

Balwyn Road Residential Precinct
Place Citation

12 Balwyn Road, Canterbury

Name	<i>Canterbury Heights</i>		
Place	Residential		
Type			
Date	1991	Survey Date	Dec 2005
Architect	Not known	Previous Grading	Not graded
Builder	Not known	Grading	Not graded



Intactness ☒ Good ☐ Fair ☐ Poor

Heritage ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

This site was initially part of the Shrublands Estate holdings. When the *Shrublands* driveway was realigned following the sale of land in the late 1880s, the new driveway passed through this site.¹ The row of pine trees along the southern boundary are likely to have been associated with the late nineteenth century *Shrublands* driveway.

The land is allotment 8 and part of allotment 7 of the 1923 Hindson subdivision of the remaining portion of the Shrublands Estate. It was purchased by Annie McAlpin in 1925 and a house was built on it for her parents, Mr & Mrs Alfred Earl, soon after to the design of Arthur W Plaisted. It was constructed by W Plaisted.² Arthur Plaisted was an eminent architect who worked in a variety of Interwar styles and designed the adjacent house for Annie McAlpin around the same time.

1 MMBW detail plan no 2221 (1905)

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

Balwyn Road Residential Precinct Place Citation

The site was purchased by Betty and Keith Mathies in 1968. The Mathies also purchased the adjoining site, 14 Balwyn Road.³ In 1982, an application was made for a development of 4 units on the site. However, in 1988 a permit was issued for the existing 5 units.⁴ That same year the 1920s house was demolished.⁵ The existing units were constructed in 1990.⁶

Description & Integrity

The five units are single storey rendered and painted masonry with tiled roofs. The front unit has a large porch with piers and a pedimented entry. The projecting double garages are the most visible feature from the street as they obscure all but the front unit.

The front fence is rendered and there is hard paving along the south side. There are small garden and lawn areas in front of each unit.

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

RBA Architects + Conservation Consultants Pty Ltd

References

Building File, 40/409/01786 & 223.2002.12
G Butler, 'Camberwell Conservation Study', 1991
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006
MMBW detail plan no 2221 (1905)
Planning File, 40/408/07732

3 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
4 Planning File, 40/408/07732
5 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
6 Building File, 40/409/01786 & 223.2002.12