

## 41 Austin Street, Balwyn

Prepared by: GML Heritage

**Address:** 41 Austin Street, Balwyn

<b>Name:</b> House	<b>Survey Date:</b> December 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.1912



Figure 1. View of the two principal elevations of 41 Austin Street, 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' (Camfield 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.

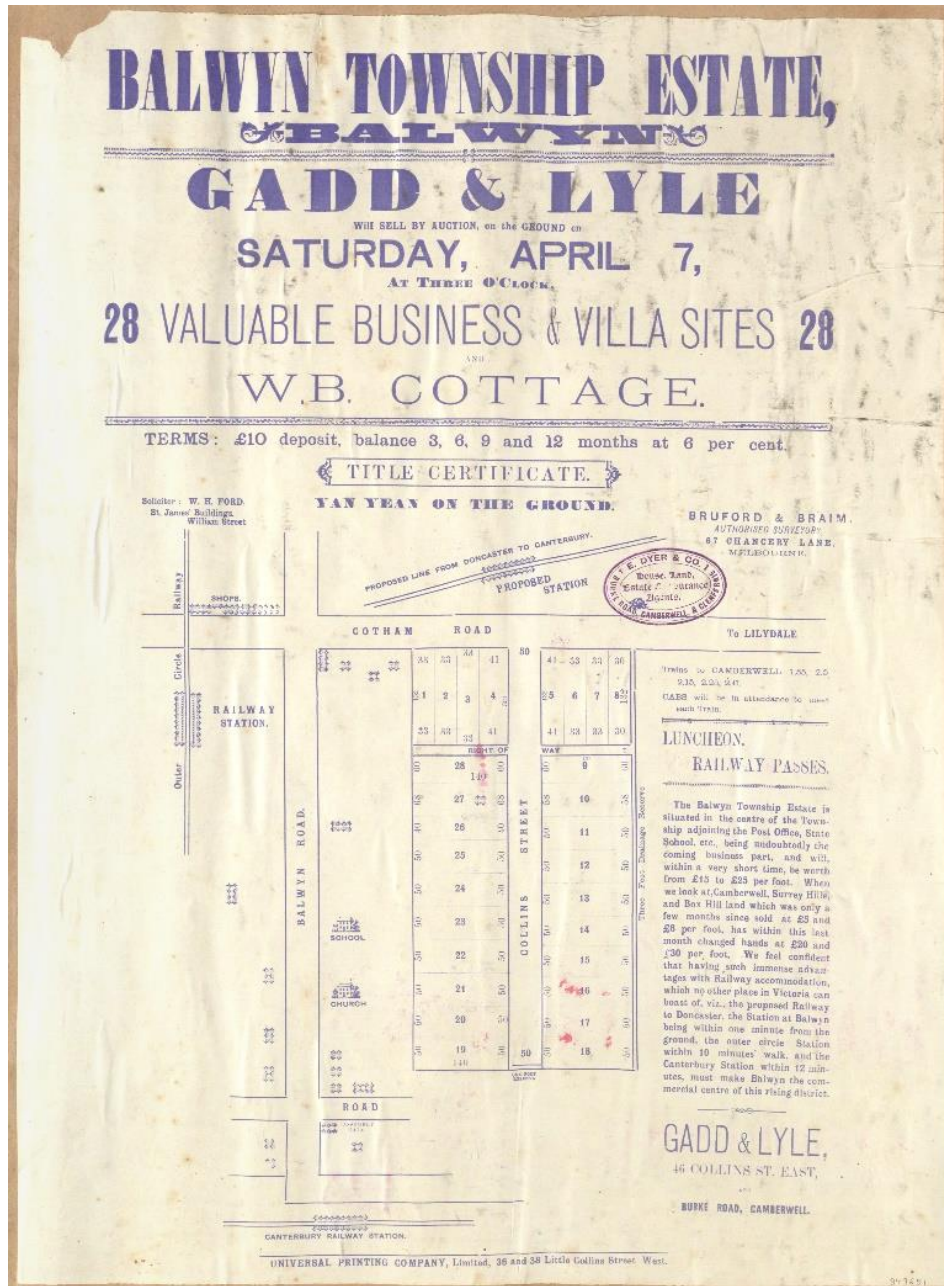


Figure 2. Business and villa sites in the Balwyn Township Estate, 1888. (Source: State Library Victoria)

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).

