

**BALWYN ROAD RESIDENTIAL PRECINCT  
CANTERBURY**

**STAGE 2  
HERITAGE PRECINCT REVIEW**

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## 1 INTRODUCTION

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### 1.1 Background

The 'Camberwell Conservation Study', which was prepared in 1991 by Graeme Butler, Conservation Architect, included a number of recommendations and guidelines for the protection of the cultural heritage of Camberwell. Among the recommendations was the creation of a heritage overlay identified as Precinct 25, Balwyn Road Residential and Commercial, to be included in the *Boroondara Planning Scheme*. The proposed Precinct 25 was to include most of the sites along Balwyn Road between Canterbury Road and Whitehorse Road and the sites on the east side of Boronia Street. This recommendation has not as yet been implemented.

In January 2005, residents of Balwyn Road, Canterbury, presented a petition to Boroondara Council requesting implementation of the 'Camberwell Conservation Study' recommendations for a heritage overlay to a portion of Precinct 25. Additional research material was provided with the petition in support of a heritage overlay to essentially the southern half of Precinct 25.

Subsequently the City of Boroondara commissioned a review of the recommended Balwyn Road Residential Heritage Precinct in 2005 to be undertaken in two stages - a preliminary review (Stage 1), and subject to the findings of Stage 1, a more detailed review (Stage 2). This report is the outcome of the Stage 2 process.

### 1.2 Findings from Stage 1 Review

The Stage 1 Review was undertaken by the authors, RBA Architects and Conservation Consultants, during mid-2005. The purpose of the Stage 1 Review was to advise the City of Boroondara whether a precinct warranted inclusion in the Schedule to the Heritage Overlay.

The findings of the review can be summarised as follows:

- A revised Balwyn Road precinct should be considered for inclusion within a heritage overlay in the *Boroondara Planning Scheme*. The revised precinct differs from both the extent recommended in the 'Camberwell Conservation Study' and that proposed by the residents group.<sup>1</sup>
- Stage 2 of the review be undertaken to provide the detailed information necessary to substantiate the proposed overlay.
- The proposed precinct should include all the sites with a frontage to Balwyn Road between Canterbury Road and Mont Albert

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1 RBA Architects, 'Precinct 25, Balwyn Road Residential Commercial - Stage 1 Heritage Precinct Review,' pp7-9. The individual site gradings attributed in the 'Camberwell Conservation Study' are concentrated in the southern section of the proposed precinct. In addition, none of the sites fronting Boronia Street have been attributed a grading and it is not clear as to why they had been included in the proposed precinct.

Road and thus be limited to the Canterbury section of Balwyn Road.<sup>2</sup>

- The statement of significance of the precinct should be revised to include specific reference to all elements of significance.
- Consideration should be given to reassessing individual gradings attributed to sites within the recommended precinct with the benefit of additional information available since the original assessment in 1991.

### 1.3 Brief for Stage 2 Review

Based on the findings of the Stage 1 Review, Boroondara Council commissioned Stage 2 of the Balwyn Road Heritage Precinct Review.

The goals of Stage 2 are to:

- Review and update the relevant sections of the 'Camberwell Conservation Study',
- Prepare a map of the precinct,
- Prepare individual site citations,
- Provide a comparative analysis, and
- Prepare a statement of significance for the precinct.

The report has been arranged such that the precinct citation is provided in Sections 2 to 6 of the report. The individual site citations are provided in Appendices A and B.

### 1.4 Methodology

#### 1.4.1 General

The methodology used to assess the heritage significance of the precinct has included the following:

- Research to determine the development of the precinct,
- Research and review of historical material pertaining to the precinct and the individual sites within it,
- A survey from the street of the extant building fabric,
- An analysis of the building styles,
- A comparative analysis with other precincts in the City of Boroondara, and

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<sup>2</sup> Properties in Balwyn Road to the north of Mont Albert Road are located in the suburb of Balwyn.

- An objective determination of the heritage significance of the precinct and the contribution each site makes to the significance of the precinct.

The significance of the precinct has also been assessed against amended Heritage Victoria Criteria and in accordance with the processes outlined in the *Burra Charter* (or The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance). The values considered include: aesthetic (or architectural), historic, scientific, social, and spiritual values.

The individual sites have been re-assessed according to the grading system used in the 'Camberwell Conservation Study'.

#### 1.4.2 Grading System

Most of the sites were assessed in the 'Camberwell Conservation Study' and individual citations were prepared for the most significant sites (7 individual sites were identified).<sup>3</sup> Since the time of the preparation of that report some 15 years ago, additional information has come to light about many of the sites. Subsequently, the sites have been reassessed and citations prepared for all of the sites (refer to Appendix A and B).

The definitions of the attributed grading levels are as follows:<sup>4</sup>

Value A: Considered culturally valuable when compared to a similar type or style of site taken from across the State.

Value B: Considered highly important compared to examples taken from across the Metropolitan Area.

Value C: Considered important compared to examples taken from across the Metropolitan Area.

Value D: Considered valuable only as good examples of common site types within the municipality with potential to form streetscapes or precincts or stand alone as faithfully preserved examples of a common type.

Value E: As for D but altered with potential for restoration but currently none for streetscape contribution.

It is understood that the City of Boroondara is considering implementing a new three tiered grading system (consisting of 'significant', 'contributory' and 'non-contributory places'), particularly in relation to sites within heritage precincts. This type of approach has been adopted in more recent heritage studies by most councils across Victoria. If this system is adopted by the City of Boroondara, the issue of how to adjust the gradings made in this study to reflect the new system is raised.

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3 'Camberwell Conservation Study 1991', vol 5, p7 and vol 4, pp15-23, 203-204

4 'Camberwell Conservation Study 1991', Vol 4, p1

If the three tiered grading system was to be implemented, in general, sites that are currently graded A and B should be regraded as 'significant'. The sites that are currently graded D and E should be regraded as 'contributory'. The principal dilemma would arise in regard to the C graded sites, which according to the above definition suggests they are of the 'upper end' of local significance and therefore it may be appropriate to consider some of them for regrading to 'significant', whereas others it may be more appropriate to regrade as 'contributory'.

The following is provided as a preliminary guide to what the City of Boroondara is considering as grading definitions. It should not be understood as being fully resolved.

- 'Significant' heritage places are individually important places of State, regional or local cultural heritage. They can also be places that, when combined within a precinct, form part of the significance of the precinct.
- 'Contributory' heritage places are places that contribute to the heritage significance of a precinct. They are not considered to be a 'significant' heritage place in their own right, however, when combined with other 'significant' and/or 'contributory' heritage places, they play an integral role in demonstrating the heritage significance of a precinct.
- 'Non-contributory' places - ungraded places within heritage precincts. Non-contributory places are places within a heritage precinct that have no identifiable heritage significance. They are included within a Heritage Overlay because any development of the place may impact on the heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

## 1.5 Existing Heritage Listings

The heritage significance of several sites within the proposed precinct has been assessed by various individuals and organisations including the following:

### 1.5.1 Statutory Heritage Listings

#### Heritage Victoria

- No. 16 - *Shrublands* is included on the Victorian Heritage Register (VHR) - H2037
- No 16-20 - *Shrublands* is included on the Victorian Heritage Inventory (VHI) - H7922-0306.

#### Boroondara Planning Scheme

A. Three sites are included on the Schedule to the Heritage Overlay:

- No. 16 - (*Shrublands*) H0167  
Note: Amendment C51 adopted by Council seeks to correct mapping anomalies affecting the existing H0167. H0167 in its current extent encompasses 16-20 Balwyn Road. On gazettal of C51, two

heritage overlays, HO258 (16 Balwyn Road) and HO259 (18-20 Balwyn Road), will replace HO167.

- No. 27 - HO168
- 168A Mont Albert Road (*Montalegre*) - HO255

B. Graded Sites - according to the 'Camberwell Conservation Study':

- 33 sites were graded as follows: A - 3, B - 3, C - 8, D - 19, E - 0.

### 1.5.2 Non-Statutory Heritage Listings

#### Register of the National Estate

The following sites have been included:

- No.8 - *Hazeldene* (historic)
- No.10 - *The Pines*, the tennis court (indicative)
- No.16 (18-20) - *Shrublands* (historic), presumed to include nos 18-20
- No.17 - *Maling House* and Garden (indicative)

#### National Trust of Australia [Victoria]

The following sites have been classified:

- No.8 - *Hazeldene*, house and organ (local)
- No.10 - *The Pines*, the tennis court (local)
- No.15A - Roberts Organ at the Uniting Church (State)
- No.16 (18-20) - *Shrublands* (local), presumed to include nos 18-20
- No.17 - *Maling House* and Garden (State)

## 2 HISTORY

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The first European settlement in the area now known as Boroondara was in 1836, a year after Melbourne was founded, when John Gardiner brought cattle to Gardiner's Creek.<sup>5</sup> Access to the area was limited prior to the establishment of a punt near the crossing at Bridge Road in 1840. For many years the main traffic was drays transporting firewood to Melbourne from Boroondara. Some two decades later, the name of Boroondara, which means 'where the ground is thickly shaded', was still considered an apt description of the area.<sup>6</sup>

In 1841, the suburbs of Balwyn, Mont Albert, Deepdene, and parts of Box Hill and Surrey Hills were included in the Elgar's Special Survey.<sup>7</sup> The survey area was about 2,000 hectares (8 square miles or 5120 acres) bounded by Koonung Koonung Creek to the north (near the Eastern Fwy), Burke Road (west), Canterbury Road (south) and Elgar Road (east). Following the Special Survey, lots of approximately 189 acres were made available for purchase. In 1843 and again in 1844, the boundaries of the Survey were redrawn.<sup>8</sup>

The Balwyn Road Precinct which is in Canterbury was originally part of the suburb of Balwyn. The name Balwyn was established in the 1850s by local resident Andrew Murray. The name is derived from the Gaelic 'bal' and Saxon 'wyn' meaning 'house of the vine'. Murray named his house *Balwyn*,<sup>9</sup> and planted vines on his land during the late 1850s. He produced good quality wine from the outset,<sup>10</sup> and although 'Boroondara promised to become a centre of the wine industry',<sup>11</sup> the local market did not support the product.<sup>12</sup>

In 1854, local government was established with the proclamation of the Boroondara Road District. Road Districts were the earliest forms of local administration funded partly by revenue raised from tolls charged at turnpikes.<sup>13</sup> By 1859, the main roads in the district were established but with different names - Balwyn Road was known as Carter's Road, Canterbury Road was known as Delaney's Road, and Mont Albert Road was

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5 D MacLean, *Balwyn 1841-1941*, pp5-6. In the following year the herd was moved to Mooroolbark.

6 D MacLean, *Balwyn 1841-1941*, p6

7 M Cannon, *Old Melbourne Town*, p393. Henry Elgar was a merchant in the West Indies and the land was bought for him by a Sydney agent, Ranulph Dacre. Elgar's Special Survey was one of three taken up before they were discontinued, having been made available by the British Government to promote immigration to Australia. The other two Special Surveys were Unwin's nearby in Bulleen and Templestowe and Dendy's at Brighton. The surveys were 5 miles from the centre of Melbourne.

8 D MacLean, *Balwyn 1841-1941*, pp10-12. This required the separate titles to be recalled and adjusted. One of the landholders Robert Campbell obtained all the titles and conveyed them to the government and disposed of them after their re-issue. Seven landowners returned title but only three were released 1845-6.

9 79 Balwyn Road, about where Fintona Girl's School is located

10 G Blainey, *A History of Camberwell*, pp23-4. In 1861, there was 42 acres of vines in the area. This increased rapidly increased threefold over the course of the next decade. Murray won a second prize for a red wine in 1866 at a Geelong National Show. From about 1877, an infestation of phylloxera gradually wiped out most of the wine industry in Victoria. It is not known if phylloxera affected the vines at Shrublands.

11 G Blainey, *A History of Camberwell*, p23. Vineyards prospered in the area until the 1890s (when more intense subdivision was occurring) however grape vines branches formed part of the Camberwell City's crest. Canterbury was part of the City of Camberwell.

12 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section IV, np

13 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section II, np

known as Survey Road.<sup>14</sup> In 1871, the Boroondara District Road Board was upgraded to the Shire of Boroondara,<sup>15</sup> and over the following two years the road names were changed to their current names.<sup>16</sup>

Ernst Carter, dentist and later vigneron, purchased 60 acres on the east side of the Balwyn Road Precinct in c1860. Shortly after he built *Shrublands*, (the mansion which remains at 16 Balwyn Road). The house was a local landmark which attracted the affluent class of professionals and men of finance and set the pattern for substantial, architect designed houses within the precinct. Carter probably established a vineyard and orchards soon after. Much of the land in the Canterbury area was initially used for market gardens, orchards and vineyards and remained so into the 1880s.<sup>17</sup> The land was suitable as it was undulating and there was access to water by way of the West Creek, which is now a drain to the east of Rochester Road.

In these early years of settlement there was no public transport in the vicinity of Balwyn Road. Travel involved taking a train to Hawthorn station,<sup>18</sup> then a two wheeled Albert car along Burwood Road to the Tower Hotel in Camberwell.<sup>19</sup> Over the following two decades, little additional development occurred in the precinct although Carter acquired more land, owning about three-quarters of the land in the Balwyn Road Precinct (as well as neighbouring streets). To the east side of Balwyn Road, Carter extended his holdings to include all the land as part of his 87 acre holdings in 1879.<sup>20</sup> To the west side of Balwyn Road, his holdings included the properties to the southern half (now known as nos. 1a to 21). This land, originally the *Heathfield Estate*, consisted of about 15 acres purchased in two stages during 1868 and 1869,<sup>21</sup> a small house of the same name was built opposite *Shrublands* (refer figure 1). The remaining land on the west side of Balwyn Road was owned by Francis Rennick and Jonathon Ockwell. Rennick, a Chief Engineer for the Victorian Railways,<sup>22</sup> purchased a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads in 1865.<sup>23</sup> Ockwell, a market gardener, purchased 5 acres in the middle section near View Street.<sup>24</sup>

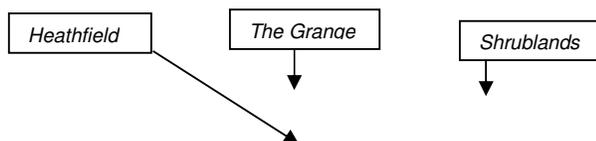
From the late 1860s, public facilities were established beginning with the Boroondara State School (later Balwyn Primary School) in 1869 and the first church, St Barnabas adjacent at 86 Balwyn Road, in 1872. By the early 1880s the area known as Canterbury was formally separated from Balwyn being named after Viscount Canterbury, Governor of Victoria from 1866 to 1873.<sup>25</sup> By this time, development of a greater scale was promoted with the implementation of reticulated services, commencing with water and gas.<sup>26</sup> The extension of the train line to Canterbury in

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- 14 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section II, np; G Blainey, *A History of Camberwell*, p32. Delaney was a local publican.  
15 D MacLean, *Balwyn 1841-1941*, p19  
16 R Da Costa-Adams, information provided on 17 March 2005. Derived from notes of meetings of the Boroondara District Road Board.  
17 G Blainey, *A History of Camberwell*, p37  
18 The station opened in 1861.  
19 D MacLean, *Balwyn 1841-1941*, p20  
20 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
21 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
22 D MacLean, *Balwyn 1841-1941*, pp13-14. Rennick was responsible for works at Richmond Station and the Outer Circle railway.  
23 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5. A large villa, *the Grange*, was built on the land in about 1876 further to the west along Mont Albert Road.  
24 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'.  
25 P Reichl, *Andrew Murray of Balwyn House, Boroondara*, section IV, np  
26 D MacLean, *Balwyn 1841-1941*, p20

1882 however was the major impetus. A contemporary watercolour by William Tibbitts marked the event (figure 1, p7) and provides an impression of the existing rural idyll of the area, which was about to be lost. The watercolour shows a long pine tree lined driveway extended from the south-east corner of Canterbury and Balwyn Roads to *Shrublands* on the crest of the hill.<sup>27</sup> On the west side of Balwyn Road, is an orchard on the land near Canterbury Road, one small house, *Heathfield* (previously at no. 21) opposite *Shrublands* and further to the north, the single storey house, *The Grange*.

With the land boom of the 1880s, the opportunity was taken to subdivide. Much of the land along both sides of Balwyn Road was made available in allotments and some of them have remained the same size as the 1880s subdivisions. Carter subdivided both his *Shrublands* and *Heathfield* holdings, although a substantial allotment was kept around *Shrublands*.<sup>28</sup> The land was described for the sales as being the most 'English-looking' and beautiful part of Canterbury.<sup>29</sup> Ockwell subdivided his holdings in 1886 as the Canterbury Mount Estate.<sup>30</sup>

Following the subdivisions, the first substantial wave of construction occurred in the Balwyn Road Precinct from 1890. It was at this time that the footpaths along Balwyn Road were asphalted and a kerbing of red gum was installed.<sup>31</sup> Most of the Victorian period buildings date to the 1890s, which is a marked comparison to much of the rest of Melbourne as there was an economic depression which had a profound affect upon the building industry at the time. Some substantial homes were built including *Hazeldene* (no. 8), *Shepreth* (no. 13) and *Waitahuna*, now *Cranston*, (no. 30) as well as a number of medium-scale houses.<sup>32</sup> The *Shrublands* mansion was also considerably enlarged at this time. Most of these 1890s houses remain, although one has been substantially altered (no. 25).<sup>33</sup> A residential pattern emerged being a combination of large homes being owned by men of finance and industry separated from each other by medium-sized houses of professionals that formed the core of the area.<sup>34</sup> Prominent citizens include Alfred Golding, a shoe manufacturer, who built the original house *The Pines* at no. 10 in 1888, and two later mayors: George Granville Mercy, who built *Hazeldene* (no. 8), and John Maling, who built *Shepreth* (no. 13) in 1891.



27 The orchards and vineyards that are outlined on the subdivision plans of the following year however are not depicted.  
28 Refer Subdivision Plan, LP608 and LP609  
29 Canterbury Baptist Church, 'Canterbury Baptist Church - 75 years 1891-1966', p1  
30 Subdivision Plan, LP 2349  
31 Canterbury Baptist Church, 'Canterbury Baptist Church - 75 years 1891-1966', p1  
32 The medium-scale examples that remain are those at nos 2, 4, 34, 38 and 46 to the east side and nos 9, 15, 17 and 25 to the west side.  
33 Three Victorian period houses have been demolished at nos 10, 21 and 23.  
34 G Blainey, *A History of Camberwell*, p67. The area was not popular with working men due to limited work opportunities as there were few factories etc.

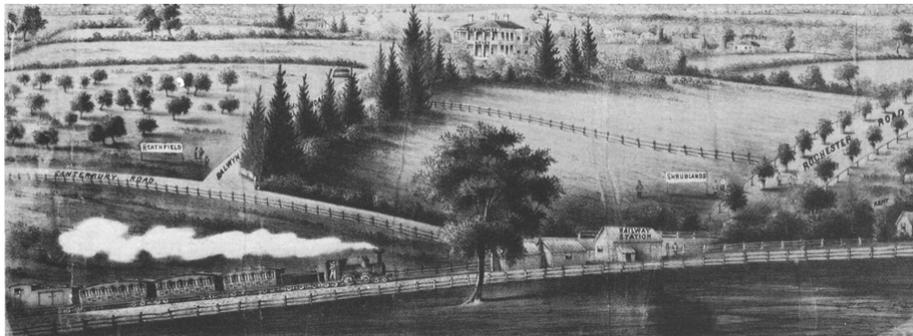


Figure 1 - W Tibbits, 'Canterbury 1882 - The Machine in the garden'  
(Source: D Gibb & S Warmington, *Visions of a Village*, fig 2)

The two non-residential sites in the precinct were also established at this time on the west side of Balwyn Road, being the Methodist Church (now Unitarians) in 1887, and the Baptist Church in 1891. Both denominations built a church soon after the subdivisions, and each church building has been subsequently replaced.

During the early part of the twentieth century, the precinct continued to be developed at a steady rate with substantial houses being built at the southern end of the west side of Balwyn Road.<sup>35</sup> Sir Aaron Danks, a noted merchant and philanthropist, made extensive additions to *Hazeldene*. Additional infrastructure came in 1910 with sewerage connections and electric lighting.<sup>36</sup> During this decade, the status and name of the local government changed several times - in 1901 it became the Shire of Camberwell and Boroondara, in 1905 the Borough of Camberwell and Boroondara, and in 1906, the Town of Camberwell.<sup>37</sup> A further change occurred in 1914, when the Town became the City of Camberwell.<sup>38</sup> Transport infrastructure to the area was provided by the extension of the tram along Whitehorse Road to Mont Albert by 1916.<sup>39</sup>

Further subdivision occurred, with land at the northern end of the west side of the Precinct becoming available at *The Grange* holdings in 1915, creating 31-37 Balwyn Road and 168A Mont Albert Road. Subsequently, a further six houses were built in Balwyn Road.<sup>40</sup> In 1922, more land became available with further subdivision of the *Shrublands* holdings (this being the last major subdivision). The third major phase of construction in the precinct was during the 1920s and 1930s. About thirteen houses were built during these two decades, not all of which remain. In addition two earlier houses were replaced during this period.<sup>41</sup> Among the substantial houses built during this period for prominent business families are no.14 (mid-1920s) built for the McAlpin's of the McAlpin Flour Company and no.35 (early 1930s) for the Doery's, who had a wholesale business.

