
35 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

35 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

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.

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;
Architect/Designer	King, RM & MH,
Hermes Number	14517
Property Number	

Physical Description 1

The substantial two storey brick house has some Georgian character in that the facade 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 facade 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) 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.

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/>