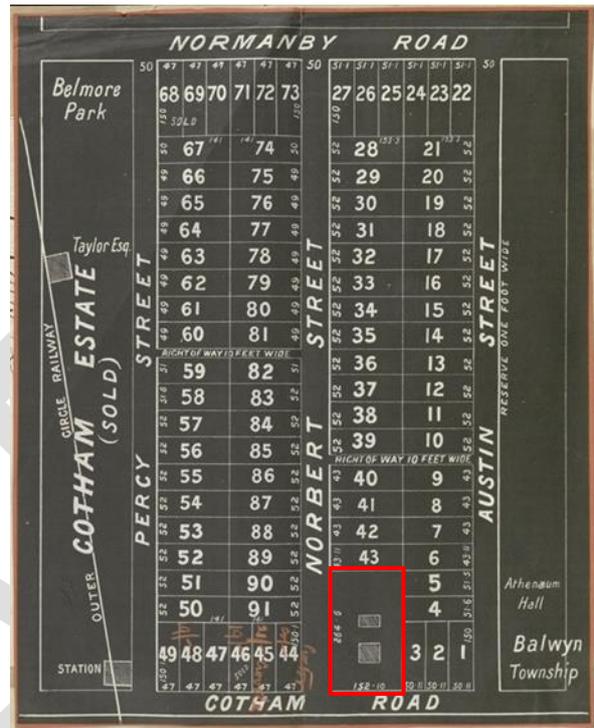


Figure 7. An auctioneer flyer depicting the Balwyn Park estate (Cotham and Normanby roads, Percy and Austin streets) by Batten & Percy c.1885. The subject site and existing dwelling and outbuildings are indicated in red outline. (Source: State Library Victoria, with GML overlay)

Following the subdivision sale, William Brunton was listed in August 1885 as the owner of the property, which was rated for a house and 1 acre of land on Whitehorse Road (CT 1732/288; RB 1887). The property remained in Brunton's ownership until it was transferred to Emma Hibbs in November 1904 (CT 1732/288).

In 1906 Hibbs was listed as the owner of a 10-room brick house rated at £35 (RB 1906). After her death in 1923 the land was divided into three allotments; the location of the dwelling at 221 Whitehorse correlates with the larger of the three allotments (lot 1113791) (CT 1732/288) (see Figure 8). In 1923 two of the three allotments (lots 1113791 and 1134257) were transferred to new owners, one of whom was the son of Emma Hibbs. (CT 1732/288) (see Figure 8). The subdivision at this time may have resulted in the removal of the house's outbuildings. The house at 221 Whitehorse Road is now close to the north boundary of the southernmost allotment.

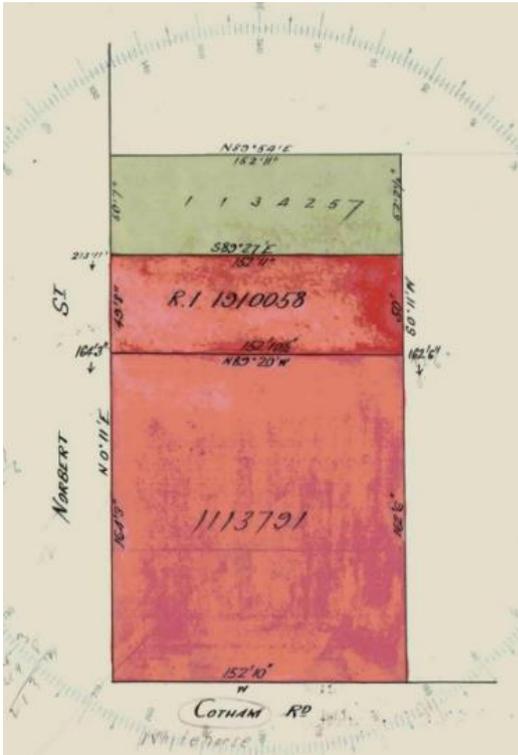


Figure 8. Detail from Certificate of Title 1732/288, showing the subdivision in 1923. The location of the dwelling at 221 Whitehorse correlates with the larger of the three allotments (lot 1113791). (Source: CT 1732/288)