35 On the west side, the houses at 1,3, 27 and 29 Balwyn Road were built. The house at no 30 and the buildings which constitute no 8A were also constructed.

36 D MacLean, *Balwyn 1841-1941*, p21

37 G Blainey, *A History of Camberwell*, p66

38 G Blainey, *A History of Camberwell*, p66

39 D MacLean, *Balwyn 1841-1941*, p21

40 These include 5, 26, 28, 31, 33 and 48 Balwyn Road.

41 The houses at 10 and 21 Balwyn Road.

A lesser phase of development occurred during the last half of the twentieth century, beginning in the early 1950s, when a few buildings were constructed. Subsequently some limited subdivision and infill development has occurred. A couple of buildings have been replaced and there have been multi-dwelling developments, however, the earlier pattern of high quality, architect designed family homes has generally been maintained.

### 3 DESCRIPTION & INTEGRITY

#### 3.1 Extent

The Balwyn Road Residential Precinct includes all the sites on Balwyn Road between Canterbury Road to the south and Mont Albert Road to the north, excluding the commercial building on the south-east corner of Canterbury Road. All the sites front Balwyn Road except for the one at the north-west corner, which has a street address of 168A Mont Albert Road.



Figure 2 - Balwyn Road Residential Precinct

### 3.2 General

The land generally slopes from the north-west to south-east. The sites at the northern end on the west side of the street are relatively flat but most of the others sites have a slope, and often have views, more so to the east side of Balwyn Road. The sites are generally deeper to the east side. The size of the allotments vary (about 500 m<sup>2</sup> to 4700m<sup>2</sup>), most however are in the order of 1000 m<sup>2</sup>.

### 3.3 Residents

Throughout the post-contact history of the Precinct, the houses have generally been owner occupied, although a few have initially been built as investment properties.<sup>42</sup> The period of ownership has commonly been lengthy. Some sites have remained in the one family's ownership for a few generations and in other instances, some existing resident's children have bought property in the Balwyn Road precinct.

Because of the often long history of certain families in the Precinct, the sense of community has been strong, as evidenced by the support (especially financial) of the religious foundations in this part of Balwyn Road by local residents. Support by some local residents has extended more broadly throughout the City of Boroondara. Some residents have served on the local council (eg George Mercy [no.8] and John Maling [no.13]) or have been employed by the council (eg Andrew Duncan [no.9]).

### 3.4 Buildings

The buildings are mostly residential, the principal exceptions being two churches to the south end on the west side (nos. 1a + 15a). One other building (no.3) previously operated as a school, but has been used as a house for many years. Two other buildings have been used for accommodation on a broader scale - no.14 was converted to a nursing home during the late 1960s and no.16 was used as St Johns Boys Home for about 75 years but has recently been returned to a private house.

Most of the buildings are visible in part from the road. Two sites on the east side (8A and 28A), which are the result of subdivisions in recent decades, have limited street presence as the respective houses are set back to the rear of the adjoining properties.

The buildings are either single storey, several with an attic level, or two storeys. Some have rear additions but these are largely hidden from the street. The buildings are generally well setback from the street, and are mostly free standing residences. There are only two multi-unit developments within the precinct of recent origin.

The buildings are predominantly constructed from brick, either face brick or rendered or a combination of both. There are a three weatherboard houses of late 19<sup>th</sup> century origin. The roofs are hipped

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<sup>42</sup> Examples include nos. 2, 4, 6 and 12 Balwyn Road.

and/or gabled and mostly clad in terracotta tiles. The principal exception being slate and corrugated sheet metal roofing to a few late 19<sup>th</sup> century houses.

Of the 46 sites in the Balwyn Road Residential Precinct, there is a near even spread of buildings to the key phases of development: Victorian (circa 1860-1900), Federation or Edwardian (early 20<sup>th</sup> century), Interwar period (1920s-30s) and post-WWII (1950s to the present). There are also two examples of the less common, Transitional style (mixture of Victorian and Federation period detailing) at nos. 9 and 30. In summary, buildings from the various periods are recognizable by the following:

- Victorian period: rendered brick or weatherboard, hip roofs clad in slate or corrugated sheet metal, and cast iron detailing,
- Federation or Edwardian period: red brick and some sections of rendered walls, terracotta clad picturesque roofs with gable ends with half-timbering and decorative ridge detailing, and timber verandahs.
- Interwar period: combination of wall materials with clinker brick, roofs clad in tiles, attic levels, and casement windows, some with lead lighting.
- Post-WWII: walls of cream, orange or brown bricks, simple roof forms, and a general lack of decoration.



Examples of Victorian (no. 34) and Federation (no. 27) period houses



Examples of Interwar (no. 44) and Post-WWII (no. 7) period houses

There are distinctive examples from all the periods, many of which have been designed by architects. Among the notable architects who have worked at sites in the precinct are John Flanagan (no.16), H M and R M King (nos. 21 + 35), Marcus Martin (no.32), Lionel San Miguel (168A Mont Albert Rd), Arthur Plaisted (nos. 12 + 14), Ussher & Kemp (no.1 and possibly no.27), John Wardle & Assoc. (nos. 15 + 26), Louis Williams (no.15A) and William Wolf (no.16). The distinctiveness of a number of other houses within the precinct suggests they were also architect designed.

### 3.5 Landscaping

The Balwyn Road Residential Precinct is a verdant strip and the landscaping provides a distinctive character, which has been identified as being English-like.<sup>43</sup> Mature oak and elm trees line Balwyn Road and provide an extensive canopy. This canopy is generally augmented over the footpath by the canopies of trees or large shrubs in the front gardens of many properties. The gardens frequently consist of well-established exotic plantings to the extent that several houses are partially obscured from the street. An individually significant private garden is that of no. 17, which retains some fabric and the general layout of its original 19<sup>th</sup> century form.

A range of front fences are evident. There are some original front fences from the first half of the 20<sup>th</sup> century, commonly low and constructed in brick. A more recent trend has been to build high fences, many in brick, especially at the southern end of Balwyn Road.

### 3.6 Infrastructure

Balwyn Road is a secondary arterial road with an asphalt surfaced carriageway. The side grassed reservations are wide but narrow at the south-west end in front of the Baptist Church, where some recessed parking is provided.

Originally the kerbing had been red gum,<sup>44</sup> however the current kerbing and channeling is a combination of earlier sections of basalt, with sections of modern concrete. Some sections of the earlier basalt channeling - the channel between the footpath and nature strip and the run-off channels extending to the gutter (for example in the vicinity of *Shrublands*) - are also evident. Most of the earlier basalt channeling to the roadside, which is exposed in part, is probably intact below the asphalt of Balwyn Road. The crossovers are constructed either in asphalt or concrete.

### 3.7 Integrity

The extant building stock is generally original although there are some replacement buildings. The buildings are well-maintained and remarkably intact to their period of construction. The additions that have been undertaken thus far have generally been set well back from the street, are only partially visible, and have been handled in a sympathetic manner.

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43 Refer History section, p6

44 Canterbury Baptist Church, 'Canterbury Baptist Church - 75 years 1891-1966', p1

## 4 COMPARATIVE ANALYSIS

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### 4.1 Introduction

This section of the report provides a comparative analysis of the Balwyn Road Residential Precinct. Firstly, a comparison with other precincts included in the Schedule to the Heritage Overlay within the *Boroondara Planning Scheme* is provided. Secondly, a comparison with other precincts identified in the 'Camberwell Conservation Study', which have not as yet been further considered for heritage protection.

### 4.2 Precincts listed in the Boroondara Planning Scheme

Within the central part of Boroondara, many of the heritage overlay precincts contain building stock from a particular period especially that of the Interwar period. This in part reflects the contemporaneous circumstances of the former City of Camberwell, which was undergoing the greatest population expansion in metropolitan Melbourne during the late 1920s.<sup>45</sup> As such, there is usually greater consistency in the appearance of buildings in many other precincts as they mostly date to a certain period. Several were residential estates and were generally high grade speculative ventures. Typically these estates do not include many architect designed houses, such that they are usually less distinctive although nonetheless good examples of their type. Examples of such precincts include: Holyrood Estate (HO228) and Hassett's Estate (HO191) in Camberwell, and Goodwin Street and Somerset Road (HO226) in Glen Iris.<sup>46</sup>

There are a few precincts, which contain residential building stock from a similar range of periods as evident in the Balwyn Road Residential Precinct, which are discussed below. Two of these precincts are similarly lineal, Sackville Street and Glenferrie Hill, and two are broader precincts, Maling Road and Prospect Hill Road.

The Sackville Street Precinct in Kew (HO162) is a longer precinct and contains more mansions in general, including several Victorian period examples at the west end. Most of the mansions however are now being used for other purposes, primarily educational (Preshil, Carey). The allotments are generally large and there is also a strong landscape character. The precinct is also currently undergoing some change at the western end due to the recent subdivision of *La Verna* at no 39. The amount of architect designed buildings in the precinct is undefined.<sup>47</sup>

The Glenferrie Hill Precinct in Hawthorn (HO 149) is of comparable size to the Balwyn Road Precinct, extending southwards from Riversdale Road to opposite Scotch College. The precinct similarly extends along an arterial road but also encompasses the north side of Callintina Road. The building stock is similarly of from several periods. The most significant buildings are Victorian period houses and Interwar period flats. The buildings are often more prominent than those along Balwyn Road, and there is less landscape character.

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45 G Butler, 'Camberwell Conservation Study', vol 3, p3-1

46 Refer to precincts 6, 15, and 11 respectively in G Butler, 'Camberwell Conservation Study', vol 3, for details.

47 The information available for this precinct does not identify the architects who have designed buildings.

In the vicinity, the Maling Road Precinct in Canterbury (HO 145) is a large precinct but has comparable building stock. The development of this precinct was likewise strongly affected by the expansion of the railway system. Much of the historic building stock dates to the Victorian and Edwardian periods but is a combination of residential and commercial premises. Many of the houses are less substantial, as indicated by a considerable number of timber examples,<sup>48</sup> and less distinctive than those in the Balwyn Road Residential Precinct.

The Prospect Hill Road Precinct (HO159) contains much historic housing stock from the late 19<sup>th</sup> century through to the 1930s. The area contains several estates which were mainly developed in a limited time frame so that there tend to be clusters of houses from the same period (Victorian, Edwardian or Interwar).

#### 4.3 Other precincts within the City of Boroondara

There are two other proposed precincts as recommended in the 'Camberwell Conservation Study' which have a mixed housing stock dating from the late 19<sup>th</sup> century onwards. These are precinct 16 (unnamed) and precinct 24 (Mont Albert Road west). Neither of the recommended precincts have received heritage overlay protection although a number of sites within the precincts have individual heritage overlays.

Precinct 16 encompasses a number of quiet residential streets to the east of Burke Road between Mont Albert and Canterbury Roads. It is characterized by a few Victorian mansions (including Parlington), some Edwardian houses and a considerable amount of Interwar building stock, with a preponderance of Bungalow-style houses.

The proposed Mont Albert Road West precinct extends from Burke Road (west) to Balwyn Road (east), thus being about three times as long as the proposed Balwyn Road Residential Precinct. The Mont Albert Road West Precinct is another example of a secondary arterial road which predominantly consists of residential buildings with some non-residential sites (St David's Uniting Church, Camberwell Grammar School and Belmont Park). There are more mansions in the proposed Mont Albert Road West precinct and similarly notable buildings from the late Victorian, Edwardian and Interwar periods. The road is likewise lined with oak trees, and there are many well-established gardens which provide a strong landscape quality. In recent years however this proposed precinct has undergone some change and overall there is less cohesion than the Balwyn Road Residential Precinct.

#### 4.4 Conclusion

The Balwyn Road Residential Precinct is distinguished by a relative preponderance of high quality houses, many of them architect designed, across all periods of development. The precinct provides a remarkable snapshot of development of the City of Boroondara as a whole as there is a near even spread of building stock from the four key periods of development - Victorian, Edwardian, Interwar and Post war. There is one landmark building, *Shrublands*, but otherwise the relative consistency in allotment size and landscaping unifies the other medium and large scale houses.

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48 G Butler, 'Camberwell Conservation Study', vol 3, precinct 22 (Maling Road Shopping Centre and residential environs)

There are few direct comparisons in the City of Boroondara that include high quality buildings from the Victorian period through to post-World War Two. In the vicinity, in the former City of Camberwell, many of the precincts contain housing stock primarily from the Interwar period. The Sackville Street Precinct in Kew and Maling Road Precinct in Canterbury probably offers the closest comparisons but nonetheless have different emphases - more mansions in the former and more modest, timber buildings to the latter - such that the Balwyn Road Residential Precinct is readily distinguished/unique in the City of Boroondara.

## 5 SIGNIFICANCE

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### 5.1 Introduction

This section of the report provides an assessment of the heritage significance of the Balwyn Road Residential Precinct.

The assessment has been undertaken according to the framework described in the *Burra Charter* (or *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*). This process involves the objective and careful assessment of the values that contribute to distinguishing a particular *place*. The site has been assessed against an amended form of the Heritage Victoria Criteria.

The 1991 'Camberwell Conservation Study' recommendation for the creation of a heritage overlay identified as Precinct 25, Balwyn Road Residential and Commercial, was to include most of the sites along Balwyn Road between Canterbury Road and Whitehorse Road and the sites on the east side of Boronia Street. The significance of this larger proposed precinct was defined in the 'Camberwell Conservation Study' as follows:<sup>49</sup>

The significance lies with a strong architectural character provided by individually important sites from different but key eras in the city's history and supporting adjacent sites, all reinforced by the existing street tree planting. The presence of many important residents in the street is another less obvious significance factor which underscores the desirable residential location it has presented throughout Camberwell's history.

Whilst the authors of this report corroborate the essence of this definition of the proposed precinct significance, some further elucidation has been possible as a result of additional research that has been undertaken since 1991. In addition, different formats have been adopted for the presentation of the significance of sites. The results are outlined in the following sections.

### 5.2 Assessment against the amended Heritage Victoria Criteria

*CRITERION A: The historical importance, association with or relationship to Boroondara's history of the place or object.*

- The pattern of development within the precinct reflects that of Boroondara generally. The area was largely used for market gardens and orchards prior to the introduction of the railway in 1882, which brought about a wave of subdivision and the first substantial phase of development. Subsequently there have been major development phases during the Federation and Interwar periods and a lesser one from WWII to the present.
- The precinct has associations with several notable architects including, John Flanagan, H M and R M King, Marcus Martin, Lionel San Miguel, Arthur Plaisted, Ussher

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49 G Butler, Camberwell Conservation Study, 1991, vol 3, precinct 25

& Kemp, John Wardle & Assoc., Louis Williams and William Wolf.

- There are associations with several prominent people, both locally and in a broader context, who built houses in the area such as Ernst Carter, who set the pattern with *Shrublands*. Among the many other notable citizens or families are Sir Alfred Danks, the Doerys, the Goldings, George Mercy, the Malings, and the McAlpins.

*CRITERION B: The importance of a place or object in demonstrating rarity or uniqueness.*

- In much of Boroondara, one or two development periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented, and as such the precinct is a microcosm of the broad sweep of development across the City. The buildings from the various periods are mostly of a high quality and several of them are individually significant sites.

*CRITERION C: The place or object's potential to educate, illustrate or provide further scientific investigation in relation to Boroondara's cultural heritage.*

- The four main periods (Victorian, Federation, Interwar, post-WWII) of development in the City of Boroondara are represented to equal degrees in the precinct and therefore provide an opportunity to understand the broad pattern in a small area.
- Generally the buildings are remarkably intact and provide an opportunity to appreciate good, if not distinguished, examples of a variety of architectural styles in a largely original state.

*CRITERION D: The importance of a place or object in exhibiting the principal characteristics or the representative nature of a place or object as a part of a class or type of places or objects.*

- The precinct provides good, and often distinctive, examples of residential architecture from the four main periods (Victorian, Federation, Interwar, post-WWII) of development in the City of Boroondara.

*CRITERION E: The importance of the place or object in exhibiting good design or aesthetic characteristics and/or in exhibiting a richness, diversity or unusual integration of features.*

- The buildings in the precinct are generally of a high aesthetic standard including some individually notable buildings. Many of the houses and the two churches in the precinct were designed by architects.

- Landscaping, provided by the street planting of established oak trees with a wide canopy and extensive, well-maintained, private gardens with largely exotic planting, complements the buildings providing a verdant setting.

*CRITERION F: The importance of the place or object in demonstrating or being associated with scientific or technical innovations or achievements.*

- Not applicable

*CRITERION G: The importance of the place or object in demonstrating social or cultural associations.*

- The precinct has consistently attracted affluent people, many who were also prominent citizens, as evidenced by the scale and good condition of the houses and is indicative of the demographic that lives generally in the area.

### **5.3 Statement of Significance**

#### **5.3.1 What is Significant?**

The development of the Balwyn Road Residential Precinct, which extends along Balwyn Road, a secondary arterial road, between Canterbury and Mont Albert Roads, occurred in distinct phases from the late 19<sup>th</sup> century to the end of the 1930s, with a lesser period of development since WWII. The first development occurred in the early 1860s but did not accelerate until after the extension of the railway in 1882 and the introduction of reticulated services, water and gas, about the same time. Subdivision was undertaken from 1883-6 and construction from about 1890. Further waves of subdivision occurred in 1915 and 1922. Construction however, continued at a relatively steady pace through the Federation and Interwar periods. Since WWII, there has been infill development and some limited subdivision.

The blocks are generally substantial and there are opportunities to take advantage of topography, which provides hill side views from the east side of the precinct in particular. These aspects, in combination with the landscaping, have attracted an affluent class among whom have been several eminent people, either through their business interests and/or their involvement within the local community: George Mercy and Aaron Danks (no 8), the Goldings and Marfleets (no 10), John Maling (no 13), McAlpins (no 14) and Doery's (no 35). Academics, artists and notable sports people have also resided in the precinct. There has been considerable continuity of ownership of sites and family members have bought into the precinct.

The buildings are primarily residential except for two churches. The houses are generally substantial, free-standing family homes that are setback from the front and side boundaries, are well-maintained and remarkably intact externally to their period of construction. There are

individually notable sites from the Victorian (*Hazeldene* [no. 8], *Shepreth* [no. 13] and *Shrublands* [no. 16]), Federation (*Mervyl* [no.1] and *Kira* [no. 27]) and Interwar (no.35 and *Montalegre* [168A Mont Albert Road]) periods.

There is an extensive street canopy provided by the oak and elm trees of the wide reservations and many well-kept mature private gardens with that of no.17 being unusually intact to its nineteenth century form and appearance. There are also sections of early kerbing and channeling to the road, reservations, and footpaths.

### 5.3.2 How is it Significant?

The Balwyn Road Residential Precinct is of local historic, aesthetic and social significance to the City of Boroondara.

### 5.3.3 Why is it Significant?

The Balwyn Road Residential Precinct is of historic significance because the pattern of development reflects that of Boroondara generally. In much of Boroondara one or two periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented. As such, the precinct is a microcosm of the broad sweep of development across the City. The relative consistency in the allotment width and/or size across the different phases of development serves to unify the precinct.

There are historical associations with several eminent families (*Danks*, *Goldings*, *Marfleets*, *McAlpins*, etc). Of further interest is the profile that some residents have had at a broader level (either State, national or international) and the manifold connections between various residents within the precinct and the City of Boroondara.

The Balwyn Road Residential Precinct is of aesthetic significance for the many high quality buildings, some of which are of individual significance at a broader level, and others that are generally good examples of their architectural style. The buildings are remarkably intact to their period of construction and have been well maintained. There has been limited change of building stock. A high proportion of the buildings have been architect designed. Although there are a range of styles evident, there is a consistency in scale and setbacks.

The extensive and well maintained landscaping both to the street (with trees and wide reservations) and the private gardens, provides a level of cohesion. One of the gardens (no.17), is a rare example of a late nineteenth century intact suburban garden. In addition, some of the early road and paving infrastructure is intact.

## 6 RECOMMENDATIONS

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### 6.1 Introduction

This section provides the key recommendations of the study. They include the approach to listing the precinct within the Schedule to the Heritage Overlay of the *Boroondara Planning Scheme*, nominations to heritage registers and some discussion of heritage policy issues.

