

**Balwyn Road Residential Precinct
Place Citation**

23 Balwyn Road, Canterbury

Name	<i>Edgemont</i>		
Place	Residential		
Type			
Date	c1960	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

Jonathon Ockwell purchased 5 acres of vacant land which encompassed sites on both sides of View Street, during the 1860s. It was one of several holdings Ockwell acquired in the area. In 1886, he subdivided the land as Canterbury Mount Estate but retained ownership of this site, which corresponds to allotment 20.¹ Ockwell died in 1902.²

A five room timber house was constructed on the site, probably prior to the 1886 subdivision.³ The house had a verandah and was built close to the north boundary.⁴

1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'; the subdivision plan LP2349 however is dated to 1889. There is a sale notice for the Canterbury Mount Estate in the Haughton Collection at the State Library of Victoria.

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

3 1901-02 rate book entry cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

4 MMBW plan no 71 and detail plan no 1996 (1905)

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The site was owned by Anna Maria Sanders (of nearby Erica Street) from 1903 to 1939 following which the ownership was passed to Kenneth Sanders of 6 Erica Street.⁵

It is not known when the original house on the site was demolished however it is likely to have been just prior to the construction of the existing house c1960.

The existing brick fence was constructed in 2002.⁶

Description & Integrity

The symmetrical two storey brick house, which has been painted white, has been designed in the Georgian Style. There is a row of projecting bricks to the upper margin of the walls and the adjoining garage. The walls are punctuated by large multi-paned double hung sash windows and there is a central recessed porch. The hip roof is clad in glazed tiles.

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, 40/408/21491

G Butler, 'Camberwell Conservation Study', 1991

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

Houghton Collection (State Library of Victoria), sale notice for Canterbury Mount Estate

Land Victoria, subdivision plan LP2349

MMBW plan no 71 and detail plan no 1996 (1905)

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

6 Building File, 40/408/21491