
Evandale (formerly 'Dewrang')



Evandale, 269 Union Road
Balwyn



SDC16640.JPG

Location

269 Union Road BALWYN, BOROONDARA CITY

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area indiv sig

Heritage Overlay Numbers

HO883

Heritage Listing

Boroondara City

Statement of Significance

Last updated on - September 13, 2021

What is Significant?

The residence formerly called 'Dewrang' (now 'Evandale') at 269 Union Road, Balwyn, built in 1927 on Hill Top Estate, is significant. The garage and front fence are not significant.

How is it significant?

The residence at 269 Union Road, Balwyn, Balwyn, is of local architectural (representative) significance to the City of Boroondara.

Why is it significant?

The former 'Dewrang' is a good representative example of an externally intact 1920s attic Californian Bungalow with transverse gable roof, dominant entrance porch supported by pylons and use of craftsman details including exposed rafter ends, roughcast and face brick detailing. (Criterion D)

Heritage Study/Consultant Balwyn Heritage Study Peer Review Stage 2, Context, 2020;

Construction dates 1927,

Hermes Number 207070

Property Number

Physical Description 1

269 Union Road, Balwyn, is a substantial unpainted roughcast and brick attic style residence dating from the interwar war era displaying characteristics of the California Bungalow style. Located on the eastern side of Union Road, it is positioned mid-way between Whitehorse Road and Carlyle Crescent. Union Road is an arterial road linking Canterbury through to Doncaster and the Eastern Freeway.

The house is set under a main transverse gable roof running north to south, with a large, street facing, projecting gable towards the southern end of the principle elevation. The roof has a slightly steeper pitch than is common for bungalow residences in this style. This allows for attic rooms above. The roof is clad in grey terracotta tiles and is likely to have been replaced in recent times. Terracotta finials crown the gable ends. A tapered flat-topped chimney penetrates the roof at its northern end. Finished in unpainted roughcast render with vertical recessed smooth panels, this subtle detail picks up on similar panels set into the verandah pylons below. Exposed rafter ends sit beneath the eaves of the main roof forms. The front projecting gable sits on three exaggerated roughcast pylons with rendered brick slab cappings, and dwarf face brick piers above. The external walls of the house are of roughcast render with clinker brick wainscoting to the base.

The front (west) elevation is unpretentious in style and embraces natural materials and finishes with expressed structural elements. Its main feature is an asymmetrically placed entrance verandah sheltered by the front projecting gable. The roughcast pylons are distinguished by vertical clinker brick details falling from the slab cappings and diamond-shaped clinker brick infill panels. A recessed entrance door is set under the verandah and is framed by a round arch of exposed clinker bricks.

The front gable end is divided into three sections. A small top section has expressed timber strapping with lattice infill. The middle section is shingled and is punctuated by a grouping of three centrally placed double-hung sash windows with dividing glazing bars in their upper panels. The lower section is restrained in detail being strapped with smooth infill panels. Each section of the gable end steps out from that of the one below and is supported on small timber brackets.

To the north of the street facing gable, a shed dormer pitches from the main ridge line of the roof. Clad in shingles, the dormer has a further set of three smaller double hung sash windows with divided glazing in their top panel. Below the dormer, on the ground level, a shallow polygonal bay window protrudes from the roughcast front wall of the house. Divided into four double-hung sash windows with leaded upper panes, this window sits under a flat roof with an exaggerated eave overhang.

The north and south facing gable ends are finished with simple timber strappings and smooth infill panels with applied shingles at their apex.

The house is set within an established garden. A brick driveway, positioned near the northern boundary, leads to an attached single garage. Designed to match the detailing of the original house the garage is a later addition. A swimming pool has been added in the back yard with associated hard landscaping.

269 Balwyn Road, Balwyn is of relatively high integrity with very few changes to original or early elements of the place. The building retains its original building form, main roof form, projecting front gable, roughcast render, clinker brick work, windows and doors.

The integrity of the building is enhanced by the high level of intactness of these main elements, which includes details such as original chimneys, roughcast and face brick pylons with clinker brick details, leaded glass to principal window sashes, clinker brick wainscot and arch to the front door.

The integrity of the building is diminished by the addition of a garage, attached to the house on its northern elevation and by the replacing of the original roof tiles. The integrity of the place is slightly diminished by a high timber and brick front fence to Union Road.

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/>