### 6.2 Heritage Overlay

It is recommended that the Balwyn Road Residential Precinct as defined in figure 2 be afforded heritage protection in the *Boroondara Planning Scheme* by way of a heritage overlay on the basis of the significance of the precinct as defined in the previous section. To this end, it would be necessary for the City of Boroondara to prepare and exhibit an amendment to the Boroondara Planning Scheme. It would be necessary for the City of Boroondara to consult with the owners within the precinct regarding the proposal to create a heritage overlay.

The precinct should be included on the Schedule to the Heritage Overlay in the *Boroondara Planning Scheme*. The associated map, no.13HO, should also be amended in accordance with the recommended boundary outlined (figure 2).

### 6.3 Nominations to Heritage Registers

Several individually significant sites within the precinct have already been included on the Victorian Heritage Register (VHR), Register of the National Estate (RNE), and Register of the National Trust of Australia [Victoria].

It is apparent from the research and analysis undertaken for this study that there are no additional sites that would be recommended by the authors for nomination to the VHR. There are several sites however that it would be appropriate to nominate to the RNE and/or the National Trust as they are of a high level of local significance. Anyone can nominate a site to either register however it is recommended that the owners of a site are the instigators of such action or at least accepting of it if another party does the nominating.

There would be no additional legal impacts by including a privately owned site on the Register of the National Estate, which is administered by the Australian Heritage Council, or the Register of the National Trust of Australia [Victoria] as these organizations have no statutory authority over privately owned sites.

The advantage of including sites on the RNE or National Trust register is that it adds to important repositories of information regarding sites of cultural significance. In addition, it raises awareness and fosters appreciation of Boroondara's cultural heritage in particular, and Australia's in general, and so encourages appropriate conservation of these significant sites.

The sites within the precinct recommended to be nominated to either register are nos 1, 13, 27 and 35 Balwyn Road and 168A Mont Albert Road.

#### 6.4 Heritage Policy

It may be appropriate to include this report as a reference document within the *Boroondara Planning Scheme*. This would require an amendment to the planning scheme to be enacted. If this was to occur, reference to the document should be made in the relevant local planning provisions - clause 22.05 (Heritage Policy) and possibly clause 21.05 (Urban Character).

It may not be necessary to include this report as a reference document as it is understood that the City of Boroondara are currently preparing a revised clause 22.05 (Heritage Policy). More detailed, general guidelines for applications for demolition, restoration and reconstruction, additions, infill development, subdivision, etc are to be included as well as specific policies for the various precincts included on the Schedule to the Heritage Overlay.

If the Balwyn Road Residential Precinct is approved by Council and the Minister, specific policies are likely to be included in the revised clause 22.05 accordingly. It would be appropriate to base any such guidelines on information provided in this report. In this circumstance, it would be recommended that specific guidelines be developed for subdivision as the significance of the precinct is closely related to the subdivision pattern from the 19<sup>th</sup> century to the 1930s. The issue of subdivision was an impetus for undertaking this study and is likely to be an ongoing pressure, as is common across much of Melbourne.

Currently in the *Boroondara Planning Scheme*, there are some general guidelines by which to assess an application for subdivision in clause 43.01 (Heritage Overlay) but there is no specific reference to subdivision within clause 22.05 (Heritage Policy). In the interim period, that is before the revised clause 22.05 is realised, it is recommended that any application for further subdivision within the precinct be carefully considered so as not to diminish the significance of the existing scale of the allotments and the key phases of subdivision.

#### 6.5 Heritage Strategy for Public Areas

In lieu of a broad document for the precinct being prepared, it is recommended that a heritage strategy be developed for conserving the character of the public areas which are integral to the significance of the precinct - the carriage way and grassed reservations (nature strips). Some suggestions in regards to these elements are outlined below.

##### Hard surfaces

In regards to the carriageway, the principal heritage issues relate to the treatment of the edging. Currently for example, much of the earlier bluestone kerbing and channeling is being concealed and an *ad hoc* approach is being undertaken in regard to new crossovers etc.

Some recommended actions are:

- Developing a unified and sympathetic approach to hard surfaces in the precinct.
- Remove asphalt to both the carriageway and footpath where possible to reveal underlying bluestone fabric and undertake repairs works where necessary.
- Replace modern concrete detailing with traditional or more sympathetic materials.

#### Landscaping

The tree planting to the street is a key component of the precinct and so it would be appropriate to develop policies in regards to this landscaping. Issues that should be addressed include:

- Health of trees.
- Approach to pruning (if not already covered by other general policies within the Boroondara Planning Scheme).
- Impact of overhead wiring.
- Approach to future replacement of tree stock.

## 7 REFERENCES

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- Blainey, Geoffrey            *A History of Camberwell*, 1980
- Butler, Graeme            '*Camberwell Conservation Study*', 1991
- Cannon, Michael           *Old Melbourne Town before the Gold Rush*, 1991
- Da Costa-Adams, Robin    '*Notes of Balwyn Road, Canterbury Heritage Precinct*' January 2006
- Gibb, D, & Warmington, S *Visions of a Village - Canterbury Shops and Shopping 1880s-1990s*, 1995
- MacLean, Donald           *Balwyn 1841-1941*, 1942
- RBA Architects + Conservation    '*Precinct 25, Balwyn Road Residential Commercial - Stage 1 Consultants Pty Ltd Heritage Precinct Review*,' July 2005
- Reichl, Phyllis            *Andrew Murray of Balwyn House, Boroondara*, 1984 [1968]

**APPENDIX A - PLACE CITATIONS**

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**Balwyn Road Residential Precinct  
Place Citation**

**1 Balwyn Road, Canterbury**

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<b>Name</b>	Mervyl		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1903	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Ussher & Kemp	<b>Previous Grading</b>	D
<b>Builder</b>	George Garrett	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. Eliza Colville purchased allotments 6 to 8 in mid-1887.<sup>1</sup> This site includes allotment 8 and part of allotment 7.

The brick house of 8 rooms was built for Ellen Mellor by George Garrett in 1903 and was designed by the noted architects, Ussher & Kemp.<sup>2</sup> The partnership of Ussher and Kemp existed for ten years (1898-1908). During that time they 'produced some of Melbourne's most distinctive domestic architecture of the Federation period. Their Arts and Crafts-inspired houses were exemplars of the so-called Queen

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1 R Da Costa-Adams, information derived from Certificate of Title, vol. 1943/fol. 461

2 R Da Costa-Adams, information derived from Camberwell Building Register

## Balwyn Road Residential Precinct Place Citation

Anne or Federation style'.<sup>3</sup> They had also designed an earlier house (*Coorinyah*) for the Mellor family at 150 Mont Albert Road.

By 1905 the house had been named *Mervyl* and there was a timber outbuilding at the rear of the site.<sup>4</sup> Around this same time the house was tenanted to Curtis Plante, the son of Thomas who owned 30 Balwyn Road. Plante established the emphasis on roses in the garden and the existing two rose climbers are thought to be part of his original planting.<sup>5</sup>

William Fisher purchased the site from the widowed Mrs Mellor in 1916. Fisher worked in the family business, Fishers' Cooperage which had been established in 1858 in South Melbourne. In 1921, a timber sleep out was built on the property by T Dovey for the Fisher family. Eileen Fisher,<sup>6</sup> a daughter of William, lived in the house until her death in 1999.

### Description & Integrity

This single storey red brick Queen Anne style house is partly obscured by the well-established garden. It has a large terracotta tiled hip roof with gables at either end of the façade. The roof has decorative terracotta ridge capping and finials, as well as high brick chimneys with corbelled caps. There are bay windows with highlight panels below the rendered and timbered gable ends, the northern one also having brackets with rising sun motifs. The central porch has semi-circular timber detailing.

The height of the front fence has been raised by increasing the height of the red brick piers and installing timber panels between the piers.<sup>7</sup>

### Statement of Significance

One of several Federation era houses which represent the second major period of development in the precinct. This fine Queen Anne style house was designed by the notable architects Ussher & Kemp and is mostly intact externally.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

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3 P Goad, *Melbourne Architecture*, p243. Some of their notable houses include the Cupples House at 608 Riversdale Road, Camberwell (1900) and *Dalswraith* at 99 Studley Park Road, Kew (1906).

4 MMBW detail plan no 1996 (1905)

5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

6 Eileen Fisher studied botany at the University of Melbourne and undertook a PhD at Cambridge. It was awarded in 1947 (although she had completed her studies many years prior) as it was not until after WWII those women were accepted as full members of the University. (R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct')

7 Compare with 1958 photograph (Camberwell Library, LHCPH 1113) showing the earlier extent of the front fence.

## Balwyn Road Residential Precinct Place Citation

### References

- G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Camberwell Library, LHCPH 1113  
P Goad, *Melbourne Architecture*, Melbourne  
MMBW detail plan no 1996 (1905)

**Balwyn Road Residential Precinct  
Place Citation**

**1a Balwyn Road, Canterbury**

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<b>Name</b>	Canterbury Baptist Church		
<b>Place</b>	Religious		
<b>Type</b>			
<b>Date</b>	1962	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Keith Reid	<b>Previous Grading</b>	Not graded
<b>Builder</b>	Grills	<b>Grading</b>	D

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site consists of allotment 6 and part of allotment 7 to Balwyn Road and allotment 31 and part of allotment 30 to Boronia Street. These allotments were purchased along with other adjoining allotments, by Eliza Colville in mid-1887.<sup>1</sup>

In February 1891, eight local men met to discuss the establishment of a Baptist Church. A public meeting was held a week later and a unanimous decision was made to pursue the proposal. Foundation members included several Balwyn Road residents including Henry Martin (no 15), the Duncan family (no 5 and 9), and Doery family (65 Mont Albert Road, later 21 and 35 Balwyn Road).<sup>2</sup>

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1 Certificate of Title, vol. 1943/fol. 462 provided by R Da Costa-Adams  
2 'Canterbury Baptist Church: 75 years, 1891-1966', pp1-5

## Balwyn Road Residential Precinct Place Citation

Land was purchased soon after and the foundation stone for the original church was laid on 20 June 1891 by Mr Robert Reid of *Belmont*, Balwyn. The existing church, which was built in 1962, includes the original foundation stone. The earlier Gothic Style church consisted of a small, central front porch and was orientated to the street. The walls were brick with rendered banding. The upper part of the arched openings and capping were also rendered. There were a series of dormer vents to the upper part of the steeply pitched roof and flues along the ridge. The building was substantially covered by a creeper in a 1958 photograph. The last service in the original church was held on 12 November 1961.

The capacity of the original church was insufficient with increasing attendances during the 1950s. An anonymous donation allowed for the construction of the existing church to the design of Keith Reid. The foundation stone was laid by S J Wortley, life deacon, on 24 February 1962 and it was dedicated on 24 November 1962. The first service was held on the following day.<sup>3</sup> The original organ, which had been installed in the earlier church in 1926, was transferred to the new church. Fergusson was responsible for the stained glass windows.

A brick Sunday school building with Gothic openings was completed in mid-1933. A youth hall was built on the site in 1958 to provide a dedicated space for the youth in the parish, whose activities had been increasing during the 1950s.

The land on which the adjoining tennis courts are located corresponds to allotments 4 and 5 of the Heathfield Estate, which were purchased by George Mercy in 1886.<sup>4</sup> The land was acquired by the Baptist Church in 1911 but remained unused for some 30 years. Consideration had been given to selling the land for residential development but two anonymous donors allowed for the construction of the two tennis courts in 1940.<sup>5</sup>

### Description & Integrity

The church is located at the north-east end of the site. It is a brick building, with the form reflecting the plan such that it is clearly recognisable as a church, consisting of aisles either side of the nave with clerestory lighting. The detailing however is indicative of a common approach to ecclesiastical architecture during the Post-War period that is designing in a simplified Modernist version of a traditional church idiom.

There is a lack of applied surface decoration however the building has been articulated in the structural materials, for example the deep ribbing to the crown (with an inner grille of crosses) and the simplified flèche on the tower, and the accentuated mullions of the clerestory and aisle windows. The pointed Gothic arch forms have been reduced to a shallow inverted V for the roofing to the aisles. The large window to the south elevation has stained glass panels.

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3 'Canterbury Baptist Church: 75 years, 1891-1966', pp31-2

4 R Da Costa-Adams, Certificate of Title, vol. 1822/fol. 354

5 'Canterbury Baptist Church: 75 years, 1891-1966', p21

## **Balwyn Road Residential Precinct Place Citation**

There are two tennis courts to the corner of the site with en-tous-cas surface. The fences have metal framing and wiring. Because of the slope, there is also a stone retaining wall to the southern end.

### **Statement of Significance**

One of several buildings within the precinct constructed post WWII which is representative of a lesser phase of development. This lesser phase of development extends to the end of the 20<sup>th</sup> century. The style of the intact church is indicative of the Post-WWII approach to ecclesiastical architecture with its simplified Modernist detailing.

Residents of the precinct were among the founding members, and the site has been in use by the Baptist Church since 1891.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
Camberwell Library, LHCPH 1113  
Canterbury Baptist Church, 'Canterbury Baptist Church: 75 Years, 1891-1966' 1966  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

Balwyn Road Residential Precinct  
Place Citation

## 2 Balwyn Road, Canterbury

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Name	Melrose	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	C
Date	c1890		
Architect	Not known		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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### History

This site was part of allotment 28 of the Shrublands Estate when it was purchased by George Mercy in 1886. At the same time, Mercy also purchased adjacent land (4, 6, 8 and 8a Balwyn Road). The original driveway for the *Shrublands* mansion had extended across the rear part of this site.<sup>1</sup>

The house, one of a pair with 4 Balwyn Road, was built c1890 as an investment property for Mercy. In 1903, the property was described as a six room house, occupied by Reverend Norwood of the Canterbury Baptist Church (opposite the site).<sup>2</sup>

By 1905, the house was identified as *Melrose*.<sup>3</sup>

### Description & Integrity

The single storey brick Victorian house is rendered and painted with a decorative cornice. The façade is symmetrical with a projecting bay

- 
- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 2 Rate books entry cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 MMBW detail plan no.2221 (1905)

## Balwyn Road Residential Precinct Place Citation

either side of the central entry. The front verandah has timber posts with a decorative cast iron frieze and brackets. The hip roof is clad in slate and has two chimneys with ornate capping. The rear of the building has a weatherboard clad section with a sheet metal skillion roof which is likely to be original.<sup>4</sup> The house is partially obscured by a modern high timber and sheet metal fence.

### Statement of Significance

One of several modest, late Victorian era houses which represent the first major period of development in the precinct. The house is largely intact externally and is one of a pair with no. 4 Balwyn Road.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

RBA Architects + Conservation Consultants Pty Ltd

### References

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

D Gibb & S Warmington, *Visions of a Village*, fig. 5 (1907 photograph of rear)

MMBW detail plan no.2221 (1905)

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4 D Gibb & S Warmington, *Visions of a Village*, fig 5 a 1907 photograph of the building shows a timber clad skillion at the rear.

Balwyn Road Residential Precinct  
Place Citation

### 3 Balwyn Road, Canterbury

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Name	<i>St Duthus</i>		
Place	Residential		
Type			
Date	1903	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	E Syon	Grading	D

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Intactness     Good     Fair     Poor

Heritage       HV       AHC     NT       BPS Heritage Overlay

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#### History

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site was identified as allotment 9, which was purchased by Emmie Collins Eaton in 1889.<sup>1</sup>

By 1903, Miss E McInnes had bought the site and engaged E Syon to construct a five room brick building,<sup>2</sup> which became the St Duthus - High School for Girls and Kindergarten.<sup>3</sup> By 1905 there was also a timber outbuilding at the rear of the site.<sup>4</sup> The school later moved

- 
- 1 R Da Costa-Adams, information derived from Certificate of Title, vol. 2123/fol. 506
  - 2 Rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 R Da Costa-Adams, information from the Camberwell Building Register
  - 4 MMBW plan no. 2221 (1905)

## **Balwyn Road Residential Precinct Place Citation**

to the *Grange* site in Mont Albert Road, and was subsequently incorporated into the Junior section of Fintona Girls School.<sup>5</sup>

The current owners have had the paint removed from the building, returning it to a bichromatic brickwork façade. Additions and alterations have been made to the rear.

### **Description & Integrity**

This modest single storey Queen Anne style building has a terracotta tiled roof consisting of hip and gables. The gable ends have timber strapping and peddle dash detailing. There are terracotta ridge capping and tall chimneys, which are of similar detailing to the neighbouring house at 1 Balwyn Road. The walls are red brick with cream brick banding. The offset porch has timber detailing - turned posts, vertical balusters, and arched frieze.

### **Statement of Significance**

One of several, Federation era houses which represent the second major period of development in the precinct. This modest Queen Anne style house is mostly intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no. 2221 (1905)

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5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct  
Place Citation

## 4 Balwyn Road, Canterbury

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Name	Rosslyn	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	C
Date	c1890		
Architect	Not known		
Builder	Not known		

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Intactness     Good     Fair     Poor

Heritage     HV     AHC     NT     BPS Heritage Overlay

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### History

This site was part of allotment 28 of the Shrublands Estate when it was purchased by George Mercy in 1886. At the same time, Mercy also purchased adjacent land (2, 6, 8 and 8a Balwyn Road). The original driveway for the *Shrublands* mansion had extended across the rear part of this site.<sup>1</sup>

The house, one of a pair with 2 Balwyn Road, was built c1890 as an investment property for Mercy. In 1900 the property was described as a six room house, occupied by Reverend James Sowerby, the Canterbury Congregational Minister. Later it was occupied by Mercy's daughter, Nellie, and son-in-law, Rev George Gunson, another Congregational Minister.<sup>2</sup> The Congregational Church was located at 29 Balwyn Road

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 Camberwell rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## Balwyn Road Residential Precinct Place Citation

for about 2 years from 1890. It was then relocated to the nearby corner of Hopetoun Avenue and Canterbury Road.<sup>3</sup>

By 1905, the house was identified as *Rossllyn*.<sup>4</sup> In 1907, the brick building had a timber clad, skillion roofed section at the rear.<sup>5</sup>

### Description & Integrity

The single storey brick Victorian house is rendered and painted with a decorative cornice. The façade is symmetrical with projecting bays either side of the central entry. The front verandah, which was probably the same as that of 2 Balwyn Road, has been removed. The hip roof is clad in slate and is punctuated by two chimneys with decorative capping. The rear of the building had a weatherboard clad section with sheet metal skillion roof,<sup>6</sup> and it is not known if it still exists. The house is mostly obscured by well-established planting and a modern high basalt fence.

### Statement of Significance

One of several modest, late Victorian era houses which represent the first major period of development in the precinct. The house, a pair with no.2 Balwyn Road, is mostly intact externally, except for the removal of the verandah.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

RBA Architects + Conservation Consultants Pty Ltd

### References

- G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
D Gibb & S Warmington, *Visions of a Village*, fig 5 (1907 photograph of rear)  
MMBW detail plan no.2221 (1905)

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3 Sands & McDougalls and Certificate of Title, R Da Costa-Adams, personal communication 17 March 2005. The church building was timber but was demolished about 1980.

4 MMBW detail plan no.2221 (1905)

5 D Gibb & S Warmington, *Visions of a Village*, fig 5

6 D Gibb & S Warmington, *Visions of a Village*, fig 5 a 1907 photograph of the building shows a timber clad skillion at the rear.

Balwyn Road Residential Precinct  
Place Citation

## 5 Balwyn Road, Canterbury

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Name	<i>Tembani</i>		
Place	Residential		
Type			
Date	1917	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	R Nicholson	Grading	D

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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### History

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site corresponds to allotment 10, which was purchased by Harriet Ann Bennett in late 1887.<sup>1</sup>

The land was used by the adjacent St Duthus School for some years while it was a vacant site. In 1917, the existing house was built for Mrs J Robinson. It was described as a 7 room brick and tile building.<sup>2</sup>

In 1943, Mrs Andrew Duncan moved to the property from 9 Balwyn Road after the death of her husband. She named the house *Tembani*, which had been the name of her previous home. Her daughter lived at the site until 1952.<sup>3</sup>

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1 R Da Costa-Adams, information derived from Certificate of Title, vol. 1963/fol. 251

2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The house is a single storey, red brick Bungalow with attic level. The gable roof has a main ridge parallel to the street with an intersecting gable fronting the street. The cladding is terracotta tiles with decorative ridge capping and finials. The gable ends are clad in weatherboards.

The porch has square timber posts and curved, decorative brackets. The high red brick boundary fence is modern.