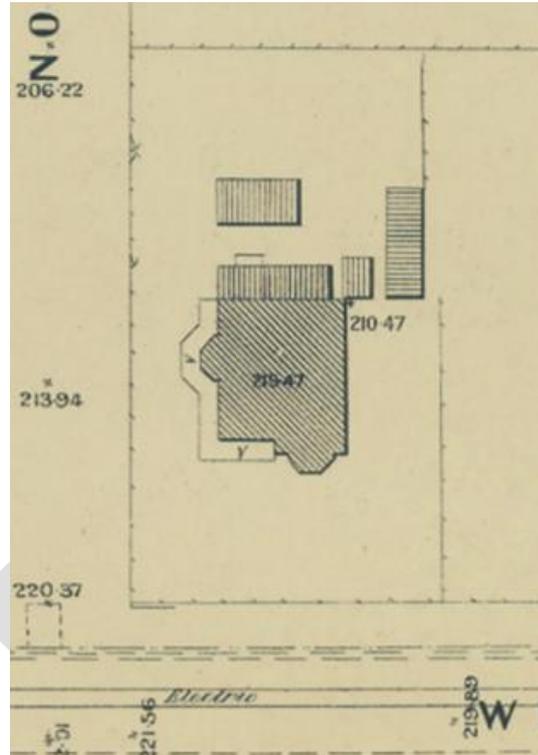


Figure 9. Melbourne and Metropolitan Board of Works detail plan No 2957, Municipality of Camberwell, 1926. (Source: State Library Victoria)

The MMBW detail plan of 1926 shows the footprint of a Victorian-era brick dwelling situated on a fenced block on the corner of Whitehorse Road and Norbert Street. There are bay windows to both the south and west elevations. A return verandah is shown, extending from the bay window at the south elevation, wrapping around the southwest corner of house, and continuing along the west side and terminating at the northwest corner of the house. The house is shown with a rear timber section and timber outbuildings (MMBW 1926) (see Figure 9).

In 1973 and 1987 the property was advertised for sale as a 'Victorian residence, superbly restored'. A double carport and private rear patio had been added to the property by 1973 (*Age*, 8 August 1973: 9; *Age*, 23 May 1987: 51) (see Figure 11). In 1976 a planning permit was approved for the construction of a family room extension to the west elevation of the house (see Figure 10) (BP 58828). The return verandah depicted in the 1926 MMBW detail plan shows that it extended the full length of the house on the west elevation. It is believed that the original verandah was replaced as part of the 1976 proposed works, if not earlier. Other changes to the property included the installation of a brick fence at the southern boundary in 1972 and a contemporary Colorbond fence on the eastern boundary, which appears to have been added in the 2000s (BP 52174).

