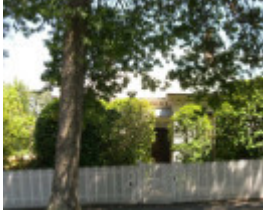

17 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

17 Balwyn Road CANTERBURY, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO264

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Significance of Individual Property

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.

HO264 Balwyn Road Residential Precinct, Canterbury

Reference - *Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review* (August 2006)

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 the 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.

Heritage Study/Consultant	Boroondara - Balwyn Road Residential Heritage Study Review, RBA Architects & Conservation Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Other Names	Maling House and Garden,
Hermes Number	14495
Property Number	

Physical Description 1

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 facade 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 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.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>