

31, CANTERBURY ROAD, 1909  
 206, CANTERBURY ROAD, 1909  
 22, VICTORIA ROAD, 1909  
 1293, TOORAK ROAD, 1910-  
 8, ST. GEORGES CRESCENT, 1910  
 2, CLAYTON STREET, 1910c  
 199, WHITEHORSE ROAD, 1910c  
 24, ALBION STREET, 1911  
 17-19, BROADWAY, 1911  
 96-98, UNTON ROAD, 1911  
 24, KENT ROAD, 1912-13  
 54, BROADWAY, 1912  
 35, MATLOCK STREET, 1912  
 648, BURKE ROAD, 1913-18  
 6, KITCHENER STREET, 1913  
 8, FITZGERALD STREET, 1915-20c  
 127, WINMALEE ROAD, 1915-20c  
 27A, ALMA ROAD, 1915  
 76, ATHELSTAN ROAD, 1915  
 347-349, WHITEHORSE ROAD, 1915c  
 353, WHITEHORSE ROAD, 1915c  
 150, WINMALEE ROAD, 1915c

### External Integrity

Generally original, with sympathetic colours.

### Streetscape

Set in a mixed streetscape, 1920s-30s-40s houses, with Bungalow- style house opposite, empathetic to the style of 11 The Avenue.

### Significance

Architecturally, an accomplished and near complete Federation Bungalow style house, set in period landscape, which is distinguished by its form, verandah details, garden setting and coloured glass: of regional importance

Historically, earlier than most of the houses in the street, this house is distinguishable as such and lends historical perspective to the surrounding development and is possibly a presubdivision house: of local importance.

## House, 46 The Boulevard, Balwyn North



### Study Grading: C

Precinct: 1.00 Streetscape: 2

Construction Date: 1941

First Owner: Johns, Mark

Architect: Nelson, S. & M.S.

Builder: Ritter, L.W.

### History

Mark B. Johns, an engineer, commissioned Malvern architects, S. & M.S. Nelson, to design a residence to be built on Lot 94<sup>1</sup>. In 1941 L.W. Ritter built the two storied, brick dwelling of 10 rooms estimated to cost £2785<sup>2</sup>. Mark Johns resided here with Margaret Johns, Roy W. Johns, an engineer, and Gladys C. Johns in 1945<sup>3</sup>. In the same year Roy W. Johns became the owner- occupier of 48 The Boulevard<sup>4</sup>. By 1950 Mrs. M.L. Johns was the recorded owner-occupier of 46 The Boulevard and by 1952 Brian L. Grant had purchased the property<sup>5</sup>.

### Description

Two-storey, stuccoed and Moderne in style, the house is divided unequally about a stair-hall 'vertical feature' which has a finned parapet, slit-form windows and port-holes in the side wall. Asymmetry extends to the steel-framed window openings which change from paired slits to medium sized slots and large picture windows, some shaded by cement hoods, others not. The roof is hipped and tiled, far from the flat roofs tried by more adventurous architects and designers. A garage was set under an elegantly balustraded (wrought-iron) terrace leading down to a deeply cut drive out through a 'crazy-paved' front fence/wall. Planting is of the period.

- 1 BAC
- 2 BA 1941, 14039
- 3 ER 1945
- 4 D1944- 45
- 5 D1950; D1952

The construction drawings show lounge, dining, connecting kitchen, maids room (!), den, laundry and sub room (facing north) on the ground floor, and above, there were four bedrooms, an open sun deck and a bathroom. The construction was load-bearing with typical timber flooring and partitions.

### Comparative Examples

The following Camberwell sites may be compared with this site.

106, WHITEHORSE ROAD, 1940-1  
 1, MONTANA STREET, 1940  
 1297, TOORAK ROAD, 1940  
 91, MAUD STREET, 1940c  
 133, MAUD STREET, 1940c  
 56, RIVERSIDE AVENUE, 1940c  
 15, WALBUNDRY AVENUE, 1940c  
 417, WHITEHORSE ROAD, 1940c  
 113, YARRBAT AVENUE, 1940c  
 123, MONT ALBERT ROAD, 1941-2  
 2, BEATRICE STREET, 1941  
 6, BULLEEN ROAD, 1941  
 171, DONCASTER ROAD, 1941  
 4, MAYSIA STREET, 1941  
 46, THE BOULEVARD, 1941  
 1, KELBA STREET, 1941c  
 666, RIVERSDALE ROAD, 1946-7  
 119, DONCASTER ROAD, 1948  
 1, KALONGA ROAD, 1948c  
 166, WHITEHORSE ROAD, 1951-2  
 2, TAURUS STREET, 1951c  
 32, URSIA STREET, 1951c  
 6, CARRIGAL STREET, 1952  
 43, KIREEP ROAD, 1952  
 1, MADDEN STREET, 1952  
 2, CARRIGAL STREET, 1954  
 16, CARRIGAL STREET, 1954  
 129, WINMALEE ROAD, 1954  
 14, ORION STREET, 1954c  
 32, BALWYN ROAD, 1955c  
 45A, NARRAK ROAD, 1955c

### External Integrity

Generally original.

### Streetscape Contribution

Contributory and dominant in a notable Second War housing precinct.

### Significance

Architecturally, not innovative but nevertheless competently designed, externally complete, prominent and in a minority house style for the period also contributory to a notable precinct: of regional interest.

Historically, typical of the manager/professional classes associated with this suburb: of local importance.

## House, 66 The Boulevard, Balwyn North



### Study Grading: C

Precinct: 1.00 Streetscape: 2

Construction Date: 1938

First Owner: Jolly, Austin C representative

Architect: Marchant & Co. Pty. Ltd.

Builder: Marchant & Co. Pty. Ltd.

### History

V. Marchant & Co. were commissioned in 1938 to design and build a residence for Austin C. Jolly, a representative<sup>1</sup>. The two storied, brick and timber dwelling was of seven rooms with an estimated cost of £1,900<sup>2</sup>. In 1944 Jolly made alterations and additions to the residence and, in 1951, had a garage built<sup>3</sup>. Austin Jolly occupied the residence with Margaret and Susan Jolly in 1945 and was the owner-occupier until after 1962 when D.C. & D.D. Bean purchased the property<sup>4</sup>.

### Description

A large picturesque attic-form Old English style house with the characteristic patterned brickwork, stained half-timbering, expressed chimneys, and sharply rising roof gables set against high roof hips. A Georgian note is also sounded by the shutters attached to ground level windows. The landscape is empathetic to the era.

The ground floor held hall, lounge, dining, laundry, bathroom, kitchen and a bedroom. The attic level originally had two large rooms, one with a balcony.

### Comparative Examples

The following Camberwell sites may be compared with this site.

9, BOSTON ROAD, 1930  
 396, CAMBERWELL ROAD, 1930  
 460, CAMBERWELL ROAD, 1930

1 BA 1938, 9173; MMBW DPA 207132  
 2 BA 1938, 9173  
 3 BA 1944, 16426; BA 1951, 7549  
 4 D1962