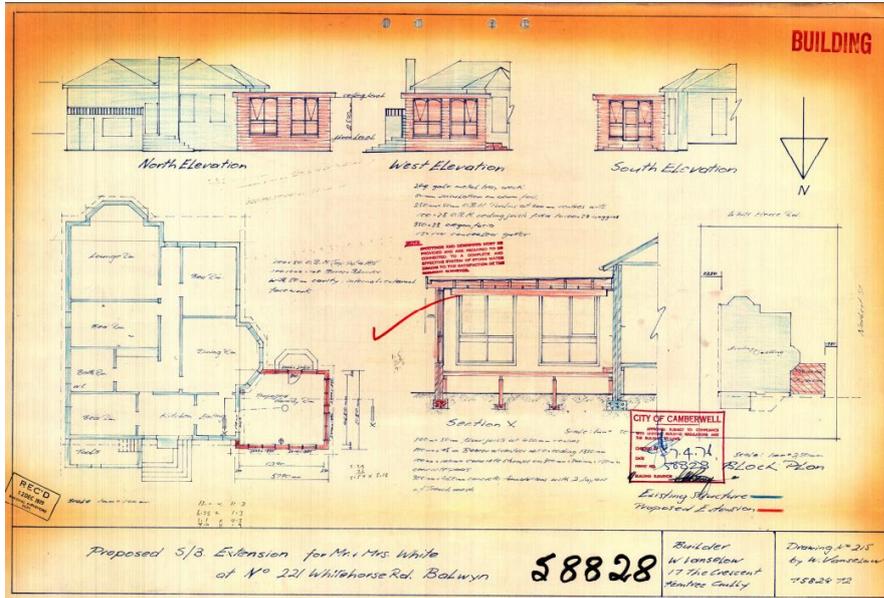


Figure 10. Drawing No. 215 by builder W Vanselow, depicting the proposed family room extension to 221 Whitehorse Road, Balwyn. The City of Camberwell approved the drawings in April 1976 and issued building permit no. 58828. (Source: Boroondara City Council)



Figure 11. Newspaper advertisement for the auction of 221 Whitehorse Road, Balwyn, in 1987. (Source: Age, 23 May 1987: 51)

Following this, the property changed ownership several times throughout the late twentieth century but remained a residential dwelling. It was last sold in 1997 (C/T 8817/546).

## Description

The house at 221 Whitehorse Road, Balwyn, is a single-storey brick villa that was built c.1873. The house is located on the north side of Whitehorse Road on the north-east corner of Norbert Street. It sits on a 774m<sup>2</sup> rectangular allotment with a substantial setback from Whitehorse Road. Due to the fall of the land from south to north, the house sits below street level along Whitehorse Road and is elevated across its rear, where there is a room under the main floor level.

The house displays a typical Victorian asymmetrical form with a return verandah and projecting canted bays at the verandah ends. Sitting beneath a corrugated iron M-shaped hipped roof, the house has smooth rendered brick walls to its principal façades. The detailing of the house is very restrained: simple timber eaves brackets sit below the boxed eaves, and the vertically proportioned, double-hung sash windows have timber frames and round-arched heads. The original verandah, which wrapped around the canted bay facing Norbert Street (see Figure 9), has been replaced. The existing verandah is supported by slender concrete pillars that appear to date to the interwar period, although this is unknown. Under the verandah, facing Whitehorse Road, a single door with a fanlight provides entry into the house.

A rear addition to the house, which extends towards Norbert Street, was added in 1976. Constructed of overpainted concrete blockwork, the extension is attached to the northern return of the west facing canted bay. This somewhat distorts an appreciation of the house's original built form, although its roof line sits under the eaves of the original house, leaving the form of the canted bay legible. The building plans for the extension (Figure 10) show the bay window intact internally, so it is possible that the alteration could be reversed and the canted bay re-instated (see Figure 10). If the rear extension was built as drawn in 1976 (Figure 10), further additions have occurred to its north (Figure 12), although no building plans for this extension were provided by Council.

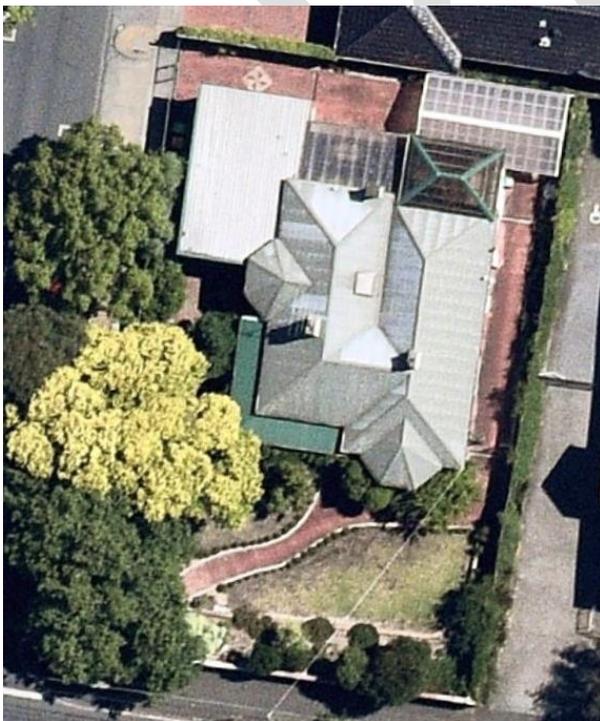


Figure 12. Current aerial view of 221 Whitehorse Road, Balwyn. (Source: Nearmap 2022)

The house sits within an established garden with mature trees and shrubs, including a sizable Pin Oak (*Quercus palustris*) in the southwest corner of the front garden. A tall brick and timber lattice fence which runs along Whitehorse Road; the return fence along Norbert Street is Colorbond steel.

