

Balwyn Road Residential Precinct  
Place Citation

## 9 Balwyn Road, Canterbury

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<b>Name</b>	<i>Tembani</i>		
<b>Place</b>	Residential		
<b>Type</b>			
<b>Date</b>	1898	<b>Survey Date</b>	Dec 2005
<b>Architect</b>	Not known	<b>Previous Grading</b>	D
<b>Builder</b>	Not known	<b>Grading</b>	C

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**Intactness**     Good     Fair     Poor

**Heritage**     HV     AHC     NT     BPS Heritage Overlay

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### History

This site was part of Ernst Carter's Heathfield Estate, which extended from Canterbury Road to Erica Street on the west side of Balwyn Road. It was subdivided in 1884. Jane Mills purchased allotments 12 and 13 in September 1885 and allotments 24 and 25 in August 1889, resulting in this site initially extending through to Boronia Street.<sup>1</sup>

The brick house of seven rooms was built for Andrew Duncan and his family in 1898. Duncan was an estate agent and valuer for the firm of Duncan & Weller in Canterbury. He was appointed valuer for the local council in 1906.<sup>2</sup> By 1905, the property had been named *Tembani* and a timber outbuilding along the northern boundary of the site had been constructed.<sup>3</sup>

The Duncan's, foundation members of the nearby Baptist Church, lived at the site until 1941, when Alfred died. His wife subsequently moved to 5 Balwyn Road.<sup>4</sup> At some stage, most of allotments 24 and 25 had

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- 1 R Da Costa-Adams, information derived from Certificate of Title, vol. 1735/fo1. 966
  - 2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
  - 3 MMBW detail plan no 1996 (1905)
  - 4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

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been sold to create sites in Boronia Street. The garage was constructed in 1995.<sup>5</sup>

### **Description & Integrity**

This house is a single storey, asymmetrical Victorian building of red brick with cream brick banding. The roof is clad with slate. The return verandah has a bull-nose roof and non-original cast iron frieze and brackets. The double hung sash windows to the front projecting bay have timber shutters.

The modern garage to the north has been designed in a similar style to the original building.

### **Statement of Significance**

This is one of two substantial late Victorian era brick villas which represent the first major period of development in the precinct. The house is largely intact externally.

### **Grading and Recommendations**

The site is part of the identified Balwyn Road Residential Precinct, which is recommended for inclusion within the Schedule to the Heritage Overlay.

### **Identified By**

G Butler, 'Camberwell Conservation Study', 1991, vol 5, p7

### **References**

Building file, 40/408/07740

G Butler, 'Camberwell Conservation Study', 1991

R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

MMBW detail plan no 1996 (1905)

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5 Building file, 40/408/07740