#### *Interwar development*

New public transport connections to the area that were established from the first decades of the twentieth century encouraged residential development in Balwyn and Deepdene. A short section of the Outer Circle Railway, between East Camberwell and Deepdene, was reopened in 1900 and was serviced by the 'Deepdene Dasher' steam train until 1927; part of the line remained open as goods-





only service until 1943. Close to the Deepdene Railway Station, a hotel operated in Deepdene in the early 1900s. The Prahran & Malvern Tramways Trust extended its electric tramway service from Malvern along Glenferrie Road and Cotham Road to Deepdene in 1913. Near the tram terminus the new Deepdene State School was erected in 1914. In 1916, the tram line reached Mont Albert, but was not through-routed to the city by the Melbourne & Metropolitan Tramways Board until 1929. The Burke Road tram reached Camberwell Railway Station in 1917, and in 1918 reached Cotham Road, Deepdene. In 1920 sewerage and electricity were established, with sewerage extending to Balwyn by 1927, and reaching North Balwyn in 1938 (Built Heritage 2015:10).

After scattered development in the early 1910s, residential development in Balwyn and Deepdene increased after World War I. A number of small farms and orchards in Balwyn were carved up for suburban housing in the late 1920s and 1930s. Many new home-buyers erected affordable detached timber bungalows during this period under the credit foncier scheme provided by the State Savings Bank of Victoria. Californian Bungalows, English Revival and other interwar styles, which were built to designs provided in the State Bank pattern books, predominated across large areas of Balwyn, including that bounded by Whitehorse Road, Belmore Road, Burke Road and Balwyn Road. Most houses in that part were modest timber (and less often brick) homes built for those seeking an affordable home in the suburbs. Alongside the proliferation of State Bank houses in Balwyn, other building companies active in the area included Dunlop & Hunt. An elevated area on the north side of Whitehorse Road was developed in the 1930s as the prestigious Reid Estate, which permitted only brick construction. With its concrete roads and large double-storey homes on large allotments, this area attracted more discerning home-buyers of a high socio-economic standing who were seeking a better-quality home. In effect, Whitehorse Road delineated the two distinctly different areas of housing in Balwyn. Other areas of Balwyn, including the area north of Gordon Street and the area east of Balwyn Road, were also built up largely in the interwar period. The lower area north of Gordon Street, west of Balwyn Road, included a large area of war widows' housing.

Improvements in infrastructure coincided with several successive changes in municipal status. The former Shire of Boroondara (as it had been known since 1871) was renamed the Shire of Camberwell and Boroondara in May 1902, then upgraded to a Borough in April 1905, a Town in May 1906, and finally the City of Camberwell in April 1914 (Built Heritage 2015:10).

In 1925, Balwyn was described in *Australian Home Beautiful*.

*Charming indeed is this new suburb of Balwyn, to the eastward of Melbourne, towards that spot where the morning sun rises over the top of the Dandenong Ranges to stretch its light across one of the most beautiful environs in the city. Here the land is undulating and the eye wanders for miles upon miles across farm and orchard land to the blue distance of the hills to the east, so to the northeast, where the Healesville and Warburton ranges lie – more distant still – in the faint blue of cloud-land. All this erstwhile farming land is revealing the urge of the expansion of the great city, and red-tiled roofs and new homes now dot (and in some places cover) the land of the Orchardist and the Farmer; but “the vistas” are there and there are miles upon miles yet to go before suburban settlement can reach the tall slopes of the Dandenongs. Just as the little farms and glades are varied, both in colour and form, so do the new houses show that pleasing variety which betokens individual interest in the problem of the new home. Gone are the old ideas of slate or iron roofs and party-coloured bricks and cast iron trimmings, and now, pleasing colour notes of red, brown and green nestle into the newly-formed gardens of these outer suburbs (cited in Built Heritage 2015:11).*