Key features of the place are:

- asymmetrical built form with projecting canted bay windows
- rendered brick walls
- 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 proportioned double-hung timber sash windows with round arched heads
- rendered brick chimneys
- large *Quercus palustris* (Pin Oak) in the front garden.

Alterations and additions include:

- flat-roofed brick extension at the rear northwest corner of the house (c.1976)
- replacement of the original return verandah
- gable-roofed double carport accessed off Norbert Street (by 1973)
- timber deck at the rear of the house, covered by a steeply pitched gable roof clad with corrugated iron and enclosed by a timber railing (by 1973)
- brick boundary fence along Whitehorse Road (by 1972)
- Colorbond steel boundary fence along Norbert Street (c2000s).



Figure 12. South elevation view of 221 Whitehorse Road, Balwyn. (Source: GML 2022)



Figure 13. East elevation view of 221 Whitehorse Road, Balwyn. (Source GML 2022)



Figure 14. Rear of 221 Whitehorse Road, Balwyn, showing the c.1976 addition. (Source: GML 2022)



Figure 15. Return verandah at south elevation of 221 Whitehorse Road, Balwyn. (Source: GML 2022)

## Integrity

The house at 221 Whitehorse Road, Balwyn, is relatively intact, although some changes to original or early fabric are visible. The building retains its original built form, having its M-shaped hip roof, rendered brick walls, chimneys and fenestrations largely intact. The integrity of the house is enhanced by the retention of its original vertically proportioned, timber-framed double sash windows with their round-arched heads and timber eaves brackets. Although the verandah has been replaced, its form reinforces the building's original expression as an asymmetrical mid-Victorian villa. If the extension to the northwest was demolished the original footprint of the verandah shown on the 1926 MMBW plan (Figure 9) could be reinstated. While the side extension to the house along Norbert Street somewhat distorts an understanding of the canted bay along this elevation, its roof line sits under the eaves of the original house, leaving the form of the bay legible. The understated design and detailing of the house is consistent with pre-boom Victorian houses built in suburban Melbourne. Overall, the place is of moderate integrity.

## Comparative analysis

Only a few intact nineteenth-century dwellings survive in Balwyn, Balwyn North and Deepdene. Most of these are along the southern boundary of Balwyn, just north of Whitehorse Road. There are also some surviving early residences south of Whitehorse Road, between Whitehorse Road and Mont Albert Road.

Eight pre-1901 houses in the Balwyn area are currently in the Boroondara Heritage Overlay or have been recommended for inclusion in the overlay. Two of them are in the later Federation Queen Anne style (1 Salisbury Street, Balwyn, and 199 Whitehorse Road, Balwyn) so they are not considered useful comparators for 221 Whitehorse Road, which is earlier and a pre-boom Victorian-era dwelling. The remaining six are described below.



Figure 16 HO877: 'Mararoa', 28 Leonard Street, Deepdene (c.1889). (Source: City of Boroondara)

'Mararoa' is of local historical significance as a rare example of nineteenth-century development in Deepdene (formerly part of Balwyn) prior to the opening of the Outer Circle railway line and the subsequent suburban subdivision. Built c.1889 on the Cotham Estate (1884), it is one of only a few houses that survive largely intact from this period in the Deepdene and Balwyn area.



Figure 17 HO192: 9 'Canonbury', 9 Barnsbury Road, Balwyn (1861). (Source: National Trust of Australia (Vic.))

'Canonbury', 9 Barnsbury Road, Balwyn, built in 1861, is of local architectural significance as an example of an early Italianate villa. The stuccoed villa is single storey and symmetrical, with a gabled central porch surmounted by a finial. The current return verandah is a later addition or replacement (c.1970s or 1980s).



