

House, 41 Austin Street, Balwyn Statement of Significance, February 2022

Heritage Place:	House, 41 Austin Street Balwyn	PS ref no:	HO948
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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)

Primary source

41 Austin Street, Balwyn Heritage Citation (GML Heritage, February 2022)

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