### **Statement of Significance**

One of several houses constructed during the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This Bungalow Style house is mostly intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

Balwyn Road Residential Precinct  
Place Citation

## 6 Balwyn Road, Canterbury

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<b>Name</b>	Canterbury Lane		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	c1972	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Possibly Brian Kent-Hughes	<b>Previous Grading</b>	Not graded
<b>Builder</b>	Watson James Pty Ltd	<b>Grading</b>	Not graded

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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### History

This site was part of allotment 28 of the Shrublands Estate which was purchased by George Mercy from Ernst Carter in 1886.<sup>1</sup> In 1905, the site remained vacant,<sup>2</sup> possibly as a garden area for Mercy's house *Hazeldene* on the adjacent lot (8 Balwyn Road). The site remained vacant until it was subdivided from *Hazeldene* in 1971.<sup>3</sup>

In November 1972, a planning permit was issued for a development of 25 townhouses.<sup>4</sup> The development was designed by Brian Kent-Hughes Architects, built by Watson James Pty Ltd<sup>5</sup> and developed by entrepreneur Lloyd William's company, Dominion Properties.<sup>6</sup>

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 2 MMBW detail plan no.2221 (1905)
  - 3 Planning File 2002:6, LP91961
  - 4 Planning File 2002:6
  - 5 Robert Clarke, 'Herald Property Classifieds'
  - 6 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The white painted masonry townhouses have a garage at ground level with two storeys above. They share party walls and tiled hip roofs. The design may be considered to have some Georgian style influences such as the quoining and the multi-paned windows.

The front brick fence, which is also painted white, has orbs to the piers and baluster bottles to the southern section.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
City of Boroondara Planning File 2002:6  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no.2221 (1905)

Balwyn Road Residential Precinct  
Place Citation

## 7 Balwyn Road, Canterbury

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<b>Name</b>	Unknown		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1976	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Leslie Treloar	<b>Previous Grading</b>	Not graded
<b>Builder</b>	W R Arbon	<b>Grading</b>	D

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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### History

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site corresponds to allotment 11, which was purchased by George Burns in September 1888.<sup>1</sup>

A house was constructed on the site for architect, Arthur Bidgway, in 1912 by E Moller. It was described as a timber house with a tiled roof.<sup>2</sup> During the mid-1920s, it was owned by Misses Bidgway.

The Treloar family moved into the house in 1966. The house was found to be inadequate for a family with six children and was subsequently

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1 R Da Costa-Adams, information derived from Certificate of Title, vol. 2070/fol. 866

2 R Da Costa-Adams, information derived from Camberwell Building Register

## **Balwyn Road Residential Precinct Place Citation**

demolished. The existing house was designed by architect Leslie Treloar in 1976.<sup>3</sup>

### **Description & Integrity**

The single storey brown brick house has a broad, low pitch gable roof and is representative of the post WWII modern architectural style. There is a double car port to the south side and large windows to the north. The bricks of the front boundary fence match those of the house.

There are some substantial trees on the site including a group of three pine trees along the northern boundary.

### **Statement of Significance**

One of several houses constructed since WWII and is representative of a lesser phase of development within the precinct, which extends to the end of the 20th century.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

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3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct  
Place Citation

8 Balwyn Road, Canterbury

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Name	<i>Hazeldene</i>		
Place	Residential		
Type			
Date	1889	Survey Date	Dec 2005
Architect	Not known	Previous Grading	B
Builder	Not known	Grading	B

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of allotment 28 of the Shrublands Estate when it was purchased by George Mercy in 1886. At the same time, Mercy also purchased other land (2, 4, 6 and 8a Balwyn Road).<sup>1</sup>

The house was built in 1889 for Mercy who lived there until c1904. At that time the house was described as being of 11 rooms.<sup>2</sup> George Mercy, an importer by trade, was a prominent local citizen and was elected Mayor of Camberwell in 1906-07.<sup>3</sup>

The site was purchased from Mercy by Sir Aaron Turner Danks in 1904.<sup>4</sup> Danks undertook alterations to the site and the building in two

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 Rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
3 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p15  
4 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p16. Aaron Danks was born in 1861 in Tasmania and was educated in Ross. He became a

## Balwyn Road Residential Precinct Place Citation

principal stages. In 1905, alterations to the house were undertaken including the construction of the projecting front room which created the asymmetrical façade and further additions at the rear.<sup>5</sup> By this time the house had been named *Hazeldene*.<sup>6</sup>

In 1905, Danks increased his holdings by purchasing a strip of land (20 feet wide) from his northern neighbour and at the same time the timber outbuildings were replaced with brick structures.<sup>7</sup> In 1909, Danks extended the house to 19 rooms including the construction of the large music room in the north east corner. The building works were undertaken by R J James.<sup>8</sup> As a result of the additions, the valuation for the site increased by about a third between 1904 and 1911.<sup>9</sup>

Aaron Danks owned and occupied the house until his death in 1928, when it passed to his widow, Lady J B Danks. In 1932, the house passed to their daughter, Annie Danks. Subsequently Annie divided the house into two flats, the work being undertaken by the builders T R & L Cochram. Annie Danks occupied one of the flats until her death in 1969.<sup>10</sup>

In 1970, the property was purchased by Leslie and Helen Charlton from the Dank's estate. In 1971, the land on which 6 Balwyn Road is located was excised.<sup>11</sup> Eight years later, Helen Charlton exercised further land, creating the site at 8A Balwyn Road.<sup>12</sup> In 1992, the current owners purchased the site and have subsequently undertaken substantial internal restoration works.<sup>13</sup>

### Description & Integrity

*Hazeldene* is a single storey rendered and painted masonry house with a decorative slate clad hip roof. The Victorian era detailing includes a number of decorative features such as paired brackets to the eaves and string course mouldings. The extensive verandah has cast iron columns, frieze, brackets and distinctive balustrade panels. There is a large basement to the southern side of the building. The windows to the north projecting room (1905) have lead lighting and stained glass.

The music room to the rear on the north side (added in 1909) has Arts and Crafts influences being Tudor Revival in form with a steeply pitched, timber lined ceiling and bay windows with Art Nouveau glass

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hardware merchant, working in the family business. He was interested in a range of medical/health/welfare issues and became involved in various related institutions as a committee member such as the Royal Melbourne Hospital, the Walter & Eliza Hall Institute of Medical Research and Children's Welfare League. He also became a magistrate of the Children's Court. A devout Methodist, Danks donated the site to the church on which the Epworth Hospital is located. He was knighted in 1925.

5 These alterations are shown on the MMBW plans prepared during 1905. Plan no.71 shows the original configuration and the detailed plan no.2221, shows the outline with the additions.

6 MMBW detailed plan no.2221 (1905).

7 R Da Costa-Adams, 'The Pines - Tennis Court & Curtilage', p13

8 Information provided by R de la Costa Adams, 25 January 2006

9 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p15

10 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p15

11 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

12 Personal communication provided by R Da Costa-Adams, 4 May 2006

13 Personal communication provided by R Da Costa-Adams, 25 January 2006

## Balwyn Road Residential Precinct Place Citation

and timber brackets.<sup>14</sup> The music room was built to accommodate a two-manual organ of 17 speaking stops, built in 1909 by George Fincham & Son. The organ remains intact, retaining its original tubular-pneumatic action, attached stop key console, pipe work, and blackwood case containing diapered pipes.<sup>15</sup>

*Hazeldene*, which was constructed in stages, remains mostly intact to its early twentieth century form. One known subsequent alteration is the relocation of the front stair from the southern end of the façade to the north-west corner.

### Statement of Significance

The place is of historical and architectural significance. It is of historical significance for its associations with George Mercy and Sir Aaron Danks. George Mercy, an importer by trade, was a prominent local citizen and was elected Mayor of Camberwell in 1906-07. Aaron Danks was a hardware merchant, committee member of numerous public institutions, magistrate of the Children's Court and philanthropist. He was knighted in 1925.

*Hazeldene* and was built in 1889 for George Grenville Mercy. It is a typical house of the late 1880s, of architectural note for its unusual cast iron balustrading and friezes (assumed to be original) and the substantial semi-basement which is uncommon.

*Hazeldene* was enlarged by the subsequent owner, Sir Aaron Danks in two stages. The second phase of work was undertaken in 1909, and included the large music room which has Arts and Crafts detailing. It was designed specifically to accommodate an organ, which remains *in situ*.

According to the National Trust, the two-manual organ is also significant as it is believed to be the only organ in a residence of its period to remain in its original location. It is of interest for its symphonic tonal design, incorporating two sets of undulating ranks on the swell and a Vox Humana stop placed beneath the music room floor.<sup>16</sup>

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp15-17

### References

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage - A Brief Cultural History and Assessment of Cultural Heritage Significance', 2005

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

Land Victoria, Subdivision plans: LP91961 & LP126753

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14 Register of the National Estate, place ID - 5636

15 National Trust of Australia (Victoria), citation B2414

16 National Trust of Australia (Victoria), citation B2414

**Balwyn Road Residential Precinct  
Place Citation**

MMBW detailed plan no.2221 (1905).

National Trust of Australia (Victoria), citation B2414

Register of the National Estate, place ID - 5636

Balwyn Road Residential Precinct  
Place Citation

8a Balwyn Road, Canterbury

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<b>Name</b>	Coach House		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1905	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	Not graded
<b>Builder</b>	Beardmore & Co	<b>Grading</b>	D

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of allotment 28 of the Shrublands Estate when it was purchased by George Mercy in 1886. At the same time, Mercy also purchased other land (2, 4, 6 and 8 Balwyn Road). This land and the buildings on it were part of *Hazeldene* (8 Balwyn Road) until 1978 when it was excised forming 8a Balwyn Road.

In 1905, this portion of the *Hazeldene* site had two timber outbuildings (laundry and stables).<sup>1</sup> However, later that year the timber buildings were replaced by the existing masonry buildings which also functioned originally as a laundry and stables.<sup>2</sup> The laundry was converted to a garage c. mid-twentieth century.<sup>3</sup>

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1 MMBW plan no.71 (1905)  
2 MMBW detail plan no.2221 (1905). The Camberwell building register also confirms these details, refer R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## Balwyn Road Residential Precinct Place Citation

A single storey addition had been constructed to the front of the stables building by the time the current owners purchased the property from Helen Charlton of 8 Balwyn Road in 1978.<sup>4</sup> They have subsequently enlarged and converted the stables building to residential use. Some of the works were undertaken in 1985.<sup>5</sup>

### Description & Integrity

There are two masonry buildings on the site, which are located to the south-east of *Hazeldene* at the end of a tree lined driveway.

The newer, front part of the two storey house has a painted brick base with a moulding at door height separating the upper pebbledash section. There is a gable end with half-timbering and double hung sash windows with lead lighting to the upper sash. The original stables section constitutes the rear portion of the building. It has dormer windows. The walls of the whole building are painted white and the roof is clad in slate.

The single storey laundry has been converted to a studio.

### Statement of Significance

One of several Federation era buildings which represent the second major period of development in the precinct. The former utilitarian outbuildings have been adapted for residential purposes but are nonetheless characteristic of their period of construction.

### Grading and Recommendations

Although the buildings on the site cannot be seen from the street, they were originally part of the *Hazeldene* holdings (no. 8) and the site maintains a Balwyn Road address. As such, the site forms part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

RBA Architects + Conservation Consultants Pty Ltd

### References

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Land Victoria, subdivision plan LP126753L  
MMBW plan no.71 and detail plan no.2221 (1905)  
Planning File, 2002.8A

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4 Contemporary sale notice provided by the current owners, 4 May 2006

5 Planning File, 2002.8A; Subdivision plan LP126753L

Balwyn Road Residential Precinct  
Place Citation

## 9 Balwyn Road, Canterbury

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<b>Name</b>	<i>Tembani</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1898	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	Not known	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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### History

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. Jane Mills purchased allotments 12 and 13 in September 1885 and allotments 24 and 25 in August 1889, resulting in this site initially extending through to Boronia Street.<sup>1</sup>

The brick house of seven rooms was built for Andrew Duncan and his family in 1898. Duncan was an estate agent and valuer for the firm of Duncan & Weller in Canterbury. He was appointed valuer for the local council in 1906.<sup>2</sup> By 1905, the property had been named *Tembani* and a timber outbuilding along the northern boundary of the site had been constructed.<sup>3</sup>

The Duncan's, foundation members of the nearby Baptist Church, lived at the site until 1941, when Alfred died. His wife subsequently moved to 5 Balwyn Road.<sup>4</sup> At some stage, most of allotments 24 and 25 had

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- 1 R Da Costa-Adams, information derived from Certificate of Title, vol. 1735/fo1. 966
  - 2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 MMBW detail plan no 1996 (1905)
  - 4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

been sold to create sites in Boronia Street. The garage was constructed in 1995.<sup>5</sup>

### **Description & Integrity**

This house is a single storey, asymmetrical Victorian building of red brick with cream brick banding. The roof is clad with slate. The return verandah has a bull-nose roof and non-original cast iron frieze and brackets. The double hung sash windows to the front projecting bay have timber shutters.

The modern garage to the north has been designed in a similar style to the original building.

### **Statement of Significance**

This is one of two substantial late Victorian era brick villas which represent the first major period of development in the precinct. The house is largely intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

Building file, 40/408/07740

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

MMBW detail plan no 1996 (1905)

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5 Building file, 40/408/07740

Balwyn Road Residential Precinct  
Place Citation

10 Balwyn Road, Canterbury

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Name	<i>The Pines</i>		
Place	Residential		
Type			
Date	1926	Survey Date	Dec 2005
Architect	Not known	Previous	C
		Grading	
Builder	Not known	Grading	C

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was purchased by Alfred Golding in 1886 as part of allotment 27 of Carter's Shrublands Estate sale. Alfred Golding was a shoe manufacturer, who moved his business of 5 years from Hawthorn to Mont Albert Road the same year he purchased this land. Golding had a long association with the area following the establishment of his factory, one of the few in Canterbury, nearby to Canterbury Road.

In 1888 Alfred Golding built a nine room timber home for his family. He named the property *The Pines* after the trees that had lined the original driveway of *Shrublands*, which extended up the hill from the corner of Balwyn and Canterbury Roads.<sup>1</sup>

To the rear of the site, two separate timber stables were constructed,<sup>2</sup> one of which accommodated his personal attendant Ernest Taylor. The house was orientated at 45° to the street with a return verandah.

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1 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p13

2 MMBW plan no.71 (1905)

## Balwyn Road Residential Precinct Place Citation

Golding also built a lawn tennis court over the original driveway to *Shrublands*. It had timber post and wire-netting. The tennis court was made available for use by the local Wesleyan Methodist congregation and the local community in general. Golding was a devout Methodist and a benefactor to the Church.<sup>3</sup>

Alfred Golding's interest in tennis began as a young man when he learnt the art of making lawn tennis shoes under the direction of his father, Josiah Golding, at the family's factory in London. In 1876 he was awarded a patent for his pyramid India Rubber Sole Shoe and seeking new opportunities visited Australia in 1879 for the countries first International Exhibition held in Sydney. Amongst the exhibits was a display of Lawn Tennis Shoes produced in Alfred Golding's Globe factory in London. He was awarded a bronze medal.<sup>4</sup>

In 1905, a 20 feet strip of land along the southern boundary of *The Pines* site was sold to the neighbour, Aaron Danks, to allow for the expansion of *Hazeldene* along its north side. The new alignment of the southern boundary of *The Pines* placed a Monterey Pine, the only one to survive, to the rear of *Hazeldene* and is now located at 8A Balwyn Road.

Amy Golding inherited *The Pines* from her father in 1926. Amy had the original weatherboard house demolished and constructed a modern, clinker brick villa.<sup>5</sup> Her siblings had built nearby in Grange Avenue. The slope of the land enabled a large space beneath the building which over the years was used as both a billiard room and a ballroom.<sup>6</sup>

When Amy died in 1940, ending a 54-year connection with the Golding family, the site was advertised for sale as a 'First Class Home - with spacious Garden and Lawns - Tennis court and Garden'.<sup>7</sup>

During the period of Golding ownership, the garden and tennis court were frequently used to hold parties to raise money for various charities. Subsequent owners, the Neville Smith family, replaced the tennis court surface with red en-tout-cas and later with green en-tout-cas, being one of the first tennis courts in Australia to experiment with the green surface. However, it proved unsatisfactory and the surface was returned to the red en-tout-cas. At some stage the northern end of the tennis court was lengthened.

During the early 1950s, a member of the Neville Smith family played at Wimbledon and *The Pines* tennis court and gardens was used by well-known Australian tennis players including members of the Davis Cup team. Footage of team members playing an exhibition match on the court exists.<sup>8</sup>

A swimming pool, reportedly an early example for Canterbury, was installed near the tennis court. Subsequent owners, the Hendersons, restored and extended the home and altered the landscaping. The work

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3 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p32

4 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p9

5 The 1940 auction notice cited in R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p19 refers to the building as being a 'clinker brick villa'.

6 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p18

7 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p19

8 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p32

## Balwyn Road Residential Precinct Place Citation

was undertaken in 1985 by the architect Allan Willingham.<sup>9</sup> The refurbished house was featured in the *Australian House and Garden* in 1988. Currently the tennis court surface is artificial grass.<sup>10</sup>

The tennis court was classified at a local level by the National Trust in June 2005.<sup>11</sup>

### Description & Integrity

The single storey brick house is an Indian Style Bungalow. The symmetrical façade has projecting bays at either end with a group of three box windows with lead lighting to the upper sash and a central projecting porch with corner piers. The walls are painted brick but may originally have been exposed clinker brick. The hip roof is clad in terracotta tiles. The house was altered to the rear in the mid-1980s.

There is a semicircular driveway with a high rendered, brick fence to the front of the site. The tennis court is located to the rear of the site in its original position. It is orientated north/south and is substantially intact although the surface material is not original. The stone retaining wall along the southern boundary may be original. A garden setting has remained although the original Monterey pines, which provided the name of the site, have been removed. One pine tree however is extant nearby on the adjoining property to the south.<sup>12</sup>

### Statement of Significance

One of several Interwar Period houses, which represent the third major period of development in the precinct. The Indian Style Bungalow house is mostly intact externally.

According to the National Trust, the tennis court at 10 Balwyn Road is historically significant at a local level as it represents a link to the early history of the Canterbury area. It was built by Alfred Golding c1890 over part of the original Pine tree lined driveway leading to the mansion, *Shrublands*. The tennis court was probably one of the first in Victoria and is closely linked to the early development of tennis in Victoria. The court was a social focus for neighbours and the Methodist population of the area in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.<sup>13</sup>

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### References

G Butler, 'Camberwell Conservation Study', 1991

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9 Planning File, 2002:10

10 R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage ...', p35

11 Planning File, 40/409/11542

12 R Da Costa Adams, 'The Pines - Tennis Court and Curtilage ...', p40

13 National Trust of Australia (Victoria) - citation B7322

**Balwyn Road Residential Precinct  
Place Citation**

R Da Costa-Adams, 'The Pines - Tennis Court and Curtilage - A Brief Cultural History and Assessment of Cultural Heritage Significance', 2005

MMBW plan no.71 (1905)

National Trust of Australia (Victoria) - citation B7322

Planning File, 40/409/11542

Planning File, 2002:10

Register of the National Estate, place ID - 105833

## Balwyn Road Residential Precinct Place Citation

### 11 Balwyn Road, Canterbury

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<b>Name</b>	Not known	<b>Survey Date</b>	Dec 2005
<b>Place</b>	Residential	<b>Previous Grading</b>	D
<b>Type</b>		<b>Grading</b>	D
<b>Date</b>	1937		
<b>Architect</b>	Not known		
<b>Builder</b>	Not known		

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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#### History

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site is on allotment 14, which was purchased by John Butler Maling on 22 June 1887 (along with allotments 15, 22 and 23 extending through to Boronia Street).<sup>1</sup> According to the MMBW plans of 1905, there was no construction indicated on this parcel of land at that time. The existing house was built for Miss Philp, a district nurse, in 1937.<sup>2</sup>

#### Description & Integrity

This single storey masonry building is of rendered and painted finish above a clinker brick plinth. Similar clinker brick panels exist below the windows. The hipped roof is clad with terracotta tiles.

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

The concrete flat roof of the central porch is supported by a corner Tuscan order column on a pedestal base. The upper sashes of the windows facing the street have horizontal glazing bars. There is a tall rendered chimney to the north wall with a decorative cap and a terracotta chimney pot. The front fence is of modern high brown brick construction.

### **Statement of Significance**

One of several Interwar Period houses, which represent the third major period of development in the precinct. The single storey house is largely intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

Balwyn Road Residential Precinct  
Place Citation

12 Balwyn Road, Canterbury

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<b>Name</b>	Canterbury Heights		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1991	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	Not graded
<b>Builder</b>	Not known	<b>Grading</b>	Not graded

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was initially part of the Shrublands Estate holdings. When the *Shrublands* driveway was realigned following the sale of land in the late 1880s, the new driveway passed through this site.<sup>1</sup> The row of pine trees along the southern boundary are likely to have been associated with the late nineteenth century *Shrublands* driveway.

The land is allotment 8 and part of allotment 7 of the 1923 Hindson subdivision of the remaining portion of the Shrublands Estate. It was purchased by Annie McAlpin in 1925 and a house was built on it for her parents, Mr & Mrs Alfred Earl, soon after to the design of Arthur W Plaisted. It was constructed by W Plaisted.<sup>2</sup> Arthur Plaisted was an eminent architect who worked in a variety of Interwar styles and designed the adjacent house for Annie McAlpin around the same time.