Figure 18 HO390: 'Colongulac', 11 Luena Road, Balwyn North (c.1892-94). (Source: City of Boroondara)

'Colongulac', 11 Luena Road, Balwyn North, is of local significance as a large single-storey villa with a central tower. It is a late example of the Victorian Italianate form and incorporates hybrid characteristics associated with the emerging Federation style.



Figure 19 HO761: 192 Doncaster Road, Balwyn North (1856). (Source: City of Boroondara)

192 Doncaster Road, Balwyn North, is of local historical significance for its early Victorian (1856) stone farmhouse that sits hidden at the rear of the current building. It is significant as the earliest known house in Balwyn, associated with the early subdivision and initial private sale of the land that formerly constituted Elgar's Special Survey, which was acquired in 1841.



Figure 20 Recommended for HO: Fankhauser Farmhouse, 224 Belmore Road, Balwyn North (also known as 4 Collins Court) (1870s/80s) (c.1870s–1880s). (Source: Built Heritage 2015)

Fankhauser farmhouse, 224 Belmore Road, Balwyn North, is of local historical significance for demonstrating the early farming history of Balwyn. Built in the 1870s or 1880s, it is a representative polychrome brick Italianate house with notable details. It has a symmetrical façade and M-hip roof. Windows are double-hung sashes below segmental brick arches. It has lost its original front verandah



Figure 21 Recommended for HO: 17 and 19 King Street, Balwyn (c.1893). (Source: Built Heritage 2015)

17 and 19 King Street, Balwyn, built c.1893, are of local historical and aesthetic significance as a pair of double-fronted timber Italianate houses with typical features. They are largely intact externally, apart from a double-storey extension to the rear of No. 17.

The early construction date as a residential dwelling, which pre-dated the first major period of Balwyn's residential development in the 1880s, distinguishes 221 Whitehorse Road, Balwyn, from comparable houses in the area that are in or have been recommended for inclusion in the Boroondara

Heritage Overlay. Built by 1873 on the Balwyn Park estate (1885), the house predates the opening of the Outer Circle Railway in 1891. It was one of few houses on the estate until the line reopened a decade later in c.1900, prompting expansion of the area and denser suburban development. It appears to be the only nineteenth-century house within the former Balwyn Park estate that has survived. In this regard it is most comparable to 'Mararoa', built c.1889 prior to any significant residential development of the Cotham Estate.

The house at 221 Whitehorse Road was built for James Andrews, a civil servant, and is therefore not directly comparable with other early to mid-Victorian-era brick dwellings in Balwyn and Balwyn North such as 192 Doncaster Road (HO761) and the Fankhauser Farmhouse (recommended for HO), which are associated with the early farming history of Balwyn. In contrast the subject site was situated on an allotment of approximately 20 acres, which from 1873 to 1883 was laid out in flower and vegetable gardens, an orchard, and grass and cultivation paddocks. Despite the productive use of the land, farming was not a primary land use.

In terms of intactness, 221 Whitehorse Road, Balwyn, is comparable to 224 Belmore Road, Balwyn North which has lost its front verandah and one chimney, and 17 King Street, Balwyn, which has a rear addition visible from the street. The detailing of 221 Whitehorse Road is more modest, particularly compared to the house at 9 Barnsbury Road, Balwyn (HO192), which exhibits a fine level of detail. In this regard (relative intactness and modest detailing) 221 Whitehorse Road compares well to the timber houses at 17 and 19 King Street, Balwyn (recommended for HO). Those properties, however, demonstrate Italianate features typical of late-Victorian dwellings and so are not directly comparable with 221 Whitehorse Road, which is an earlier example. Similarly, 'Colongulac' 11 Luena Road, Balwyn North (HO390), is not directly comparable because it is a later example (c.1892–94) and incorporates hybrid characteristics associated with the emerging Federation style.

### **Assessment against criteria**

Criteria referred to in *Practice Note 1: Applying the Heritage Overlay*, Department of Environment, Land, Water and Planning, August 2018, modified for the local context.

*CRITERION A: Importance to the course or pattern of the City of Boroondara's cultural or natural history (historical significance).*

The residence at 221 Whitehorse Road, Balwyn, which appears to have been built by 1873 for John Andrews, civil servant, is historically significant as one of the earliest surviving residential dwellings in Balwyn that pre-dates 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 774m<sup>2</sup>).