The interwar period saw significant expansion in Balwyn and Deepdene. A weatherboard Church of Christ was built at the corner of Cherry Road (1922) and two brick Catholic church-schools were built in Whitehorse Road, Deepdene (1923), and in Brenbeal Street, Balwyn (1930). Around the same time, St Barnabas Anglican Church on Balwyn Road was extended. There was extensive commercial development, including shops and banks, along both sides of Whitehorse Road in Balwyn. A shopping strip developed along Whitehorse Road, Deepdene, while smaller strips appeared along Burke Road (at Belmore Road, and later at Doncaster Road), and near the junction of Bulleen and Doncaster roads. Other new churches appeared during this period, while some of the older existing church buildings were entirely rebuilt to cater for enlarged congregations, notably the Balwyn Baptist Church on Whitehorse Road (1937), and the Frank Paton Memorial Presbyterian Church on Burke Road in Deepdene (1941) (Built Heritage 2015:11). Fintona Girls' School, which had opened in Hawthorn in 1896, was relocated to David Syme's former mansion 'Tourmont' in Balwyn Road in 1936. The Anglican Mission of St James and St John opened a babies' home on Whitehorse Road, Balwyn, in 1934. Hotels were prohibited in Balwyn and Deepdene following the Local Option vote of 1920, a reflection of the strong temperance views of the local population, but other opportunities for leisure included three picture theatres that operated in Whitehorse Road in the 1930s and 1940s, one of which (the Balwyn Theatre) survives. Beckett Park was well patronised, as were the adjacent Maranoa Gardens. There was limited industrial development in Balwyn; an exception was the Oslo Bakery in Deepdene. The textile company Holeproof Ltd established a large factory in Whitehorse Road, Deepdene, in the early 1940s.

### **Place History**

41 Austin Street, Balwyn, is on the southwest corner of Austin Street and Gordon Street, fronting Austin Street. The house is a single-storey timber dwelling constructed c.1912.

This site is part of the area known as Elgar's Special Survey. In the 1870s and 1880s this land was used largely for farming. By 1873 it was part of a 20-acre area occupied by John Andrews (RB 1873; PROV 1882). In June 1882, 19 acres of land were transferred to his widow, Eliza Mary Ann Andrews (Figure 3). This property was transferred to Austrian-born merchant Ludwig Radinger in 1883 (CT 1501/157), who subdivided it into 90 allotments (Figure 4).

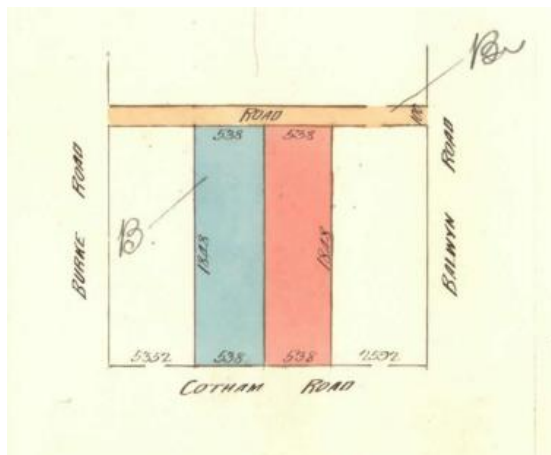


Figure 3. Detail from Certificate of Title 1363/553, showing the parcels of land delineated and coloured blue and red (19 acres) transferred to Eliza Mary Ann Andrews in 1882. (Source: LANDATA)

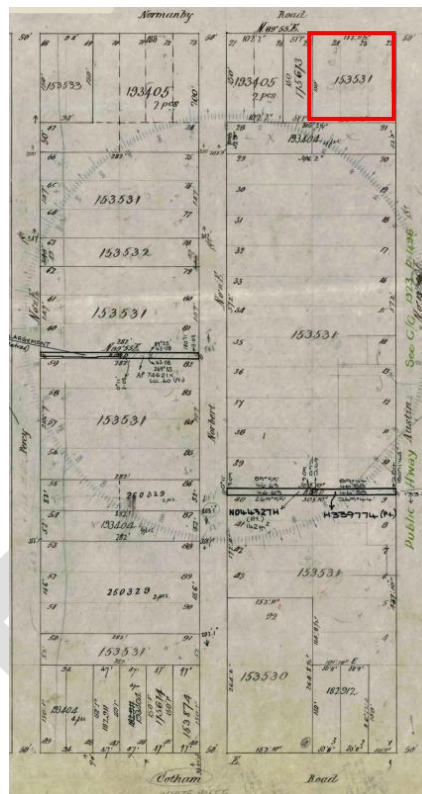


Figure 4. Detail from Certificate of Title 1501/157 showing the 1883 subdivision plan. The subject site formed part of the land parcel identified as No. 153531 outlined in red. (Source: LANDATA, with GML overlay)

In April 1885, F.L. Flint advertised the sale of allotments in the Balwyn Park estate. The estate contained 90 allotments within the block bound by Normanby Road (now Gordon Street) to the north, Austin Street to the east, Cotham Road (Whitehorse Road) to the south and Percy Street to the west. The advertisement spruiked the estate's proximity to the Camberwell and Canterbury railway stations, and the proposed Outer Circle Railway (see Figures 5 and 6). The subdivision plan was prepared by architects and surveyors Terry & Oakden (Butler 1991).

