

8 Boston Road, Balwyn Statement of Significance

Heritage Place:	8 Boston Road BALWYN	PS ref no:	HO875
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What is significant?

'Rexmoor', 8 Boston Road, Balwyn, built for the Small family in 1888, is significant. Significant elements of the place include the house and two early outbuildings at the rear of the property.

The front fence and gates are not significant.

How is it significant?

'Rexmoor', 8 Boston Road, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

8 Boston Road, Balwyn is a fine and externally intact example of a two-storey Victorian Italianate dwelling. It demonstrates key design elements of the Victorian Italianate style, including an asymmetrical form, returned verandah, slate hipped roof, bracketed eaves and projecting bays. It is a well-designed and carefully detailed example of the style, distinctive for its use of gable ended bays and the use of medieval/Queen Anne details, the house is representative of Mansion development along Mont Albert Road. While some of the verandah details have been reinstated in keeping with historic photos, there is high overall integrity of the design. This is further strengthened by the unusual and very distinctive Tudor style chimney stacks with coupled octagonal flues. Also, of note is the tripartite arrangement of round arched windows, the use of balconettes with iron balustrades resting on masonry corbels and the unusual timber frieze on the lower level of the return verandah. The integrity of the place is enhanced by two outbuildings at the rear of the property that appear original or early and are remnants from its earlier generous garden setting. (Criterion D)

Primary source

Balwyn Heritage Peer Review Stage 2 Background report 12 April 2019
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This document is an incorporated document in the Boroondara Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*