*CRITERION B: Possession of uncommon, rare or endangered aspects of the City of Boroondara's cultural or natural history (rarity).*

N/A

*CRITERION C: Potential to yield information that will contribute understanding the City of Boroondara's cultural or natural history (research potential).*

N/A

*CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).*

N/A

*CRITERION E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).*

N/A

*CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).*

N/A

*CRITERION G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).*

N/A

*CRITERION H: Special association with the life or works of a person, or group of persons, of importance in the City of Boroondara's history (associative significance).*

N/A

## **Statement of Significance**

### **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 774m<sup>2</sup>).

### Grading and Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay of the Boroondara Planning Scheme as an individually Significant place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Boroondara Planning Scheme:

<b>External paint controls</b>	
<i>Is a permit required to paint an already painted surface?</i>	No
<b>Internal alteration controls</b>	
<i>Is a permit required for internal alterations?</i>	No
<b>Tree controls</b>	
<i>Is a permit required to remove a tree?</i>	No
<b>Outbuildings and fences exemptions</b>	
<i>Are there outbuildings or fences which are not exempt from notice and review?</i>	No
<b>Victorian Heritage Register</b>	
<i>Is the place included on the Victorian Heritage Register?</i>	No
<b>Prohibited uses may be permitted</b>	
<i>Can a permit be granted to use the place for a use which would otherwise be prohibited?</i>	No
<b>Aboriginal heritage place</b>	
<i>Is the place an Aboriginal heritage place which is subject to the requirements of the Aboriginal Heritage Act 2006?</i>	No
<b>Incorporated plan</b>	
<i>Does an incorporated plan apply to the site?</i>	No

Identified by:

City of Boroondara 2021

## References

*Age*, as cited.

*Ancestry 2021, Family Trees*, <https://www.ancestry.com.au/>.

Apperly, R., Irving, R. & Reynolds, P. 1989, *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, Sydney.

*Argus*, as cited.

Batten & Percy 1888. 'Balwyn Township Estate'. Batten and Percy Collection, State Library Victoria.

Built Heritage 2012. 'Boroondara Thematic Environmental History'. Prepared for the City of Boroondara.

Built Heritage 2015. 'Balwyn and Balwyn North Heritage Study'. Prepared for the City of Boroondara.

Butler, Graeme & Associates 1991. 'Camberwell Conservation Study, prepared for the City of Camberwell.

Camfield, D. 1974. 'Murray, Andrew (1813–1880)', *Australian Dictionary of Biography (ADB)*, <https://adb.anu.edu.au/biography/murray-andrew-4277>.

City of Boroondara. Building cards for 221 Whitehorse Road, Balwyn (BP).

City of Camberwell Rate Books (1873–1910) (RB), accessed via Ancestry.com.

Encyclopedia Britannica 2022. 'Franz Grillparzer', <https://www.britannica.com/biography/Franz-Grillparzer>.

*Herald*, as cited.

LANDATA. Certificates of Title (CT), as cited.

McWilliams, Gwen 2010. *Balwyn Background*, Hawthorn.

Melbourne & Metropolitan Board of Works (MMBW). Detail Plan No. 2957, Municipality of Camberwell, 1926. (State Library Victoria).

Parish Plan Boroondara 1931. Department of Lands and Survey, Melbourne (Public Records Office Victoria).

PROV 1882. Andrews, John. Grant of Probate, 3 February 1882, VPRS 28/P0000, 23/247 (Public Record Office Victoria).

Sands & McDougall 1885–1915. *Melbourne Directories*.

Terry & Oakden c.1885. 'Balwyn Park (Cotham and Normanby Roads, Percy and Austin Streets)' (State Library Victoria).

Terry & Oakden c.1885. 'Plan of the Balwyn Park, Canterbury' (State Library Victoria).



Victorian Places 2015. 'Balwyn', <https://www.victorianplaces.com.au/balwyn>.

Young, John c.1950. 'Hill Road, North Balwyn', Victorian Places, John Young Collection, <http://www.victorianplaces.com.au/node/69337>.

DRAFT