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1    MMBW detail plan no 2221 (1905)

2    R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

The site was purchased by Betty and Keith Mathies in 1968. The Mathies also purchased the adjoining site, 14 Balwyn Road.<sup>3</sup> In 1982, an application was made for a development of 4 units on the site. However, in 1988 a permit was issued for the existing 5 units.<sup>4</sup> That same year the 1920s house was demolished.<sup>5</sup> The existing units were constructed in 1990.<sup>6</sup>

### **Description & Integrity**

The five units are single storey rendered and painted masonry with tiled roofs. The front unit has a large porch with piers and a pedimented entry. The projecting double garages are the most visible feature from the street as they obscure all but the front unit.

The front fence is rendered and there is hard paving along the south side. There are small garden and lawn areas in front of each unit.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

Building File, 40/409/01786 & 223.2002.12  
G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no 2221 (1905)  
Planning File, 40/408/07732

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3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
4 Planning File, 40/408/07732  
5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
6 Building File, 40/409/01786 & 223.2002.12

Balwyn Road Residential Precinct  
Place Citation

13 Balwyn Road, Canterbury

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Name	<i>Shepreth</i>		
Place	Residential		
Type			
Date	1891-4	Survey Date	Dec 2005
Architect	Not known	Previous Grading	B
Builder	John B Maling	Grading	B

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site is on allotment 15 and part of allotment 14, which had been part of John Butler Maling's holdings purchased on 22 June 1887.<sup>1</sup>

John Maling built the house for himself in 1891. The house was listed in the 1891-2 rate books and the valuation increased during the mid-1890s. In 1898, the house was described as having 12 rooms.<sup>2</sup> John Maling served as a local councillor from 1886-1916 including being elected President during 1897-8, 1904-5 and Mayor in 1905-6.<sup>3</sup>

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1 R Da Costa-Adams, information derived from Certificate of Title, vol. 1926/fol. 068  
2 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p17  
3 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p17

## Balwyn Road Residential Precinct Place Citation

Several medical practitioners subsequently resided at the site including George Gilray (c1894-98), John R Hutton and George W Armstrong, the latter being a surgeon.<sup>4</sup>

By 1905, the house was identified as *Shepreth* and there was a timber outbuilding to the rear boundary.<sup>5</sup> The name of the house was derived from the English village in which Maling was born.<sup>6</sup>

An undated 20<sup>th</sup> century photograph indicates that there used to be a low brick fence across the front boundary.<sup>7</sup> In 1991, outbuildings were extant at the rear and the exotic garden was said to be sympathetic to the house's period.<sup>8</sup>

In a 1997 advertisement, the house was described as having marble fireplaces and stained glass.<sup>9</sup>

### Description & Integrity

The bi-chrome brick, two storey Italianate house has contrasting white painted rendered elements - quoining, cornice, and string course. There are decorative elements to the cornice and string course such as rosettes and a serpentine floral pattern. There is cast iron detailing to the offset verandah and balcony as well as to the balconettes to the first floor windows of the projecting bay.

### Statement of Significance

One of a few substantial, late Victorian era brick houses which represent the first major period of development in the precinct. The two storey house is intact externally and is distinguished by the combination of original decorative elements to the façade.

There are also associations with the original owner, John Maling, who was an eminent local councillor and Mayor.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp17-18

### References

G Butler, 'Camberwell Conservation Study', 1991  
*The Age* 5 July 1997, Miles Lewis Mansion Database  
Camberwell Library - LHCPH 1247  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no. 1996 (1905),  
M Lewis, 'Melbourne Mansions Database'

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- 4 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p17
  - 5 MMBW detail plan no. 1996 (1905)
  - 6 M Lewis, 'Melbourne Mansions Database': *Age* 5, July 1997
  - 7 Camberwell Library - LHCPH 1247
  - 8 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p17
  - 9 M Lewis, 'Melbourne Mansions Database': *Sunday Age*, 13 July 1997

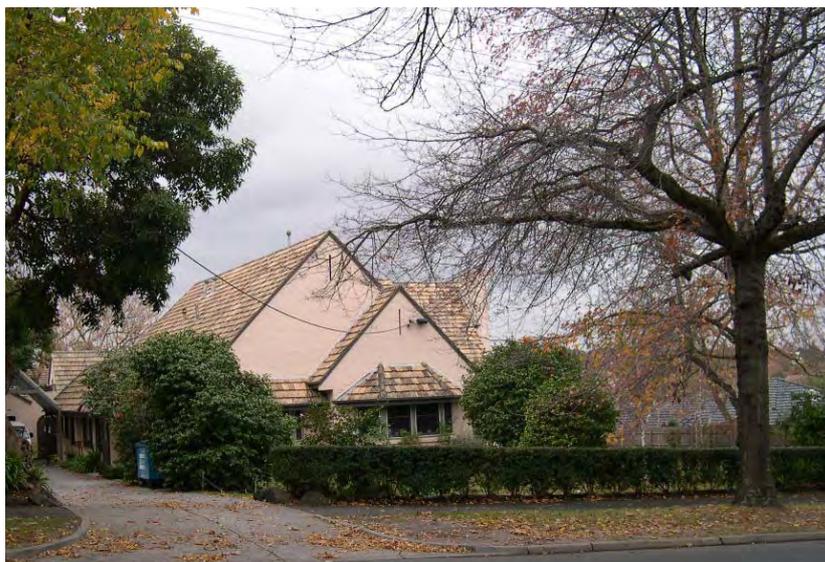
Balwyn Road Residential Precinct  
Place Citation

14 Balwyn Road, Canterbury

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Name	Canterbury Nursing Home		
Place	Residential		
Type			
Date	1926	Survey Date	December 2005
Architect	Arthur W Plaisted	Previous Grading	C
Builder	W B Plaisted	Grading	C

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was initially part of the Shrublands Estate. There were no buildings on this site prior to the subdivision of *Shrublands* in 1923.<sup>1</sup>

Annie West McAlpin purchased allotments 6-8 of John Hindson's subdivision of *Shrublands* in 1923.<sup>2</sup> The existing building was constructed on allotment 6 and part allotment 7 for the McAlpin's at a cost of £6,000. It was designed by architect, Arthur Plaisted.<sup>3</sup> By 1926 the brick house was described as having 13 rooms.<sup>4</sup> It was one of

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1 MMBW plan no.2221 (1905)

2 Planning file, LP9510

3 Arthur Plaisted was an eminent architect who worked in a variety of architectural styles. Among his Tudor Revival style buildings, several being flats, are Hartpury Court, 11 Milton St, St Kilda (1923), St Margaret's, 100 Toorak Road West, South Yarra (1938); and Castle Towers, 50 Marne Street, South Yarra (1940).

4 Ratebooks entry cited in R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

three houses designed by Plaisted in the area, the other two being at 12 Balwyn Road (for Annie McAlpin's parents, demolished) and at 23 Rochester Road (for her son, Jack McAlpin, extant).<sup>5</sup>

Annie's husband, John McAlpin, was the founder of the McAlpin Flour Company. Annie and John lived at 14 Balwyn Road until their deaths in 1954 and 1961 respectively.<sup>6</sup> The McAlpin's and the Plaisted's were members of the Plymouth Brethren.<sup>7</sup> The Plymouth Brethren are a tight knit non-denominational Christian movement which originated in Ireland and England during the 1820s and 1830s.

In 1965, a planning permit was issued to establish a 21 bed private hospital on the site.<sup>8</sup> In 1968, the site was purchased by Betty and Keith Mathies from the McAlpin estate.<sup>9</sup>

In 1980, the house was extended at the rear to provide a maximum of 30 beds and associated car parking. The extension was designed in a similar style to the original house. In 1996, further extensions were undertaken to the rear.<sup>10</sup>

### **Description & Integrity**

The site is one of the largest in the precinct and the substantial single storey, L-shaped Tudor Revival style building is set in a well-maintained garden with broad areas of lawn and exotic plantings. The front boundary is defined by a low hedge.

The large gabled roof is clad in variegated tiles. The arched entry porch is at the junction of the two wings, some distance from the street. The masonry walls have a clinker brick base with smooth rendered masonry above. There are vertical slit vents to the gable ends. There are bay windows of varying sizes to the front of the house.

### **Statement of Significance**

One of several Interwar Period houses, which represent the third major period of development in the precinct. The Tudor Revival style house, designed by the noted architect, Arthur Plaisted, is a substantially intact representation of the architectural style.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

Building File, 40/408/01123

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- 5 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 6 Personal communication from R Da Costa Adams, 4 May 2006
  - 7 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 8 Planning File, 40/409/01244 & General File 1031.17.17.49
  - 9 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct' and Personal communication from R Da Costa Adams, 4 May 2006
  - 10 Planning File, 40/409/01244 and Building File, 40/408/01123

**Balwyn Road Residential Precinct  
Place Citation**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage  
Precinct', January 2006  
General File 1031.17.17.49  
MMBW plan no.2221 (1905)  
Planning File 40/409/01244

Balwyn Road Residential Precinct  
Place Citation

15 Balwyn Road, Canterbury

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Name	Talma		
Place	Residential		
Type			
Date	c1890	Survey Date	Dec 2005
Architect	Not known	Previous Grading	C-D
Builder	Not known	Grading	C

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site is on allotment 16, which was conveyed to Henry Martin on 2 December 1885 (along with allotment 17 on Balwyn Road and allotments 19-21 to Boronia Street).<sup>1</sup>

The house was built for Henry Martin c1890. Following Martin's death in 1897, the site was sold to Jessie Monteath along with the adjoining allotment 21 in Boronia Street (allotments 17, 19 and 20 had been sold in 1887 to the Wesleyan Church). In 1901, Charles Monteath was the owner of the site.<sup>2</sup> By 1905, the house was identified as *Mount Ida* and there were two small timber outbuildings to the rear.<sup>3</sup>

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- 1 R Da Costa-Adams, information derived from Certificate of Title, vol. 1776/fo1. 029
  - 2 Camberwell rate books cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 MMBW detail plan no. 1996 (1905)

## Balwyn Road Residential Precinct Place Citation

Allotment 21 to Boronia Street was sold in 1920, and the remaining allotment (16) was sold in 1930.

Additions to the rear, designed by architects, John Wardle & Associates were constructed during the late 1980s - early 1990s.<sup>4</sup> The site has also been renamed as *Talma*.

### Description & Integrity

This block fronted, single storey, Victorian era weatherboard house has a hip roof of corrugated sheet metal cladding. The rendered chimneys have ornamented capping. There are paired decorative timber brackets to the eaves.

The verandah extends across the front of the house and is supported on cast iron columns. The cast iron frieze with a Rose, Thistle and Crown pattern was manufactured at the former C Monteath & Sons foundry in Moray Street North, South Melbourne.<sup>5</sup>

The front fence is timber picket.

### Statement of Significance

One of several (originally) modest, late Victorian era houses which represent the first major period of development in the precinct. The house is mostly intact externally, is one of the few timber buildings in the precinct, and is distinguished by the cast iron detailing of the verandah.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### References

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no. 1996 (1905)

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4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'. The design was reportedly produced to commemorate Queen Victoria's Jubilee, presumably her golden jubilee of 1887.

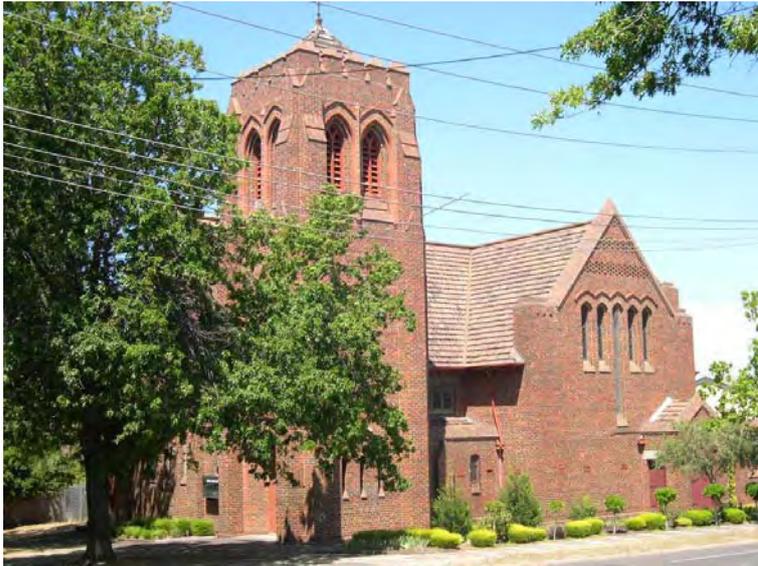
**Balwyn Road Residential Precinct  
Place Citation**

**15a Balwyn Road, Canterbury**

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<b>Name</b>	Uniting Church, Canterbury		
<b>Place</b>	Religious		
<b>Type</b>			
<b>Date</b>	1928	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Louis Williams	<b>Previous Grading</b>	D
<b>Builder</b>	A Richardson	<b>Grading</b>	D

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was originally allotments 17-20 of the Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. The estate was subdivided in 1884 and John Maling purchased allotment 18 that year. In 1885, Henry Martin purchased allotments 17, 19 and 20. In 1887, the four allotments were sold to the Wesleyan Methodist Trustees.<sup>2</sup>

In 1890, a Methodist Church was built on the site with funding supplied by local residents.<sup>3</sup> By 1905, the church and an adjacent building (possibly a hall) to the west of the church (towards Boronia Street) existed on the site.<sup>4</sup> Limited details are known about the latter building.

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1 The National Trust registration is of the organ only  
2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
4 MMBW detail plan 2111 (1905)

## Balwyn Road Residential Precinct Place Citation

In 1928, the existing brick church, to the east of the original one, was constructed. It was designed by Louis Williams, who designed many churches in Melbourne and Victoria during a 40 year period. Two windows to the design of Christian Waller were installed in the east wall. Generous funding was provided by Aaron Danks of *Hazeldene*, 8 Balwyn Road.<sup>5</sup> The foundation stone was laid on 15 December 1928 in memory of Danks, who had died earlier that year.

The year following the construction of the brick Methodist Church in Balwyn Road, a two-manual organ of 18 stops was built by W L Roberts incorporating the pipe work from an organ built in 1889 by George Fincham for the residence of S Stokes, Brighton.<sup>6</sup>

In 1977, the church became known as the Uniting Church, and at that time, decorative windows were transferred from the Congregational Church in Canterbury Road to the Uniting Church.<sup>7</sup>

By 1996, two buildings at the rear of the existing church were demolished: the original 1890 brick church (later used as a hall) and an adjacent timber hall.<sup>8</sup> Subsequently a new, larger brick hall, designed by architects Keith Walter & Assoc, was constructed.<sup>9</sup>

### Description & Integrity

This Interwar Period church has been designed in the Gothic Style but in a less ornate manner than would have been typical of earlier examples. The walls are of clinker brick with bands of grilles in the brickwork to the gable ends. The steeply pitched roof is clad in glazed tiles and has exposed rafters.

The corner tower has a parapet with crenellations and a hip roof surmounted by a weather vane. There is a rose window to the west elevation. The openings are generally pointed arches including windows, doorways and louvered screens to the tower. Many of the arched openings have brick string course mouldings but some of the larger windows to the south side have concrete lintels.

The organ retains its 1929 tonal scheme, attractive oak case and detached draw knob console.<sup>10</sup>

### Statement of Significance

One of several Interwar Period buildings, which represent the third major period of development in the precinct. The clinker brick church is a fine, intact example of the work of noted church architect, Louis Williams.

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5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'; According to the *Architectural Index*, (M Lewis, 1979), there are plans of this building (probably held by the State Library of Victoria).

6 National Trust Citation, B6217

7 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

8 Planning file, 43667 & 1031:15A. In the files, the second hall is dated to the 1920s however it may have in fact been the earlier hall that had been constructed by 1905.

9 Planning file, 43667 & 1031:15A

10 National Trust Citation, B6217

## **Balwyn Road Residential Precinct Place Citation**

According to the National Trust, the organ is of state significance. It is one of the few examples of George Fincham's work to remain intact and is the focal point of the building. The instrument incorporates the pipe work from an organ built in 1889 by Fincham for the residence of S Stokes, Brighton and retains its 1929 tonal scheme, attractive oak case and detached draw knob console.<sup>11</sup>

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7 - church  
National Trust of Australia (Victoria) - Roberts Organ

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan 2111 (1905)  
National Trust of Australia (Victoria) citation, B6217  
Planning files 43667 & 1031:15A  
Victorian Heritage Register, H2008

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11 National Trust Citation, B6217

Balwyn Road Residential Precinct  
Place Citation

16 Balwyn Road, Canterbury

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Name	<i>Shrublands</i>		
Place	Residential		
Type			
Date	1861	Survey Date	Dec 2005
Architect	John Flannagan	Previous Grading	A
Builder	Not known	Grading	A

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

Ernst Carter, dentist and later vigneron, was one of the first to buy land within Elgar's Special Survey. *Shrublands* was first rated by the Boroondara District Road Board in 1861-2, by which time a house had been built on the site. The house was designed by the Melbourne architect, John Flannagan.<sup>1</sup> It is thought that Carter established a vineyard on the site soon after as the first meeting of the Victorian Winegrowers Association was held at the site in 1861.<sup>2</sup> Carter was the first of the local gentry to join the Boroondara District Road Board, doing so in 1862.<sup>3</sup>

In an 1876 advertisement for the sale of *Shrublands*, the site was described as having 16 acres of garden, vineyard and orchard.<sup>4</sup> The estate was not sold and in 1879, Carter acquired an additional 27

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1 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p19  
2 Personal communication with R Da Costa-Adams, Feb 2006  
3 D MacLean, *Balwyn 1841-1941*, p14  
4 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p20

## Balwyn Road Residential Precinct Place Citation

acres to increase his holdings to about 87 acres.<sup>5</sup> The boundaries of the estate at its greatest were Balwyn Road (west), Mont Albert Road (north), Chatham Road (east), and Canterbury Road (south).

Carter subdivided the estate in September 1883.<sup>6</sup> Some details of the original estate are outlined on the 1883 subdivision plan including the location of the driveway which began at the north-east corner of Canterbury and Balwyn Roads. There were orchards and a vineyard, one of a few in the area, to the north and east of the house and an orangery to the south-west.

John, a merchant, and Alice Hindson purchased the mansion and surrounding land in 1883 (allotments 24-26 in Balwyn Rd & the abutting allotments on Rochester Rd, nos 7-10). Over the next few years, he bought some adjoining allotments (nos 13, 22-3). In 1889, Hindson commissioned the architect William Wolf to extend the house and the valuation was nearly doubled the following year, when the house was described as consisting of 18 rooms. With the economic depression of the 1890s, Hindson was forced to sell some land.<sup>7</sup>

John Hindson died in 1921 and subsequently Alice subdivided the remaining seven acres.<sup>8</sup> Alice donated the allotment with the house (no. 5), to the Anglican Church after the family's long association with St Barnabas Church in Balwyn Road. The Church subsequently purchased allotments 3 and 4 (now 18-20 Balwyn Road).<sup>9</sup>

In 1926, the site became St John's Home for Boys when the St Martin's Home for Boys in Auburn was relocated there. A further two storey extension to the north, consisting of dining room, hospital accommodation and staff quarters, was constructed in 1934 in a similar architectural style. Additional buildings, constructed during the second half of the 20<sup>th</sup> century have been designed in a contemporary mode. The cellar rooms, where Carter's *Shrublands* labelled wines were reportedly stored, were converted to a chapel.<sup>10</sup>

In 1959, the brick veneer building at the south-west corner of the site was constructed. The adjacent brick veneer building to the north along Balwyn Road was constructed in 1965 for administrative purposes.<sup>11</sup>

In 2003, the site was sold to the current owners who are undertaking extensive refurbishment works. In 2004, Heritage Victoria issued a permit for a range of alterations and additions to the 1930s wing.<sup>12</sup>

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5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

6 Subdivision plan LP609

7 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p20; R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

8 Subdivision plan LP9510, dated 5 September 1923.

9 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

10 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p20

11 Personal communication, R Da Costa-Adams, 5 May 2006

12 Planning File 40/408/011696 and building file, 40/409/10615

## Balwyn Road Residential Precinct Place Citation

### Description & Integrity

*Shrublands* is an imposing two storey rendered masonry mansion (c1863) designed in the Italianate style. The original section of the house has a basalt basement/cellar. The 1889 additions to the west end are of a similar style to Flannagan's design and the original form and detailing were also generally employed for the 1934 additions.

Overall, the building's form is asymmetrical with a return verandah and balcony over. The double storey colonnade, of free-standing columns, piers and engaged columns incorporates the Tuscan order to the lower level and Ionic order to the upper level. The entablature projects forward above the engaged columns and the frieze to the parapet is dentillated. The walls of the ground floor show banded rustication and the first floor bay window is framed with broad Tuscan pilasters. The masonry balustrading with urns to both levels and main stair also derive from classical precedents. Similar detailing was used for 1889 additions by Wolf although the decorative elements are surface applied due to no verandah or balcony.