In August 1885 allotment No. 153531 on the subdivision plan was transferred from Ludwig Radinger to Edward Nathan Brown (Figure 4) (CT 1732/289).

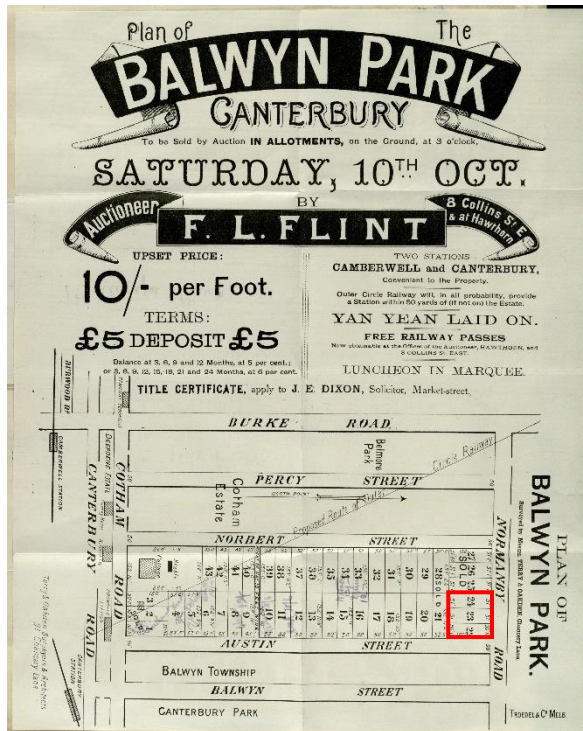


Figure 5. Flyer advertising the sale of allotments in the Balwyn Park estate (Cotham and Normanby Roads, Percy and Austin Streets) by Batten & Percy 1885. The subject site formed part of the land parcel identified as lots 24, 23, and 22 delineated in red outline. (Source: State Library Victoria)

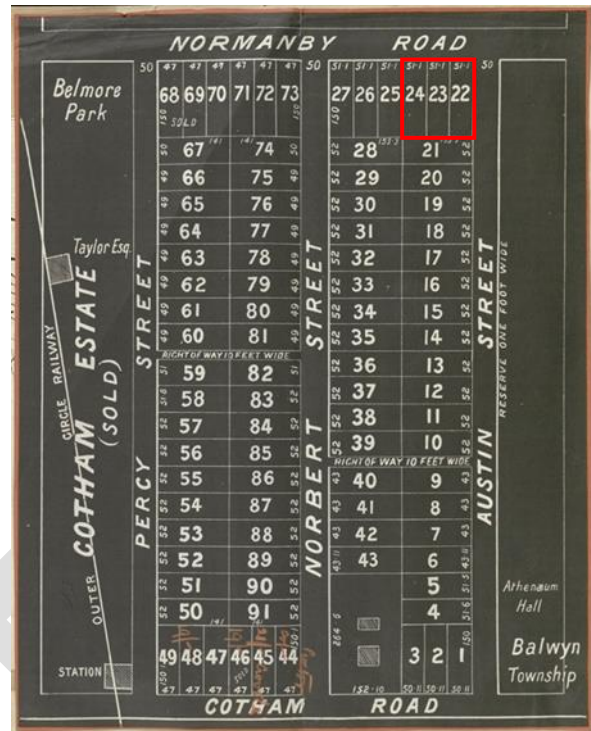


Figure 6. Subdivision plan of the Balwyn Park estate (Cotham and Normanby Roads, Percy and Austin Streets) by Batten & Percy c.1885. The subject site formed part of the land parcel identified as lots 24, 23, and 22 delineated in red outline. (Source: State Library Victoria)

In 1889 the Premier Permanent Building Land and Investment Association was listed as the owner of lots 24, 23 and 22 on subdivision plan 848 (Figure 7) (CT 2175/942).

In March 1912 the land comprising the three allotments was transferred to James Frederick Smith, a coachbuilder. At that time Smith was listed as the owner of a 5-bedroom weatherboard house on Normanby Road (Gordon Street), named 'Keusdell' (CT 2973/536; RB 1913). Austin Street, Balwyn, is recorded for the first time in the Sands and McDougall directory for 1913, with James Frederick Smith listed as a resident (Built Heritage 2015: 144; S&McD 1914).



