

113 Yarrbat Avenue, Balwyn Statement of Significance

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| Heritage Place: | 113 Yarrbat Avenue BALWYN | PS ref no: | HO879 |
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What is significant?

'Bel-Air', 113 Yarrbat Avenue, Balwyn, built in 1938 by C F Wheatland, is significant.

Significant elements of the place include the garage and the low clinker brick fence with mild steel gate along the Yarrbat Avenue frontage. The later extension above the garage, built in 1965, is of contributory significance.

The later rear extension built in 1988 and the section of fence along the Narrak Road frontage are not significant.

How is it significant?

'Bel-Air', 113 Yarrbat Avenue, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

'Bel-Air' at 113 Yarrbat Avenue, Balwyn is a fine representative and externally intact example of a two-storey Moderne dwelling. It is a particularly well designed and detailed example of the style that is carefully sited to take advantage of its prominent corner position. Constructed in cream brick with a roof of terracotta tiles, the house has subtle Moderne stylistic characteristics, especially emphasising horizontal and curved elements within its elevations. Of particular note is the dramatic semicircular entrance-cum-stairwell that introduces a strong contrasting vertical element to the otherwise streamlined horizontal façade. Whilst the integrity of the building is slightly diminished by the 1965 extension above the garage this has been designed in a style that

matched the original design intent and is considered as contributory to the overall place.
(Criterion D)

Primary source

Balwyn Heritage Peer Review Stage 2 Background report 12 April 2019

113 Yarrbat Avenue, Balwyn citation, September 2019

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