The original house is mostly intact externally, as are the extensive additions. The interior has been altered including the removal of some original features.

Some comparative examples in the City of Boroondara area include: Broughton Hall (Tara), 2 Berwick St, Camberwell (1859); Linda House (formerly) 19 Canterbury Rd, Camberwell (1860-1888); Wanganella, (formerly St John's Wood), 8 Aird St, Camberwell, (1870), and Fairholm, 35 Prospect Hill Rd, Camberwell (1873); and Studley House, 15 Nolan St, Kew (1875 & 1919).<sup>13</sup>

A number of large trees including a Bunya Bunya (*Araucaria bidwillii*) Himalayan Cedar (*Cedrus deodar*) from the original estate still exist on the site and others are evident amongst the surrounding properties.<sup>14</sup>

### Statement of Significance<sup>15</sup>

This site is significant as being the first substantial home in the precinct and thus setting a pattern of development that has continued through to the late twentieth century of architect designed houses. *Shrublands* was one of the four substantial holdings that were subdivided from the mid-1880s.

*Shrublands* is architecturally significant as a fine example of an 1860s asymmetric Italianate mansion with restrained classical detailing. The building's form of a return verandah and balcony with bay window becomes common around the 1880s in both larger houses and cottages.

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13 Victorian Heritage Register, citation for H2037; G Butler, 'Camberwell Conservation Study', 1991, vol 4, p20

14 Victorian Heritage Register, citation for H2037

15 This part has been mostly reproduced from the Victorian Heritage Register citation for H2037

## **Balwyn Road Residential Precinct Place Citation**

*Shrublands* is of historical significance as an example of a wealthy professional man's country house in nineteenth century Victoria and as such is an example of expression of wealth and influence and the associated lifestyle. It is of historical significance due to its prominent position on top of a hill as it is clearly visible from the original Canterbury village in Maling Road. The visibility of the house expresses its relationship to the surrounding area.

*Shrublands* is also of historical significance because of its association with early wine making in Victoria. Ernst Carter was an early vigneron and produced *Shrublands* labelled wine in 1860s and 1870s when the Boroondara area was one of Victoria's leading wine growing regions. The basalt cellar was built by Carter to store his wines and remains as a link to this period.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp19-21

### **References**

Building File, 40/409/10615  
G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
D MacLean, *Balwyn 1841-1941*  
National Trust of Australia (Victoria) citation B1795  
Planning File 40/408/011696  
Register of the National Estate, place ID - 5634  
Subdivision plans LP609 and LP9510  
Victorian Heritage Inventory, H7922-0306  
Victorian Heritage Register, H2037

**Balwyn Road Residential Precinct  
Place Citation**

**17 Balwyn Road, Canterbury**

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<b>Name</b>	Maling House and Garden		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1888	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	C
<b>Builder</b>	William Maling and his father, John	<b>Grading</b>	B

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History<sup>1</sup>**

This site was sold to John Maling in 1884 from the Heathfield Estate owned by Ernst Carter. It was allotment 73 on the north corner of Erica Street. Subsequently it was transferred to one of his sons, William Maling, who also owned other allotments which he purchased from the estate of his brother Fred in 1897. In the 1950s, these allotments (19 Balwyn Road and 1A Erica Street) were owned by Maling descendants, in whose hands they still remain.

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1 The history is largely derived from G Butler, 'Camberwell Conservation Study', vol4, p18

## Balwyn Road Residential Precinct Place Citation

The existing house was built in 1887-8 by William Maling,<sup>2</sup> assisted by his father John, as a home for himself and his first wife Hannah. Maling's fireplace and his original furniture, almost all of which remains in the house, reveal his ability as a cabinetmaker, an occupation he pursued after his carpentering career. The coach house and stables were at 1A Erica Street and his horse grazed on the site of 19 Balwyn Road.<sup>3</sup>

The garden was started as soon as the house was built in 1888.<sup>4</sup> Its layout remains largely unaltered other than some modifications in the 1930s to a gate and fence leading to 1A Erica Street. Remnants of a side path to 19 Balwyn Road are still visible. The garden includes an outhouse with a copper, a 1930s green house, a well (now covered over by the garage but still in use and shown in the 1905 MMBW detail plan no 1996). In his 1980 'Historic Gardens Study', Peter Watts included the garden at 17 Balwyn Road as a rare surviving example of an artisan's nineteenth century garden. He stated '... the rear garden is the only small city garden known which retains its original largely utilitarian form'. However, since then a 100 year old lemon and flowering currant have been lost.

In 2000, a single storey rear extension was undertaken in a manner which has left the original part of the building largely intact.<sup>5</sup>

### Description & Integrity<sup>6</sup>

The house is a double-fronted, single storey, timber Italianate-style Victorian-era building, planned in the usual fashion with central passage, flanking rooms and a cellar. The block fronted façade belies the symmetry of the plan with one room projecting and the verandah to balance. However, not so typical is the high integrity of the interior with a number of original wall-papers and almost all the joinery with some furniture, evidently made by the first owner, Maling. The house is generally original except for a new kitchen.

The garden plantings and layout (front, side and rear), the well and circular rock fish pond add to the strong period expression of the site. The rear garden is semi-formally laid out with red brick edging of rectangular garden paths. A distinctive ornamental tiled path runs parallel and adjacent to the front fence. The front garden contains an extensive collection of bulbs and a number of very large mature Camellia cultivars which have not been successfully identified despite

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2 William Sanders Maling was born in 1865 in Australia. He was the eldest child of John Butler Maling, who was born in Shepreth, Cambridgeshire in 1841, and came to Australia in 1857-8. He was a builder and cabinetmaker of considerable ability, the chief surviving public examples of whose work is in joinery at St Barnabas Anglican Church, Balwyn and St John's, Camberwell (altar table and reredos of Kauri pine).

3 MMBW plans (1905)

4 National Trust Citation, G15. This section regarding the garden is mostly reproduced here but contains material from the earlier G Butler, 'Camberwell Conservation Study', 1991, vol 4, p18

5 Building File, 40/409/05212 and Planning File, 40/408/17257

6 National Trust Citation, G15. The description is mostly reproduced here but contains material from the earlier G Butler, 'Camberwell Conservation Study', 1991, vol 4, p18

## Balwyn Road Residential Precinct Place Citation

attempts by staff at the Royal Botanic Gardens. Similarly, a large mature white azalea near the fernery eludes identification. These plantings are part of the original planting scheme. The New Zealand palm *Rhopalostylis sapida* (Nikau Palm) in the fernery is also an uncommon mature planting. Overall, the garden layout and planting is largely intact except for removal of some mature shrubs.

### Statement of Significance

One of several modest, late Victorian era houses which represent the first major period of development in the precinct. This house was built by its owner, William Maling, who was a cabinet maker and was responsible for the high quality internal timber work.

According to the National Trust, the site is of State significance as the house is largely intact internally and the original garden layout and some early fabric are also extant. As such, the site is a rare surviving, remarkably intact example of a modest, artisan's cottage and garden.<sup>7</sup>

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp18-19

### References

Building File, 40/409/05212

G Butler, 'Camberwell Conservation Study', 1991

MMBW plans (1905)

Register of the National Estate, place ID - 5218

National Trust of Australia (Victoria) citation B6283 and G15

Planning File, 40/408/17257

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7 National Trust Citation, G15

Balwyn Road Residential Precinct  
Place Citation

18 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	Not graded
Date	1955		
Architect	Not known		
Builder	Not known		

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Intactness     Good     Fair     Poor

Heritage       HV       AHC     NT       BPS Heritage Overlay

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**History**

The site is part of the Shrublands Estate that was purchased by John Hindson in the mid-1880s<sup>1</sup>. It is possible that there were some outbuildings on this site at the time Hindson purchased it.<sup>2</sup>

The site was part of allotment 4 of Hindson's subdivision of 1923. It was bought by the Church of England Trustees in 1926 for the St John's Boys Hostel at *Shrublands* (16 Balwyn Road).<sup>3</sup>

Two buildings were constructed on the site in 1955 - the one to the front was used as a gymnasium and the one to the rear consisted of four accommodation areas for staff and boys. The latter was connected to the 1930s additions to the *Shrublands* mansion.<sup>4</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 MMBW detail plan no 2221 (1905)  
3 *Certificate of Title* cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
4 Personal Communication, R Da Costa-Adams, 5 May 2006

## **Balwyn Road Residential Precinct Place Citation**

The site was purchased in 2003 by an investor.<sup>5</sup>

### **Description & Integrity**

The front single storey salmon brick building has a gable roof. There is an inset porch at the south-west corner with full height glazing.

The rear two storey building is partly visible from the street. It also is a face salmon brick building and has a gable roof.

There is a low, salmon brick fence to the street.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no 2221 (1905)

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5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct  
Place Citation

19 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	D
Date	1952		
Architect	Not known		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. The site is on allotment 74, which was purchased by John Butler Maling on 27 August 1884 along with the adjoining site to the south. The land was used for the agistment of Maling's horses for many years.<sup>1</sup> In 1905, the allotment was vacant.<sup>2</sup>

The land was excised from the Maling's holdings during the early 1950s and the existing house was built in 1952.<sup>3</sup>

**Description & Integrity**

This single storey building of face clinker brick has a hip roof clad in glazed tiles. The asymmetrical façade has a projecting bay with a

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 MMBW plan no 71 and detail plan no 1996 (1905)  
3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

central cantilevered canopy to the porch with terrazzo flooring. There are horizontal glazing bars to the double hung sash windows. The low front clinker brick fence is also original. The design is reminiscent of some 1930s Interwar period houses, such as at 11 Balwyn Road.

### **Statement of Significance**

One of several houses constructed post WWII and is representative of a lesser phase of development in the precinct, which extends to the end of the twentieth century. The building is intact and is reminiscent of 1930s Interwar period houses.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects and Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no 71 and detail plan no 1996 (1905)

Balwyn Road Residential Precinct  
Place Citation

20 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	Not graded
Date	1953		
Architect	Not known		
Builder	Not known		

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Intactness     Good     Fair     Poor

Heritage         HV         AHC         NT         BPS Heritage Overlay

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**History**

The site is part of the Shrublands Estate that was purchased by John Hindson in the mid-1880s<sup>1</sup>. It is possible that there were some outbuildings on this site at the time.<sup>2</sup> The site was part of allotment 3 of Alice Hindson's subdivision of 1923. It was bought by Annie Jane Jones, who was living at 48 Balwyn Road in 1929.<sup>3</sup>

At an unknown date, the Church of England Trustees purchased the land for the St John's Boys Hostel at *Shrublands* (16 Balwyn Road). The land was initially used for playing fields. The existing house was constructed in 1953 to accommodate young men about to enter the workforce.<sup>4</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2 MMBW detail plan no 2221 (1905)

3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

The boundaries of the site were altered at some stage when land at the rear of the adjoining properties at 22 and 24 Balwyn Road was acquired. The site was purchased in 2003 by an investor.<sup>5</sup>

### **Description & Integrity**

The modest single storey cream brick house with chimneys has a gable roof clad in cement tiles.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no 2221 (1905)

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5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct  
Place Citation

21 Balwyn Road, Canterbury

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<b>Name</b>	Narooma		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1932	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	R M & M H King	<b>Previous Grading</b>	D
<b>Builder</b>	Pepper & Chensworth	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

One of the earliest houses in the precinct, *Heathfield*, previously stood on the site. It had been built some time before 1882, when it was depicted in a watercolour entitled 'Canterbury 1882' by the artist William Tibbits. At that time it was the only house on the west side of Balwyn Road within the precinct.

John Merret (or Merritt), market gardener, purchased allotment 75 from Ernst Carter's Heathfield Estate subdivision in April 1886, along with a nearby allotment, no 72, in Erica Street. By the turn of the century, a small weatherboard house of four rooms had been constructed on the site.<sup>1</sup> It had a verandah to both the front and rear and was well set back from the street.<sup>2</sup>

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1 1901-02 rate book entry cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2 MMBW plan no 71 and detail plan no 1996 (1905)

## **Balwyn Road Residential Precinct Place Citation**

The site was purchased by Kenneth Doery in 1927. Subsequently the original house was demolished to make way for the existing house. Kenneth was the son of Harriet and Edward Doery of 35 Balwyn Road. The existing house was commenced immediately after the completion of his parents' new house. The same architects and builders were responsible for both buildings.<sup>3</sup> The architects, R M & M H King, also designed several other substantial homes in the City of Boroondara. The house remains in the ownership of the Doery family.

### **Description & Integrity**

This part single and two storey house has been designed in the Tudor Revival style. The rendered walls are painted white and are set on a face brick base. The hip and gable roof is clad in glazed tiles and there is decorative timber strapping to the upper part of the gable end. The house is distinguished by the unusual treatment of the ground floor window opening in the gable end which is recessed and defined by varying sized quoining. The planter box in front has similar treatment. The form of the simple timber brackets to the front porch is echoed in the small faceted window frames in the wall immediately behind.

The existing timber-framed car port is of similar style to the house as is the low timber fence to the front boundary.

### **Statement of Significance**

One of several Interwar houses which represent the third major phase of construction in the precinct. The distinctive Tudor Revival style house was designed by the architects, R M & M H King, and is largely intact.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no 71 and detail plan no 1996 (1905)

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3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct  
Place Citation

## 22 Balwyn Road, Canterbury

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<b>Name</b>	<i>The Lodge</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	c1925	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous</b>	C
		<b>Grading</b>	
<b>Builder</b>	S W Probert	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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### History

The site was originally part of the Shrublands Estate and became excised with Hindson's subdivision of 1923. The site was purchased in 1924 by John Shields Reid. The 10 room house was built c1925 by S W Probert at a cost of £3,000.<sup>1</sup>

The property was purchased (date unknown) by the Church of England and the building became the home of the warden of the adjacent St John's Home for Boys. Land at the rear was used to expand the playing fields for the boys. One of the wardens, Rev Neale Molloy, lived there with his family for more than 30 years.<sup>2</sup>

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1    Rate book entires cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2    R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

This two storey rendered masonry building is an example of the Mediterranean Style, which is uncommon in Melbourne. The Prime Minister's home in Canberra (also known as The Lodge), which was designed by the noted architects Oakley & Parkes was possibly the precedent for this building as it is designed in a similar style.

The building is distinguished by a central, arched porch with iron balustrading to the balcony above. The decorative windows have diamond glazing bars and the larger openings have louvred shutters.

### **Statement of Significance**

One of several Interwar Period houses, which represent the third major period of development in the precinct. The Mediterranean style house, which is largely intact externally, is a good example of a style which is uncommon in Melbourne. The design may have been based on its Canberran namesake.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

**Balwyn Road Residential Precinct  
Place Citation**

**23 Balwyn Road, Canterbury**

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<b>Name</b>	<i>Edgemont</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	c1960	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	Not graded
<b>Builder</b>	Not known	<b>Grading</b>	Not graded

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

Jonathon Ockwell purchased 5 acres of vacant land which encompassed sites on both sides of View Street, during the 1860s. It was one of several holdings Ockwell acquired in the area. In 1886, he subdivided the land as Canterbury Mount Estate but retained ownership of this site, which corresponds to allotment 20.<sup>1</sup> Ockwell died in 1902.<sup>2</sup>

A five room timber house was constructed on the site, probably prior to the 1886 subdivision.<sup>3</sup> The house had a verandah and was built close to the north boundary.<sup>4</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'; the subdivision plan LP2349 however is dated to 1889. There is a sale notice for the Canterbury Mount Estate in the Haughton Collection at the State Library of Victoria.

2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

3 1901-02 rate book entry cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

4 MMBW plan no 71 and detail plan no 1996 (1905)

## Balwyn Road Residential Precinct Place Citation

The site was owned by Anna Maria Sanders (of nearby Erica Street) from 1903 to 1939 following which the ownership was passed to Kenneth Sanders of 6 Erica Street.<sup>5</sup>

It is not known when the original house on the site was demolished however it is likely to have been just prior to the construction of the existing house c1960.

The existing brick fence was constructed in 2002.<sup>6</sup>

### Description & Integrity

The symmetrical two storey brick house, which has been painted white, has been designed in the Georgian Style. There is a row of projecting bricks to the upper margin of the walls and the adjoining garage. The walls are punctuated by large multi-paned double hung sash windows and there is a central recessed porch. The hip roof is clad in glazed tiles.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

RBA Architects + Conservation Consultants Pty Ltd

### References

Building File, 40/408/21491

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct' January 2006

Houghton Collection (State Library of Victoria), sale notice for Canterbury Mount Estate

Land Victoria, subdivision plan LP2349

MMBW plan no 71 and detail plan no 1996 (1905)

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5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

6 Building File, 40/408/21491

**Balwyn Road Residential Precinct  
Place Citation**

**24 Balwyn Road, Canterbury**

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<b>Name</b>	<i>Gleneagles</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1925	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	C
<b>Builder</b>	E J Marsh	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of the original Shrublands Estate and was part of Hindson's Shrublands subdivision of 1923. It was bought by John August Kruse, a chemist, in October 1924 and the house was constructed soon after by E J Marsh for £3,160. At the time it was described as being a nine room brick house.<sup>1</sup> Members of the Kruse family were prominent Methodists.<sup>2</sup>

In 1950, the property was sold to the Cheney family, who owned Cheney Motors. Their daughter, an Australian golfing champion, named the house. Subsequent owners were Sir Keith and Lady McPherson from 1968 and Frankie J Holden from 1995. The latter employed the architect

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1 Rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

Paul Delaney to refurbish the house.<sup>3</sup> In 2000, a new carport was constructed.<sup>4</sup>

### **Description & Integrity**

The building is single storey at the front with a two storey section to the rear. The hip roofs are clad in terracotta tiles. The tall chimneys are unusually plain and suggest a Modernist approach. The walls have a brick base with painted pebbledash above. The entry is to the south side, under a cantilevered porch. There is a broad bay window in the single storey section at the front of the house.

### **Statement of Significance**

One of several Interwar Period houses, which represent the third major period of development in the precinct.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

Building File, 40/408/14811

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

Planning File 40/408/14811

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3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'. These works may be those undertaken in 1999, outlined in the planning file 40/408/14811 as unspecified detached alterations and additions.

4 Building file, 40/408/14811

Balwyn Road Residential Precinct  
Place Citation

25 Balwyn Road, Canterbury

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Name	<i>Linden</i>		
Place	Residential		
Type			
Date	c1890s	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	Not known	Grading	D

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of the Canterbury Mount Estate, which consisted of approximately 5 acres of land on both sides of View Street. The subdivision was undertaken by Jonathon Ockwell in 1886. This site corresponds to allotment 19 and part of allotment 18. In 1887, the allotment 19 was bought by Edward Green Snowden and Alfred Canova Nichols and allotment 18 by William George McBeath. In 1889, Annie Hutchinson bought allotment 19 and in the same year married William McBeath.<sup>1</sup>

It seems that allotments 18 and part allotment 19 were combined creating the existing site and a seven room, single storey house was built c1890s.<sup>2</sup> The site was sold to Thomas Shaw Fitchett c1901 and some additions were made in 1904.<sup>3</sup> By 1905, the house was identified as *Linden* and had a similar envelope to the building as it now stands.

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

It is thought the house was altered about 1918.<sup>4</sup> The modifications included the addition of the attic level and general changes to the external appearance.

### **Description & Integrity**

The existing single storey house with attic level was constructed during the late Victorian Period. Alterations have been made such that it now has a Tudor Revival appearance generally. The house is on the south-west corner of View Street and is orientated to both streets. The front part of the house is of masonry construction with a return verandah extending between projecting bays on the north and east elevations. The rear part of the house is constructed from timber.<sup>5</sup>

The verandah is possibly one of the few elements which is mostly original with its timber posts, brackets and roof clad in corrugated sheet metal. The outline of the faceted windows to the projecting bays conforms to the original outline however the treatment of their individual roofs have been altered.

The walls are rendered and have a half-timbering treatment to the gable end, which is likely to be part of the c1918 alterations. There is weatherboarding to the attic level gable to the west elevation but the windows are modern.

The low brick boundary fence is covered in ivy with a corner timber gate.