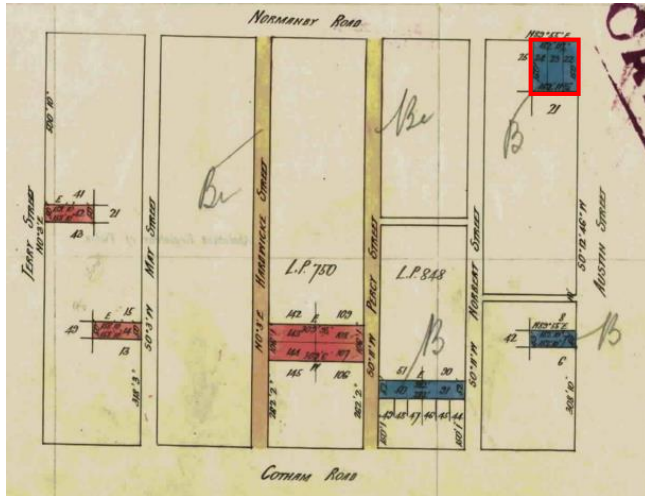


Figure 7. Detail from Certificate of Title 2175/942, showing lots 24, 23 and 22 on subdivision plan 848 located at the corner of Normanby Road (Gordon Street) and Austin Street (1889). The subject site is outlined in red. (Source: LANDATA, with GML overlay)

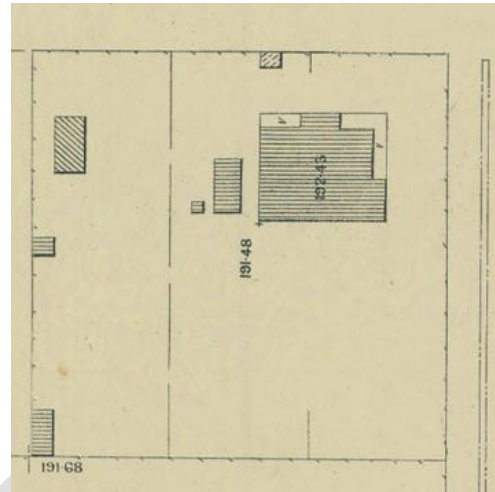


Figure 8. Detail from Melbourne and Metropolitan Board of Works detail plan No. 2957, Municipality of Camberwell, 1926. (Source: State Library Victoria)

The MMBW detail plan of 1926 shows the footprint of a detached timber house situated on a fenced block on the southwest corner of Gordon Street and Austin Street (Lots 22 and 23). The house is shown with projections to the east (front) and north elevations. A return verandah runs from the east projection, wrapping around the northeast corner of the house, terminating at the north projection. A second verandah runs from the other side of the north projection, terminating at the northwest corner. Three outbuildings are immediately west and north of the house, and three other outbuildings are farther west on Lot 24 (Figure 8).

In 1936 Lots 22 and 23 were each subdivided into two blocks. The southern sections of the lots, along with Lot 24, were transferred to William Archibald McKinnon, and the larger northern sections, which include the subject site, were retained by James Smith (Figure 9) (CT 3354/791).



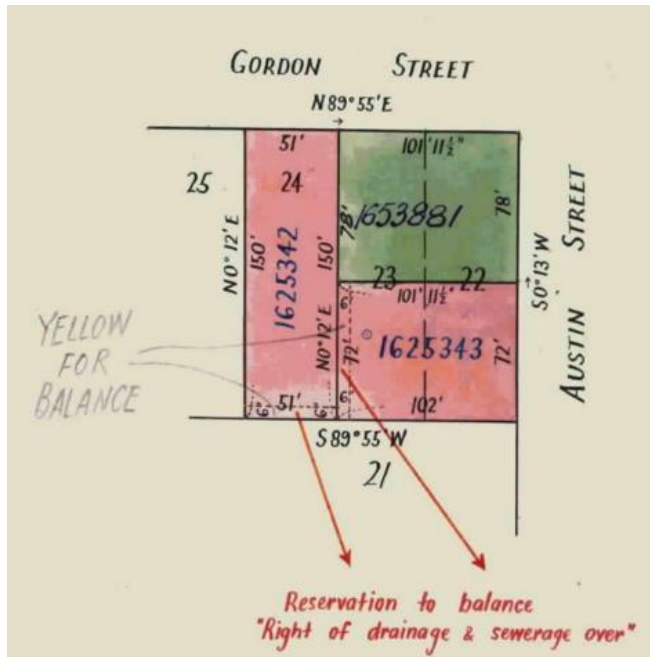


Figure 9. Detail from Certificate of Title 3354/791, showing the subdivision in 1936 whereby the blocks coloured red (1625342 and 1625343) were transferred to William McKinnon. The blocks coloured green (1653881), which include the subject site, were retained by James Smith. (Source: LANDATA)

In 1937 the subject site was transferred to Florence Beatrice Preuss, a schoolteacher. In 1965 it was acquired by Stjepan and Ingeborg Lang, who ran the Balwyn Yoga School there from c.1968 until c.1995 (CT 8817/546). The property was last transferred in 1994.

## Description

The house at 41 Austin Street, Balwyn, is a single-storey detached timber dwelling built c.1912 for James Frederick Smith. Located on the western corner of Austin Street and Gordon Street, and designed to address both street frontages, the house sits on a 736m<sup>2</sup> allotment.

Asymmetrical in form with projecting rooms along its north and east elevations, the weatherboard-clad house sits beneath a hip and gable roof clad in corrugated iron. A return verandah runs between the two projecting rooms, wrapping around the northeast corner of the house.

Key features of the building and landscape are:

- an asymmetrical built form designed to address both street frontages
- return verandah that terminates at projecting rooms at its southern and western ends
- corrugated iron hip and gable roof with exposed rafter ends
- original pattern of fenestration
- weatherboard-clad walls with a continuous timber mould at sill height and notched weatherboards below
- projecting gable ends along the north and east elevations with large, curved wall bracket weatherboard-clad gable ends

- bullnose verandah roof clad in corrugated iron
- turned timber verandah posts with decorative timber fretwork
- red brick chimneys with corbelled brick caps
- original front door with leadlight and moulded surround
- timber double-hung sash windows mostly grouped in pairs with moulded architraves
- diamond-shaped leadlight window under the verandah at its western end
- low brick front fence along Austin Street and Gordon Street
- garden setting with equal setbacks to both streets, including a high cypress hedge along Gordon Street and around the corner into Austin Street, and clipped shrubs continuing the hedge south along Austin Street.

Alterations and additions include:

- rear side verandah along the northern elevation, as shown on the 1926 MMBW plan, has been removed at an unknown date
- two small timber additions along the southern wall of the house (c.1970)
- corrugated iron shed at the southwest corner of the property (c.1970)
- single-storey timber addition at the rear of the original house (west elevation) with a pyramidal corrugated iron roof (c.1994).



Figure 10. View of the principal elevations of 41 Austin Street, Balwyn, as viewed from the corner of Austin Street and Gordon Street. (Source: GML, February 2022)





Figure 11. Roof view of the north projecting bay and extant red brick chimney of 41 Austin Street, Balwyn. (Source: GML, February 2022)



Figure 12. View of the north-facing projecting bay at 41 Austin Street, Balwyn, showing paired double-hung sash windows set in a decorative architrave. Note the timber mould at sill height, below which the weatherboards are notched. (Source: GML February 2022)



Figure 13. View of the diamond-shaped leadlight window under the verandah at its western end. Note the turned timber verandah posts and decorative fretwork. (Source: GML February 2022)

## **Integrity**

41 Austin Street, Balwyn, is largely intact; few changes are visible to the original or early fabric. The building retains its original built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys and fenestration. The integrity of the house is greatly enhanced by the intactness of these main elements, which includes details such as double-hung sash windows (frequently in pairs with a surrounding architrave), front door with leadlight and moulded surround, turned timber verandah posts and fretwork, continuous timber mould at sill height below which weatherboards are notched, and a diamond-shaped leadlight window under the verandah at its western end. The two small additions along the southern elevation and the extension at the rear of the house do not detract from the overall integrity of the original house. Overall the place has high integrity.

## **Comparative Analysis**

41 Austin Street, Balwyn, is a Federation-era villa built in 1912 which displays characteristics of the Queen Anne revival style which was popular in Australia between 1890 and 1915.

The Federation style is named after the Federation of the Australian colonies in 1901 following a decade-long national discussion about constitutional change and then further years of adaption by the newly federated Australian states.

The Federation style was common across Australia from about 1890 to the start of the First World War in 1914, but (depending on locality and availability of materials) there were many regional variations within a common design idiom.

The Federation style is commonly associated with domestic architecture and its adaption of a simple nineteenth-century building form (single- or doubled-fronted) in red brick, weatherboard, or timber block front to create a lighter and more picturesque appearance by use of timber columns and decoration, projecting gables, verandahs (often under the main roof form), mixed roof forms, and orange terracotta roof tiles. The style is closely related to the local adaptation of the Queen Anne style, adapted from examples from England and America, but given a local flavour by integration of Queen Anne decorative details with the wrap-around verandah incorporated into the main roof of early Australian homesteads.

A significant number of intact Federation/Edwardian dwellings survive in the City of Boroondara, particularly in Camberwell, Canterbury, Kew and Hawthorn. However, there are only a few examples in Balwyn, Balwyn North and Deepdene.

There are four Federation/Edwardian houses in Balwyn and Deepdene currently in the Boroondara Heritage Overlay. These include 'Reumah' at 1 Reumah Court, Balwyn; 'Khartoum' at 8 Kitchener Street, Deepdene; 1 Salisbury Street, Balwyn; and 1–3 Myambert Avenue, Balwyn.





HO871: 'Reumah', 1 Reumah Court, Balwyn (c.1908–09, partly rebuilt 1919). (Source: City of Boroondara)

'Reumah' at 1 Reumah Court, Balwyn, is a substantial and largely intact Federation house of which the massing and details are largely a fine example of the style. It is a well-designed and carefully detailed example and bears similarities to the work of pre-eminent architects of that time, particularly Ussher and Kemp and their hipped genre, which has been identified as a distinctive Melbourne Queen Anne (or Federation) style.



HO874: 'Khartoum' 8 Kitchener Street, Deepdene (1913–14). (Source: City of Boroondara)

'Khartoum', 8 Kitchener Street, Deepdene, is an intact and good representative example of a late Federation villa, distinguished by its symmetrical front façade and arched recessed entrance incorporated under the main roof form. It retains typical Queen Anne details, including the orange terracotta roof tiles, terracotta decorative ridge cappings and finials, projecting gabled bays with box windows, half-timbering and roughcast detailing to the gable ends, and leadlight glazing.



HO192: 1 Salisbury Street, Balwyn (1907). (Source: GML April 2022)

1 Salisbury Street, Balwyn, is an individually significant place within the Reid Estate precinct. This substantial house, designed in the Queen Anne style, originally faced Mont Albert Road, and is distinguished by its picturesque asymmetric form with steeply pitched gabled roof, series of verandahs with turned timber posts and fretwork, projecting bay windows and red brick chimneys with corbeled caps and strap work.



1-3 Myambert Avenue, Balwyn, is an individually significant place within the Reid Estate precinct as an early example of the Federation Bungalow style, probably by the noted architectural firm of Reed Smart & Tappin. Demonstrating key characteristics of the Queen Anne style, the house is distinguished by its asymmetric built form, steeply pitched gable roof with half timbering and rough cast render and a distinctive entry set at the angle with brick

HO192: 1–3 Myambert Avenue, Balwyn. (Source: GML April 2022)

surround and parapet embossed with art nouveau motifs.



HO327: 17 O'Shaughnessy Street, Kew (1907–08).  
(Source: City of Boroondara)

17 O'Shaughnessy Street, Kew, is of local historical and architectural significance as a fine, representative and relatively externally intact example of a Federation residence dating from the peak of popularity of that period in Australian architecture. It is atypical in Kew, among leading Federation examples, in being timber rather than brick.

In comparison with other Federation/Edwardian houses on the Heritage Overlay in Balwyn and Deepdene, 41 Austin Street is equally intact, but it is a modest example in regard to its detailing. 'Reumah' and 'Khartoum' both demonstrate distinctive and more detailed Queen Anne styles. Compared to these two examples — and to 1 Salisbury Street, Balwyn, and 1–3 Myambert Avenue, Balwyn, both part of the Reid Estate precinct (HO192), and which are much larger and architecturally more elaborate places — 41 Austin Street is distinguished by its simpler design and its timber rather than brick construction.

41 Austin Street is more comparable to 17 O'Shaughnessy Street, Kew. Both houses occupy corner blocks and are designed to address the two street frontages, and they are of a similar scale (before additions and alterations) and timber construction. However, 17 O'Shaughnessy Street exhibits more elaborate decorative flourishes, such as the terracotta ridge cappings and leadlight windows, which are more typical of the quality of residential architecture in Kew.

41 Austin Street is one of few largely intact Edwardian/Federation houses that represents the period of early residential development in Balwyn. It is the earlier of only two Federation houses that survive in the area developed as the Balwyn Park estate. The other example is at 102 Gordon Street (built c.1914). 41 Austin Street appears to be more intact than 102 Gordon Street, and its scale and positioning on the corner of Austin and Gordon Streets makes a valuable contribution to the streetscape.

The area of Balwyn bounded by Burke Road, Whitehorse Road, Balwyn Road and Belmore Road developed initially as an area that appealed to a lower-middle class demographic (skilled trades, shopkeepers, etc) rather than to middle-class professionals. The latter group had a greater concentration in, for example, in the area of Balwyn between Whitehorse Road and Mont Albert Road, which is characterised by much larger and more architecturally refined places. The simple and modest design of 41 Austin Street reflects the middle to lower-middle income housing stock that historically characterised this part of Balwyn and cannot be compared to the more affluent pockets of the locality. In the last few decades, the area of Balwyn bounded by Burke, Whitehorse, Balwyn and Belmore roads has been extensively developed, and little of the Federation and interwar housing stock of the early twentieth century remains.

## 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 Federation/Edwardian house at 41 Austin Street, Balwyn, built c.1912, is of local historical significance as a rare surviving example of early residential development in Balwyn. Originally occupying a larger allotment on the Balwyn Park estate that was later subdivided, the house is one of a small number of residences in Balwyn and Deepdene dating to the Federation/Edwardian period.

*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).*

41 Austin Street, Balwyn, built c.1912, is significant as a largely intact example of a Federation/Edwardian dwelling. Features of the house which express the typical characteristics of its class include its asymmetrical built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys, double-hung sash windows (frequently in pairs with surrounding architrave), front door with leadlight and moulded surround, turned timber verandah posts and fretwork, continuous timber moulding at sill height below which the weatherboards are notched, and a diamond-shaped leadlight window under the return verandah at its western end. The modest size of the dwelling and simplicity of architectural detailing are significant for their ability to demonstrate the predominantly middle to lower-middle class development that exemplified this part of Balwyn in the early twentieth century.

*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

DRAFT



## **Statement of Significance**

### **What Is Significant?**

41 Austin Street, Balwyn, built c.1912, is significant.

Elements that contribute to the significance of the place are:

- asymmetrical built form designed to address both street frontages
- return verandah that terminates at projecting rooms at its southern and western ends
- corrugated iron hip and gable roof with exposed rafter ends
- weatherboard-clad walls with timber moulding at sill height, below which the weatherboards are notched
- projecting gable ends along the north and east elevation with large, curved wall bracket
- weatherboard-clad gable ends
- bullnose verandah roof clad in corrugated iron
- turned timber verandah posts and decorative timber fretwork
- red brick chimneys with corbelled brick caps
- original front door with leadlight and moulded surround
- original pattern of fenestration
- timber double-hung sash windows often grouped in pairs with moulded architraves
- diamond-shaped leadlight window under the verandah at its western end
- the front garden setting to Austin and Gordon streets.

The cypress hedge is in keeping with the significance of the place.

The two additions along the southern elevation of the house and the rear extension with pyramidal roof are not significant.

### **How Is It Significant?**

The house at 41 Austin Street, Balwyn, is of local historical and representative significance to the City of Boroondara.

### **Why Is It Significant?**

The Federation/Edwardian house at 41 Austin Street, Balwyn, built c.1912, is of historical significance as a rare surviving example of early residential development in Balwyn. Originally occupying a larger allotment on the Balwyn Park estate, which was later subdivided, the house is one of a small number of residences in Balwyn and Deepdene dating to the Federation/Edwardian period. (Criterion A)

It is a largely intact example of a Federation/Edwardian dwelling. Features of the house which express the typical characteristics of its class include its asymmetrical built form with a hip and gable roof, return verandah, weatherboard clad walls, red brick chimneys, double-hung sash windows (frequently in pairs with surrounding architrave), front door with leadlight and moulded surround,

turned timber verandah posts and fretwork, continuous timber mould at sill height below which weatherboards are notched, and the diamond-shaped leadlight window under the verandah at its western end. The modest size of the dwelling and simplicity of architectural detailing are significant for their ability to demonstrate the predominantly middle to lower-middle class development that exemplified this part of Balwyn in the early twentieth century. (Criterion D)

## 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:

Context 2021

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