

Balwyn Road Residential Precinct
Place Citation

14 Balwyn Road, Canterbury

Name	Canterbury Nursing Home		
Place	Residential		
Type			
Date	1926	Survey Date	December 2005
Architect	Arthur W Plaisted	Previous Grading	C
Builder	W B Plaisted	Grading	C



Intactness Good Fair Poor

Heritage HV AHC NT BPS Heritage Overlay

History

This site was initially part of the Shrublands Estate. There were no buildings on this site prior to the subdivision of *Shrublands* in 1923.¹

Annie West McAlpin purchased allotments 6-8 of John Hindson's subdivision of *Shrublands* in 1923.² The existing building was constructed on allotment 6 and part allotment 7 for the McAlpin's at a cost of £6,000. It was designed by architect, Arthur Plaisted.³ By 1926 the brick house was described as having 13 rooms.⁴ It was one of

1 MMBW plan no.2221 (1905)

2 Planning file, LP9510

3 Arthur Plaisted was an eminent architect who worked in a variety of architectural styles. Among his Tudor Revival style buildings, several being flats, are Hartpury Court, 11 Milton St, St Kilda (1923), St Margaret's, 100 Toorak Road West, South Yarra (1938); and Castle Towers, 50 Marne Street, South Yarra (1940).

4 Ratebooks entry cited in R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

Balwyn Road Residential Precinct Place Citation

three houses designed by Plaisted in the area, the other two being at 12 Balwyn Road (for Annie McAlpin's parents, demolished) and at 23 Rochester Road (for her son, Jack McAlpin, extant).⁵

Annie's husband, John McAlpin, was the founder of the McAlpin Flour Company. Annie and John lived at 14 Balwyn Road until their deaths in 1954 and 1961 respectively.⁶ The McAlpin's and the Plaisted's were members of the Plymouth Brethren.⁷ The Plymouth Brethren are a tight knit non-denominational Christian movement which originated in Ireland and England during the 1820s and 1830s.

In 1965, a planning permit was issued to establish a 21 bed private hospital on the site.⁸ In 1968, the site was purchased by Betty and Keith Mathies from the McAlpin estate.⁹

In 1980, the house was extended at the rear to provide a maximum of 30 beds and associated car parking. The extension was designed in a similar style to the original house. In 1996, further extensions were undertaken to the rear.¹⁰

Description & Integrity

The site is one of the largest in the precinct and the substantial single storey, L-shaped Tudor Revival style building is set in a well-maintained garden with broad areas of lawn and exotic plantings. The front boundary is defined by a low hedge.

The large gabled roof is clad in variegated tiles. The arched entry porch is at the junction of the two wings, some distance from the street. The masonry walls have a clinker brick base with smooth rendered masonry above. There are vertical slit vents to the gable ends. There are bay windows of varying sizes to the front of the house.

Statement of Significance

One of several Interwar Period houses, which represent the third major period of development in the precinct. The Tudor Revival style house, designed by the noted architect, Arthur Plaisted, is a substantially intact representation of the architectural style.

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, 40/408/01123

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- 5 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
 - 6 Personal communication from R Da Costa Adams, 4 May 2006
 - 7 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
 - 8 Planning File, 40/409/01244 & General File 1031.17.17.49
 - 9 R Da Costa Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct' and Personal communication from R Da Costa Adams, 4 May 2006
 - 10 Planning File, 40/409/01244 and Building File, 40/408/01123

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G Butler, 'Camberwell Conservation Study', 1991
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage
Precinct', January 2006
General File 1031.17.17.49
MMBW plan no.2221 (1905)
Planning File 40/409/01244