### **Statement of Significance**

Originally constructed during the late Victorian period, the first major period of development in the precinct, but the house was substantially altered during the mid-1910s at the end the second major period of development, the Federation Period. The resultant house is a curious mixture of partly Victorian era form and Tudor Revival detailing.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no 71 and detail plan no 1996 (1905)

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4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

5 MMBW plan no 71 and detail plan no 1996 (1905)

Balwyn Road Residential Precinct  
Place Citation

Balwyn Road Residential Precinct  
Place Citation

26 Balwyn Road, Canterbury

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<b>Name</b>	<i>Terrappee</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1918	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	C
<b>Builder</b>	J Goulding	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was allotment 23 of the original Shrublands Estate, which was purchased by John Hindson in 1887. Four years earlier, Hindson had purchased the allotment which included the original mansion.<sup>1</sup> In 1905 there were no buildings on this site.<sup>2</sup>

Hindson sold the land to Harold Poxon who, in 1917, had an eight room house constructed by J Goulding on the site. In 1923, Garret & Bryant were engaged by Poxon to construct a brick garage with a tiled roof on the site. The Poxon family lived there for over 70 years.<sup>3</sup>

The site was sold to the present owner in the late 1980s.<sup>4</sup>

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 2 MMBW plan no. 2221 (1905)
  - 3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct' - Certificate of Title vol 1925/fol 642 and Building Register
  - 4 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## Balwyn Road Residential Precinct Place Citation

The architectural firm, John Wardle & Associates, was engaged to alter and extend the house during the mid-1990s.<sup>5</sup>

### Description & Integrity

A substantial two storey Federation Bungalow with the second storey created within the gable roofs. The roof is clad in terracotta tiles with decorative ridge capping and finials. The tall chimneys have rendered caps and terracotta chimney pots.

The walls to the lower level are face red brick and in the gable ends they have a rendered pebbledash finish. The verandah is supported on brick piers with paired timber columns above and exposed timber rafters. Some window upper sashes have lead lighting and stained glass.

The gable end to the south elevation may have originally been a balcony/sleep-out. There have been changes to the colour scheme of some of the elements, for example columns and timber frieze of the verandah and timber strapping to the gable ends.<sup>6</sup>

The modern extension to the rear of the building is largely concealed from the street.

### Statement of Significance

One of several houses constructed in the mid-1910s, being at the end the second major period of development in the precinct, the Federation Period. This commodious Bungalow Style house is mostly intact externally.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### References

- R Apperley et al, *Identifying Australian Architecture*, Sydney, 1989  
Building File, 40/408/02460  
G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no. 2221 (1905)

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5 Building File, 40/408/02460

6 R Apperley et al, *Identifying Australian Architecture*, p144. The house is pictured as an exemplar of the Federation Bungalow Style.

Balwyn Road Residential Precinct  
Place Citation

27 Balwyn Road, Canterbury

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Name	<i>Kira</i>		
Place	Residential		
Type			
Date	c1906	Survey Date	Dec 2005
Architect	Probably Ussher and Kemp <sup>1</sup>	Previous Grading	A
Builder	D McBean	Grading	A

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Intactness     Good     Fair     Poor

Heritage         HV         AHC         NT         BPS Heritage Overlay

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**History**

This site was part of the Canterbury Mount Estate which was approximately 5 acres of land on both sides of View Street. The subdivision was undertaken by Jonathon Ockwell in 1886. The site corresponds to allotment 1, which was purchased by Robert Alfred Demaine on 4 October 1887, and allotment 2, the adjoining site to the north.<sup>2</sup>

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- 1 G Tibbits, 'An Emanation of Lunacy', in T Howells & M Nicholson, *Towards the Dawn*, p58. It is assumed that the house was designed by Ussher & Kemp as it is identified (fig 46) in a discussion of their work. There is however no reference to the site under the work of Ussher & Kemp in the 'Architectural Index' (M Lewis, 1979). However as indicated in G Tibbits' 'An Emanation of Lunacy', p60, much of Ussher's was carried out privately and not submitted to public tender.
- 2 *Certificate of Title* vol 1957/fol 363, cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## Balwyn Road Residential Precinct Place Citation

In 1905, the site was vacant.<sup>3</sup> In 1906, the existing house was built for George Henry Sutton, a railways department officer.<sup>4</sup> Sutton lived in the house into the 1930s. Subsequent occupiers have included W G Nevin and E R Morgan.

It was possibly designed by the notable architects, Ussher & Kemp, as it can be compared to *Coorinyah* at 150 Mont Albert Road, Balwyn (1898-9).<sup>5</sup>

The current boundary fence was constructed in 2001.<sup>6</sup>

### Description & Integrity

The prominent and substantial Queen Anne Style house is located on the north-west corner of View Street. The design is picturesque especially at the roof level, which is clad in terracotta tiles with decorative terracotta ridge capping and finials. The roof elements include a variety of hip and gable sections, gable ends with half-timbering and pebble-dash treatment, rendered chimney with brick strapping, squat corner turret, dormer, and balcony in front of an attic level room. There is a section of roof to a bay window on the south side which is clad in timber shingles.

The walls are face red brick with rendered sections above. The roof of the corner verandah is continuous with the roof over the house and has decorative square timber posts and arched friezes, details which have also been used in the balcony. The house has been altered to the rear.

The front fence consists of timber pickets above a red brick plinth.

### Statement of Significance

One of several Federation era houses which represent the second major period of development in the precinct. This picturesque Queen Anne style house was possibly designed by the notable architects Ussher & Kemp, who specialised in this architectural idiom. The house is largely intact externally.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp21-22

### References

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
M Lewis, 'Architectural Index,' 1979  
MMBW plan no 71 and detail plan no. 1997 (1905)

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3 MMBW plan no 71 and detail plan no. 1997 (1905)

4 Camberwell rate book entry cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

5 G Butler, 'Camberwell Conservation Study', vol 4, p21

6 Planning File 40/409/06135

**Balwyn Road Residential Precinct  
Place Citation**

Planning File 40/409/06135

G Tibbits, 'An Emanation of Lunacy (Victoria)', in T Howells & M  
Nicholson, *Towards the Dawn - Federation Architecture in Australia  
1890-1915*, 1989

Balwyn Road Residential Precinct  
Place Citation

28 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	D
Type		Grading	C
Date	c1916		
Architect	Not known		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was allotment 22 of the original Shrublands Estate, which was part of the land purchased by John Hindson in late 1887. Four years earlier, Hindson had purchased the land which included the original mansion.<sup>1</sup> In 1905, there were no buildings on this site.<sup>2</sup>

By 1916, a house had been constructed on the site. In 1923, it was described as being a 9 roomed house owned by Harvey Scarsbrook Leigh.<sup>3</sup>

In 1990, alterations and additions were undertaken.<sup>4</sup> In 2000, the land was purchased by developers who subdivided the site thus creating 28a

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', *Certificate of Title* vol 1974/ fol 609
  - 2 MMBW plan no.2221 (1905)
  - 3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 4 General file 2002:28, a permit was issued July 1990 allowing for the use of non-masonry materials in a Building Materials Control Area.

## Balwyn Road Residential Precinct Place Citation

Balwyn Road to the rear.<sup>5</sup> The house was subsequently sold in 2002 and has since undergone further refurbishment works.<sup>6</sup> In 2005, a new front fence and carport were constructed.<sup>7</sup>

### Description & Integrity

The single storey house with attic level is an example of the Arts and Crafts Bungalow Style. The building is distinguished by scalloped detailing to the gable end lining boards and tall tapering chimneys in the tradition of the noted English Arts and Crafts architect, C F A Voysey. The walls are rough cast rendered and the roof is clad in terracotta tiles. Timber detailing includes large, curvilinear brackets and lattice to the upper end of the gables. The ground floor windows include lead lighting and stained glass. The building is largely intact. The existing timber fence has recently been installed.

### Statement of Significance

One of several houses constructed in the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This Arts and Crafts Bungalow Style house is mostly intact externally.

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### References

Building File, 40/408/14656  
G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
General file 2002:28  
MMBW plan no.2221 (1905)  
Planning File 40/409/04426.

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5 Planning File 40/409/04426. In November 1999, a permit for a new dwelling, garage, pool, tennis court & retaining wall (No.28a) was issued and the subdivision was approved in 2000.

6 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

7 Building File, 40/408/14656

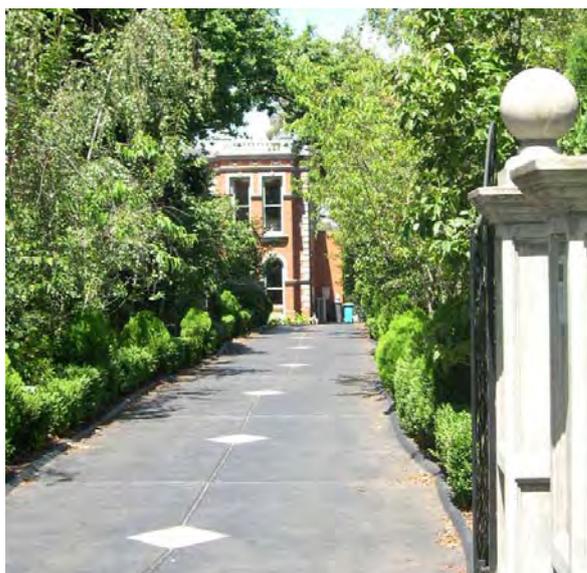
## Balwyn Road Residential Precinct Place Citation

### 28a Balwyn Road, Canterbury

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<b>Name</b>	Not known		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	2001	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	Not graded
<b>Builder</b>	Not known	<b>Grading</b>	Not graded

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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#### History

This site was allotment 22 of the original Shrublands Estate, which was part of the land purchased by John Hindson in late 1887. Four years earlier, Hindson had purchased the land which included the original mansion.<sup>1</sup> In 1905, there were no buildings on this site.<sup>2</sup>

28 Balwyn Road was purchased by developers in 2000. The site was subdivided creating the battle-axe site, no. 28a Balwyn Road at the rear of no. 28. In 2001, the extant house was constructed and it was sold two years later.<sup>3</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2 MMBW plan no. 2221 (1905)

3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The modern two storey face brick with rendered detailing house has been designed in a classical mode. It is setback from the street at the end of a long drive way and has limited street presence.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects and Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no. 2221 (1905)

Balwyn Road Residential Precinct  
Place Citation

29 Balwyn Road, Canterbury

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Name	Glencoe		
Place	Residential		
Type			
Date	1909	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	H Mc Bean	Grading	D

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of the Canterbury Mount Estate, which included approximately 5 acres of land on both sides of View Street. The subdivision was undertaken in 1886 by Jonathon Ockwell. The site consists of allotment 2 and part of allotment 3. Allotment 2 was purchased by Robert Demaine in 1887.<sup>1</sup>

In 1893, a Congregational Church was constructed on the site, which was relocated about ten years later to the nearby corner of Hopetoun Avenue and Canterbury Road where it remained until c1980.<sup>2</sup>

In 1903, Ellen Mellor of 1 Balwyn Road purchased allotment 2.<sup>3</sup> In 1905, the site was vacant.<sup>4</sup>

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 2 Sands & McDougall Directory and *Certificate of Title*, R Da Costa-Adams, personal communication, 17 March 2006
  - 3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 4 MMBW plan no 71 and detail plan no. 1997 (1905)

## **Balwyn Road Residential Precinct Place Citation**

In mid-1909, Mrs Isabella Lennon purchased allotment 2 and part of allotment 3 and the existing house was built soon after by H McBean.<sup>5</sup> In 1912, the site was purchased by Jessie Sutton, who resided at 27 Balwyn Road. In recent years, the house has reportedly been altered at ground level.<sup>6</sup>

### **Description & Integrity**

The single storey brick Federation period building with an attic level is largely obscured from the street by planting. The large encompassing roof has gable and hip sections and is clad in terracotta tiles with decorative ridge detailing, capping and finials. There is a low clinker brick fence to the front.

### **Statement of Significance**

One of several, Federation era houses which represent the second major period of development in the precinct. This house is largely obscured but is known to have been altered externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
R Da Costa-Adams, personal communication, 17 March 2006  
MMBW plan no 71 and detail plan no. 1997 (1905)

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5 Camberwell building register cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

6 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

**Balwyn Road Residential Precinct  
Place Citation**

**30 Balwyn Road, Canterbury**

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<b>Name</b>	<i>Cranston</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1903	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	C
<b>Builder</b>	A G McKenzie	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of allotments 21 and 22 of the original Shrublands Estate which was subdivided by Ernst Carter in 1883. Allotment 22 was purchased by John Hindson in 1887 and allotment 21 was purchased by Frederick Werrett in 1889.<sup>1</sup>

The land was subsequently sold to merchant, Thomas Crowther Plante. He had a substantial house of 10 rooms built on the site by A G McKenzie in 1903 for a cost of £2,000.<sup>2</sup> In 1905, the house was identified as *Waitahuna* (a town in south-eastern New Zealand).<sup>3</sup> At that time the site was larger than the current size, incorporating part of the land which is now 32 Balwyn Road and adjoining land in Rochester Street. There was also a timber stables to the rear.

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', building register and rate book entries  
3 MMBW plan no. 2221 (1905)

## **Balwyn Road Residential Precinct Place Citation**

In 1911, Dr Moore bought the site and soon after undertook alterations and additions. The works were by the builder, Ballantyne, in 1913. Moore, who renamed the house *Woodstock*, was a founding member of Carey Grammar School.<sup>4</sup>

In 1927, the site was purchased by Mrs G W Wragg. Thirty years later, Wragg subdivided the property. At the time of the subdivision there was a weatherboard building near the south-east corner of the site and the front fence was made of pickets.<sup>5</sup> Wragg subsequently sold 30 Balwyn Road and moved next door to a newly constructed house at 32 Balwyn Road.

In 1958, G A Mason bought the property and renamed the house *Cranston*. He remained at the site until his death in 2001. The house has subsequently been renovated by the Caddy Brothers but the ballroom was demolished and a tennis court and pool built. The rooms at the southern end of the house have been converted to garages and a secondary entrance was created.

### **Description & Integrity**

The site is wider than most in the street and has a semi-circular driveway. The building is a substantial single storey red brick, Transitional style house with rendered and painted banding. The slate clad roof has ornamental, terracotta ridge capping, finials, and exposed rafters. The roof has hips and gable sections, the later with timbering in the gable ends. The chimneys are a mixture of face brick and painted pebbledash finish and have a distinctive bulbous form to the upper part.

The return verandah is of substantial and detailed timber members including turned posts, deep ornate frieze and decorative brackets.

### **Statement of Significance**

One of the substantial, late Victorian era brick villas which represent the first major period of development in the precinct. The house is mostly intact externally and is notable for being an example of the Transitional style.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no. 2221 (1905)  
Subdivision Plan LP35692

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4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', building register

5 Subdivision Plan LP35692

**Balwyn Road Residential Precinct  
Place Citation**

**31 Balwyn Road, Canterbury**

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<b>Name</b>	Not known		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1917	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	Dixon & Son	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of the holdings of the Grange Estate, a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads, which was purchased by Francis Rennick in 1865. Land was gradually further subdivided from the late 1890s.<sup>1</sup> In 1905, there was no construction on the site.<sup>2</sup> In 1915, this site (allotment 15), was excised from the Grange holdings.<sup>3</sup>

In 1917, the site was purchased by the trustees of the Methodist Church. The existing nine room house was constructed in the same year by Dixon & Son as the manse for the minister of the nearby Methodist Church, located on the corner of Erica Street and Balwyn Road. It is now the property of the Uniting Church of Canterbury.<sup>4</sup>

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- 1 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5
  - 2 MMBW plan no 71 and detail plan no. 1997 (1905)
  - 3 Land Victoria, subdivision plan, LP6706
  - 4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

In 1991, the carport to the rear was constructed.<sup>5</sup>

### **Description & Integrity**

The single storey house with attic level is an example of an Arts and Crafts Bungalow style. The ridge of the gable roof is to the street with a gable end to the attic room, which may originally have been a balcony or sleep-out. The roof is clad in glazed tiles and there are two tall red brick chimneys.

The lower section of the wall finish is face brick with a rough cast render finish above. There is a porch at either end of the façade with tapered piers and arched elements. Timber detailing includes exposed rafters, shingles to the projecting attic level room, and gable end above. The ground floor bay window includes sections of stained glass.

The building is largely intact.

### **Statement of Significance**

One of several houses constructed during the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This Arts & Crafts Bungalow style house is largely intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
City of Boroondara, General File, 1031.31.M49  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no 71 and detail plan no. 1997 (1905)  
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004

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5 General File, 1031.31.M49

Balwyn Road Residential Precinct  
Place Citation

32 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	D
Date	c1950s		
Architect	Marcus Martin		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

The site was part of Carter's 1883 subdivision of the Shrublands Estate. The site corresponds to part of allotment 21, which was purchased by Frederick Werrett in 1889.<sup>1</sup> Subsequent to Werrett, the property was owned by Thomas Plante (1903-1911), Dr William Moore (1911-1927) and Mrs Wragg from 1927.

Allotment 21 was part of the holdings associated with 30 Balwyn Road until 1957, when the existing parcel of land was created.<sup>2</sup> The existing house was constructed for Mrs G W Wragg whilst she lived at 30 Balwyn Road. It was designed by the noted architect, Marcus Martin in 1957. Martin is particularly noted for his restrained examples of the Mediterranean style. Previously there had been a croquet lawn on this land.<sup>3</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', *Certificate of Title* vol 2120/fol 983

2 Subdivision Plan LP35692

3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The single storey, orange brick building has an asymmetric façade. The form is asymmetric with a projecting bay and offset porch. The porch has square timber posts and has a flat roof clad in profile sheet metal. The windows are timber framed double hung sash - those to the porch have screens and there is a corner window to the projecting bay.

The gable roof is clad in cement tiles and there are three chimneys with some restrained cap articulation. There is a timber vent to the apex of the front gable.

### **Statement of Significance**

One of several houses constructed post WWII and is representative of a lesser phase of development in the precinct, which extends to the end of the 20<sup>th</sup> century. The intact single storey house is a modest, later work by the notable architect, Marcus Martin.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Subdivision Plan LP35692

**Balwyn Road Residential Precinct  
Place Citation**

**33 Balwyn Road, Canterbury**

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<b>Name</b>	Not known		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1916	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	C Richardson	<b>Grading</b>	C-D

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of the holdings of the Grange Estate, a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads, which was purchased by Francis Rennick in 1865.<sup>1</sup> Land was further subdivided from the late 1890s. In 1905, there was no construction on the site.<sup>2</sup> In 1915, the parcel of land known as allotment 16 was excised from the Grange holdings.<sup>3</sup>

In 1916, a nine-room house was built for the Balderstone family by C Richardson. A timber garage was built three years later by Rawlingson

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1 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5

2 MMBW plan no 71 and detail plan no. 1997 (1905)

3 Land Victoria, subdivision plan, LP6706

## Balwyn Road Residential Precinct Place Citation

& Son.<sup>4</sup> In 1923, the site was purchased by Frederick Miles Danks, the son of Sir Aaron Danks of *Hazeldene* (8 Balwyn Road).<sup>5</sup>

### Description & Integrity

This substantial single storey house with attic level is located on the south-west corner of Grange Avenue and is orientated to both streets. The walls of the building are largely obscured by the extensive garden planting. The prominent roof of hip and gable sections is clad in terracotta tiles. The gable ends have vertical timber straps and pebble dash treatment. There is a corner porch with piers of face red brick and rendered sections. The brick fence, a combination of high and low sections, is mostly covered in a creeper.

The building appears to be mostly intact.

### Statement of Significance

One of several houses constructed during the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This substantial house, indicative of its era of construction, is largely obscured but appears to be mostly intact externally.

### Grading and Recommendations

A closer inspection of the building is required to assess the architectural integrity to determine the grading level more accurately.

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### References

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Land Victoria, subdivision plan, LP6706  
MMBW plan no 71 and detail plan no. 1997 (1905)  
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004

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4 R Da Costa-Adams, information derived from Camberwell Building Register

5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct  
Place Citation

34 Balwyn Road, Canterbury

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<b>Name</b>	Merkland Cottage		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	c1896	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	Not known	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Shrublands Estate, which was first subdivided in 1883. The site was part of the holdings purchased by Richard Werrett in May 1887, which consisted of allotments 19-20 and part of allotment 18 at the corner of Balwyn and Mont Albert Roads. His daughter, Minnie Mackie, acquired part allotment 20 on which the existing house stands. Minnie was married to David Mackie, a dairyman from one of the early settler families in the area.<sup>1</sup>

In 1900, the building was described as being a six room brick house<sup>2</sup> and by 1905 it had been named *Inverness*.<sup>3</sup>

In 1942, an air raid shelter was constructed but it is not known whether this is extant.<sup>4</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 Rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
3 MMBW detail plan no 2211 (1905)  
4 General File, 1031.33.M49

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The single storey painted brick Victorian style house has a symmetrical façade. The hipped roof is clad in patterned slate tiles and there are paired brackets below the eaves. The chimneys with articulated caps are rendered. The verandah extends across the front of the building and has timber posts, cast iron frieze work, and corrugated sheet metal cladding.

### **Statement of Significance**

One of several modest, late Victorian era houses which represent the first major period of development in the precinct. The house is largely intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
General File, 1031.33.M49  
MMBW detail plan no 2211 (1905)

**Balwyn Road Residential Precinct  
Place Citation**

**35 Balwyn Road, Canterbury**

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<b>Name</b>	Not known	<b>Survey Date</b>	Dec 2005
<b>Place</b>	Residential	<b>Previous Grading</b>	B
<b>Type</b>		<b>Grading</b>	B
<b>Date</b>	1931-2		
<b>Architect</b>	R M & M H King		
<b>Builder</b>	Pepper & Chensworth		

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of the holdings of the Grange Estate, a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads, which was purchased by Francis Rennick in 1865. Land was gradually subdivided from the late 1890s.<sup>1</sup>

In 1905, the site was vacant.<sup>2</sup> This site was part of a larger allotment which included the adjacent land, which is now 2A Grange Road. By 1916, a house had been constructed for Thomas Thomas at 2A Grange Road.<sup>3</sup>

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- 1 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5
  - 2 MMBW plan no 71 and detail plan no. 1997 (1905)
  - 3 Subdivision plan LP6879; Sale notice for properties on the Grange Estate, reproduced in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

## Balwyn Road Residential Precinct Place Citation

Harriet and Edward Doery<sup>4</sup> purchased the site and lived at the house at 2A Grange Avenue but subsequently engaged the architects R M and M H King to design the existing house for their retirement in 1931. The nine room house at 35 Balwyn Road was built where an earlier tennis court had existed. The cost of construction was about £2,100 and was undertaken by Pepper and Chensworth. The houses (at 2A Grange Avenue and 35 Balwyn Roads) remained in the Doery family until the late 1940s.<sup>5</sup>

Subsequently, the Spencer family, who were related by marriage to the Doerys, bought the houses at 2A Grange Avenue and 35 Balwyn Road. The Spencer's moved into the Balwyn Road house and subsequently sold the Grange Avenue house. In 1955, they sold the Balwyn Road house.<sup>6</sup>

Subsequent owners have included the Mitchell's, Sir David Zeidler and J & R Derham.<sup>7</sup>

In 1990, the boundary fence was constructed and in 1999, the garage was built.<sup>8</sup>

### Description & Integrity

The substantial two storey brick house has some Georgian character in that the façade has a symmetrical composition with a central porte-cochere. Above the porte-cochere is a large balcony with alternating sections of masonry and metal balustrading. The walls are of a clinker brick base with rendered and painted sections above. There are some projecting bricks to the upper parts of the walls - two courses immediately below the eaves and a few sections of banding to the corners of the building. The tall chimneys have been similarly treated. There are bay windows to the ground level. The upper sashes have diamond-shaped timber mullions.

The angle of the hipped roof changes in the lower end as it sweeps down to the wide eaves. There are paired brackets to the corners of the wide eaves. The garage to the north side is separated from the house by a gateway and has been designed in a similar manner to the house. The façade of the garage is adorned with a large cartouche.

The house is set away from the corner with Grange Avenue allowing for extensive garden areas with an aged Monterey Pine and (a younger)

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4 Edward Doery had been a wholesale merchant or warehouseman, being a partner in the firm of Doery & Tilley, which was established in the early 20<sup>th</sup> century. The company's main business activities were importing footwear (and later manufacturing footwear), importing floor coverings and soft furnishings, and general retailing of these goods. The company had a few business premises including a slipper and shoe factory in Charles Street, Abbotsford; Boydex House, 333 Flinders Lane, Melbourne; and a store in Centre Road, Bentleigh. The Doery's were one of several prominent shoe manufactures (including the Golding's) who lived in the area for some time. Previously the Doery family had lived in a Federation period house at 65 Mont Albert Road commissioned by George Doery (G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22)

5 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22

6 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22; the existing parcel of land corresponds to lot 1 of subdivision plan, LP21295.

7 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22

8 Planning File, 223.1031.35

## **Balwyn Road Residential Precinct Place Citation**

large Cedar tree. A semi-circular driveway extends between the gateways from the south-east corner of the site and to the garage. The modern garage, high fence (clinker bricks with rendered caps to the piers) and gates (black, decorative metal gates) are sympathetic to the style of the house.

### **Statement of Significance**

The largest of several Interwar houses which represent the third major phase of construction in the precinct. The distinctive, largely intact house with some Georgian detailing was designed by the architects, R M & MH King. The Kings also designed another house in the precinct for the same family (no. 21).

Historically, the site is of local interest as the residence for many years of an eminent manufacturing family, the Doery's, one of several who lived in the precinct.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp22-23

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW plan no 71 and detail plan no. 1997 (1905)  
Planning File, 223.1031.35  
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004

Balwyn Road Residential Precinct  
Place Citation

36 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	Not graded
Type		Grading	D
Date	1971		
Architect	Alex Kostromin		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Shrublands Estate, which was first subdivided in 1883. The site was part of the holdings purchased by Richard Werrett in May 1887, consisting of allotments 19-20 and part of allotment 18 at the corner of Balwyn and Mont Albert Roads. Alice McLean acquired part of allotment 20 from her father, Richard Werrett.<sup>1</sup>

The existing parcel of land was defined on the 1905 MMBW plan but there was no construction on the site at that stage. Later a timber dwelling was constructed (date unknown) on the site, but this was demolished when Murray Neil purchased the site in 1971. Neil had been living at 29 Balwyn Road.<sup>2</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The two storey face brick house is setback some distance from the street. There is a double carport with a flat roof fronting the street with single storey sections on either side.

The ridge of the gable roof of the main section is the street and is clad in dark tiles. There are square awning windows to the façade but otherwise the building is largely obscured from the street by the well-established garden. The design reflects the influence of the so-called Sydney School with an informal approach and use of natural materials.

### **Statement of Significance**

One of several houses constructed post WWII and is representative of a lesser phase of development in the precinct, which extends to the end of the 20<sup>th</sup> century. The design shows the influence of the so-called Sydney School.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW Plan no.2221 (1905)

**Balwyn Road Residential Precinct  
Place Citation**

**37 Balwyn Road, Canterbury**

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<b>Name</b>	Not known		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1925	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	Garrett & Bryant	<b>Grading</b>	C-D

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of the holdings of the Grange Estate, a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads, which was purchased by Francis Rennick in 1865. Land was gradually subdivided from the late 1890s.<sup>1</sup> In 1905, there was no construction on the site.<sup>2</sup> In 1916, this site (allotment 19) was excised from the Grange holdings.<sup>3</sup>

The site was bought by Thomas Henderson in 1916 and sold to Mrs Lois Peters in 1920. The six room house was built for her family by Garrett & Bryant in 1925 for a cost of £1,950.<sup>4</sup>

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- 1 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5
  - 2 MMBW plan no 71 and detail plan no. 1997 (1905)
  - 3 Land Victoria, subdivision plan, LP6879
  - 4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The single storey house is largely hidden from the street by plantings but seems to be intact. The brick walls consist mostly of render sections above a face clinker brick base. The visible windows are timber framed. A low clinker brick fence defines the front boundary.

### **Statement of Significance**

One of several Interwar houses which represent the third major phase of construction in the precinct. The single storey house displays elements common to buildings of the period.

### **Grading and Recommendations**

A closer inspection of the architectural integrity of the building is required to resolve the appropriate grading.

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Land Victoria, subdivision plan, LP6879  
MMBW plan no 71 and detail plan no. 1997 (1905)  
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004

Balwyn Road Residential Precinct  
Place Citation

38 Balwyn Road, Canterbury

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Name	<i>Nellville</i>		
Place	Residential		
Type			
Date	c1895	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	Not known	Grading	C

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Intactness     Good     Fair     Poor

Heritage         HV         AHC         NT         BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Shrublands Estate, which was subdivided in 1883. It was part of the holdings purchased by Richard Werrett in May 1887, consisting of allotments 19 and 20 and part of allotment 18 at the corner of Balwyn and Mont Albert Roads.<sup>1</sup>

38 Balwyn Road is on part of allotments 19 and 20 which was conveyed to Werrett's daughters, Elizabeth Werrett and Alice McLean. McLean also acquired 36 Balwyn Road. Alice married Robert McLean, who in 1900 was a resident in Balwyn Road.<sup>2</sup>

By 1900, the building was described as a six roomed brick house<sup>3</sup> and in 1905 it was known as *Nellville*.<sup>4</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', Certificate of Title vol 1914/fol 642

2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

3 Rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

A single storey asymmetric house with an offset verandah of timber posts and cast iron frieze. The hip roof is clad in patterned slate. The walls and chimneys are rendered and painted. There are decorative brackets to the eaves and the verandah floor is tiled. There are substantial additions to the rear.

### **Statement of Significance**

One of several late Victorian era houses which represent the first major period of development in the precinct. The house is mostly intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no 2211 (1905)

Balwyn Road Residential Precinct  
Place Citation

40 Balwyn Road, Canterbury

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Name	Mulberry Hill		
Place	Residential		
Type			
Date	c1969	Survey Date	Dec 2005
Architect	Not known	Previous Grading	Not graded
Builder	Not known	Grading	D

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Shrublands Estate, which was subdivided in 1883. The land was part of the holdings purchased by Richard Werrett in May 1887 consisting of allotments 19 and 20 and part of allotment 18 at the corner of Balwyn and Mont Albert Roads.<sup>1</sup> Werrett's son, Frederick acquired allotment 18, and his daughter, Florence Ratten acquired allotment 19 in 1892.<sup>2</sup>

In 1918, two houses were constructed on the site - a six room timber house was built for A E Parker and a 7 room, brick house for Marian Moffitt by E S Garrett. These houses were demolished when the existing house was constructed in c1969 for Diana Eirene Angliss Gibson and her husband, Adrian Gibson.<sup>3</sup>

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
Diana is the grand-daughter of Sir William and Lady Jacobena Angliss. Sir William was a notable business man (meat exporting) and member of the Victorian Legislative Council and Lady Jacobena was an active member of several charity, welfare and arts organizations.

## **Balwyn Road Residential Precinct Place Citation**

The existing site boundaries were defined in the subdivision plan LP88510 of 28 May 1970.

### **Description & Integrity**

The two storey brown brick house is dominated by the large orange, tiered gable roof with its ridges to the street. The roof envelops both the understated entry to the house and a large carport. The building is set well back from the street frontage and is largely obscured by mature plants.

The design of the house is reminiscent of the so-called the work of the Sydney School. This group favoured employing a rugged and natural expression of contrasting natural materials and textures. The facades of the buildings were typically given limited prominence.

### **Statement of Significance**

One of several houses constructed post WWII and is representative of a lesser phase of development in the precinct, which extends to the end of the 20<sup>th</sup> century.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

RBA Architects + Conservation Consultants Pty Ltd

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Subdivision Plan LP88510

Balwyn Road Residential Precinct  
Place Citation

44 Balwyn Road, Canterbury

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Name	Not known	Survey Date	Dec 2005
Place	Residential	Previous Grading	D
Type		Grading	C
Date	c1932		
Architect	Not known		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Shrublands Estate, which was subdivided in 1883. The land was purchased by Richard Werrett in May 1887, along with allotments 19 and 20 and part of allotment 18, at the corner of Balwyn and Mont Albert Roads.<sup>1</sup> The site is on part allotments 18 and 19, acquired by Werrett's son, Frederick.

The existing house was constructed c1932 for the Roland family. It was converted to a duplex in 1948 and both properties were purchased by G M Torr in 1966.<sup>2</sup>

In 1970, the land was subdivided and the rear section of the site was sold to the Gibsons' of 40 Balwyn Road.<sup>3</sup>

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
3 Subdivision Plan LP88510

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The generally symmetrical, single storey Interwar house has a clinker brick base with rendered walls above ornamental clinker brick banding, diamonds and cross motifs. There is a bow window below the gable end. The roof with gable and hip sections is clad in glazed tiles.

The double hung sash windows at the front have diamond patterned lead lighting to the upper sash. The porches either side of the projecting bay have corner masonry piers and timber pergolas with Asiatic-influenced detailing.

### **Statement of Significance**

One of several Interwar Period houses, which represent the third major period of development in the precinct. The single storey house is mostly intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Subdivision Plan LP88510

## Balwyn Road Residential Precinct Place Citation

### 46 Balwyn Road, Canterbury

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<b>Name</b>	<i>St Austell</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	c1896	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	Not known	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**         HV         AHC         NT         BPS Heritage Overlay

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#### History

This site was part of Ernst Carter's Shrublands Estate, which was subdivided in 1883. The site (part of allotment 18) was purchased by Richard Werrett in May 1887, along with allotments 19 and 20 and the remainder of allotment 18 near the corner of Balwyn and Mont Albert Roads. Werrett died in 1888.<sup>1</sup>

The six room weatherboard house was built c1896. Soon after, William Tregallas occupied the site.<sup>2</sup> Although Jonathan Ockwell acquired the site in 1899, Tregallas continued to occupy the site for at least another five years, by which time the ownership had been transferred to Miss Neary.<sup>3</sup> By 1905, the site was identified as *St Austell*.<sup>4</sup>

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 2 Sands & McDougall Directories cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 Rate book entries, etc cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 4 MMBW detail plan no 2211 (1905)

## **Balwyn Road Residential Precinct Place Citation**

### **Description & Integrity**

The single storey Victorian era weatherboard house has a typically symmetrical façade. The hip roof is clad in slate and there are brackets below the eaves. The verandah that extends across the width of the house has turned timber posts, a decorative cast iron frieze and corrugated clad roof. The house is set below street level and is partially obscured by planting.

### **Statement of Significance**

One of several modest, late Victorian era houses which represent the first major period of development in the precinct. The house is largely intact externally and is one of the few extant timber buildings in the precinct.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
MMBW detail plan no 2211 (1905)

Balwyn Road Residential Precinct  
Place Citation

48 Balwyn Road, Canterbury

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<b>Name</b>	Not known		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1914	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	H Lawson	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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**History**

This site was part of Ernst Carter's Shrublands Estate, which was subdivided in 1883. It is part of allotment 18 which was purchased by Alfred Golding in mid-1886. Golding subsequently built his Hall and Boot Factory on the site. The hall was on the first floor and had an address to Balwyn Road with the factory below, which had an address to Mont Albert Road.<sup>1</sup> There is an image of this timber building.<sup>2</sup> The original building had been demolished by 1905,<sup>3</sup> and some of the building fabric is thought to have been used in the existing house to the east along Mont Albert Road.

By 1914, George Marfleet owned the site and engaged builder H Lawson (possibly Howard) to build the existing six room weatherboard house.

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1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
2 Camberwell Library, LHCPH 1151  
3 MMBW plan no 2221 (1905)

## **Balwyn Road Residential Precinct Place Citation**

In 1915, the property was transferred to Amy Marfleet, Golding's daughter. Amy was living at 10 Balwyn Road at the time.<sup>4</sup>

There had been a timber and wire mesh fence with a corner gate<sup>5</sup> however the existing timber picket fence was constructed in 1988.<sup>6</sup>

### **Description & Integrity**

The single storey weatherboard Arts and Crafts style house with attic level is on a corner site with frontages to both Balwyn and Mont Albert Roads. The recessed entrance porch with timber posts, decorative brackets and lattice screen fronts Mont Albert Road. The upper portion of the walls has a pebble dash treatment and there are timber shingles and a group of ventilating openings to the gable ends. The roof is clad in terracotta tiles.

There is a mixture of window types - double hung sash, bow casement and fixed - with multi-paned sections to the former two types. Some of the fixed windows have lead lighting and stained glass. The timber frames of the windows to Balwyn Road have pedimented lintels.

The existing timber picket fence with a hedge behind is not original.

### **Statement of Significance**

One of several houses constructed during the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This Arts and Crafts style house is largely intact externally and one of the few timber houses in the precinct.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

G Butler, 'Camberwell Conservation Study', 1991  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Camberwell Library, LHCPH 1151, 1312  
MMBW plan no 2221 (1905)  
Planning File, 2002:18:M49

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4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'  
5 Camberwell Library, LHCPH 1312, (undated photograph)  
6 Planning File, 2002:18:M49

Balwyn Road Residential Precinct  
Place Citation

168a Mont Albert Road, Canterbury

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Name	Montalegre	Survey Date	Dec 2005
Place	Residential	Previous Grading	B
Type		Grading	B
Date	1921-2		
Architect	Lionel D San Miguel		
Builder	Not known		

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Intactness  Good  Fair  Poor

Heritage  HV  AHC  NT  BPS Heritage Overlay

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**History**

Francis Rennick purchased a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads on 15 February 1865 and commissioned the construction of a large villa, *The Grange*, in about 1876.<sup>1</sup> *The Grange* was located further to the west on Mont Albert Road. In 1905, there was no construction east of *the Grange* towards Balwyn Road.<sup>2</sup>

Following the death of Francis in 1915, the Rennick family subdivided the remaining 7 acre holdings (2.5 acres had been excised in the late 19<sup>th</sup> century) into allotments closely resembling the current configuration and sold them over a thirteen year period.<sup>3</sup> In 1916, the

- 
- 1 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5
  - 2 MMBW plan no 71 and detail plan no. 1997 (1905). The Grange was located further to the west.
  - 3 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p6

## Balwyn Road Residential Precinct Place Citation

existing site consisting of allotments 20 and 21 was excised from the Grange holdings.<sup>4</sup>

The existing house was constructed for Rebecca San Miguel during 1921-2 having been designed by her son, Lionel Dudley Alphonso San Miguel.<sup>5</sup> The name of the house, *Montalegre*, was derived from a small town in northern Portugal, near the Spanish border.<sup>6</sup> Rebecca San Miguel<sup>7</sup> lived at the house until the late 1920s when she moved to Bow Bey Avenue Canterbury and subsequently Lionel and Ines San Miguel occupied the house. Rebecca was living back at the residence again in 1934.<sup>8</sup>

Lionel (1896-1959), fourth child of Rebecca and Antonio, designed the house when he was a recent graduate of the newly established Melbourne Architectural Atelier. After graduating, Lionel initially set up practice in Clarke's Buildings at 430 Bourke Street. He designed several other houses in the area including his own two storey Spanish Mission Style house at 7 Bowley Street, Balwyn.<sup>9</sup> Some of his notable buildings in central Melbourne include the former Town Auto Wholesalers Building (1936) and the Advocate Press Building (1937) both in A'Beckett Street. His residential work tended to be in the Spanish Mission or Mediterranean Styles and commercial buildings in the Moderne Style.<sup>10</sup>

The site was purchased by the Kathleen and Ida Anderson Glenn, graziers from Jerilderie, New South Wales, in late 1949. Three years later, Kathleen was the sole owner. It was subsequently taken over by George and Edna Stewart, who sold it to Donald and Florence Hibberd in 1957. Suraj and Isabel Kashyap bought the site in 1972.<sup>11</sup>

### Description & Integrity

A broad timber picket fence with metal gates and a clipped and profiled Cypress hedge provide the spectacular perimeter to this prominent corner site. The mature landscape character pervades the garden generally, which surrounds the relatively modest scale house (in comparison to the size of the site).<sup>12</sup>

The near symmetrical single storey Mediterranean style house is set at an angle to the adjacent streets.<sup>13</sup> It consists of projecting bays

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- 4 Land Victoria, subdivision plan, LP6879
  - 5 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p204
  - 6 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p14
  - 7 Rebecca's husband Antonio (1852-1919) was born near Barcelona in Spain. He immigrated to Australia as a young man living in both Victoria and NSW and established a cork importation business at a time when the wine industry was rapidly developing. The business expanded into brewing and cordial making. He married Rebecca Albon in Sydney in 1887 and they had six children.
  - 8 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p204
  - 9 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', pp15-18
  - 10 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p204
  - 11 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p7
  - 12 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p204
  - 13 The Mediterranean Style was promulgated by Leslie Wilkinson, who was Professor of Architecture at the University of Sydney from 1918. He

## Balwyn Road Residential Precinct Place Citation

with a central loggia/verandah. The hipped roofs are clad in cement tiles and there are exposed rafters to the wide eaves. The tall rendered chimneys have campanile-like detailing with hipped caps. The upper sashes to the front windows have inset square timber mullions and there are black painted, louvred shutters. The walls are painted white.

A single car garage has been designed in the same mode as the house.

The garden setting consists of perimeter Cypress hedge and topiary, broad flat picket fence, wrought iron gates, formal garden layout, mature plantings and specimen trees, screen fences, garden arbours and seats and fine gravel pathways, is an exemplar of the Beaux Arts inspired villa garden of the 1920s in Melbourne.<sup>14</sup>

### Statement of Significance

One of several Interwar houses which represent the third major phase of development in the precinct. The intact single storey, Mediterranean style house was one of the earliest works of the architect, Lionel San Miguel, who designed several other houses in the area.

The house is set an extensive garden which is largely intact and has been noted as being significant.<sup>15</sup>

### Grading and Recommendations

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### Identified By

G Butler, 'Camberwell Conservation Study', 1991, vol 4, pp203-204

### References

G Butler, 'Camberwell Conservation Study', 1991  
Land Victoria, subdivision plan, LP6879  
MMBW plan no 71 and detail plan no. 1997 (1905)  
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury' 2004

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promoted this style as an appropriate architectural response to the Australian climate, a notion that was much discussed at the time, because of the many parallels with the climate of the southern parts of Europe.

14 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p25

15 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury'