

Balwyn Road Residential Precinct Place Citation

27 Balwyn Road, Canterbury

Name	<i>Kira</i>		
Place	Residential		
Type			
Date	c1906	Survey Date	Dec 2005
Architect	Probably Ussher and Kemp ¹	Previous Grading	A
Builder	D McBean	Grading	A



Intactness Good Fair Poor

Heritage HV AHC NT BPS Heritage Overlay

History

This site was part of the Canterbury Mount Estate which was approximately 5 acres of land on both sides of View Street. The subdivision was undertaken by Jonathon Ockwell in 1886. The site corresponds to allotment 1, which was purchased by Robert Alfred Demaine on 4 October 1887, and allotment 2, the adjoining site to the north.²

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- 1 G Tibbits, 'An Emanation of Lunacy', in T Howells & M Nicholson, *Towards the Dawn*, p58. It is assumed that the house was designed by Ussher & Kemp as it is identified (fig 46) in a discussion of their work. There is however no reference to the site under the work of Ussher & Kemp in the 'Architectural Index' (M Lewis, 1979). However as indicated in G Tibbits' 'An Emanation of Lunacy', p60, much of Ussher's was carried out privately and not submitted to public tender.
- 2 *Certificate of Title* vol 1957/fol 363, cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

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In 1905, the site was vacant.³ In 1906, the existing house was built for George Henry Sutton, a railways department officer.⁴ Sutton lived in the house into the 1930s. Subsequent occupiers have included W G Nevin and E R Morgan.

It was possibly designed by the notable architects, Ussher & Kemp, as it can be compared to *Coorinyah* at 150 Mont Albert Road, Balwyn (1898-9).⁵

The current boundary fence was constructed in 2001.⁶

Description & Integrity

The prominent and substantial Queen Anne Style house is located on the north-west corner of View Street. The design is picturesque especially at the roof level, which is clad in terracotta tiles with decorative terracotta ridge capping and finials. The roof elements include a variety of hip and gable sections, gable ends with half-timbering and pebble-dash treatment, rendered chimney with brick strapping, squat corner turret, dormer, and balcony in front of an attic level room. There is a section of roof to a bay window on the south side which is clad in timber shingles.

The walls are face red brick with rendered sections above. The roof of the corner verandah is continuous with the roof over the house and has decorative square timber posts and arched friezes, details which have also been used in the balcony. The house has been altered to the rear.

The front fence consists of timber pickets above a red brick plinth.

Statement of Significance

One of several Federation era houses which represent the second major period of development in the precinct. This picturesque Queen Anne style house was possibly designed by the notable architects Ussher & Kemp, who specialised in this architectural idiom. 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 4, pp21-22

References

G Butler, 'Camberwell Conservation Study', 1991
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006
M Lewis, 'Architectural Index,' 1979
MMBW plan no 71 and detail plan no. 1997 (1905)

3 MMBW plan no 71 and detail plan no. 1997 (1905)

4 Camberwell rate book entry cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

5 G Butler, 'Camberwell Conservation Study', vol 4, p21

6 Planning File 40/409/06135

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G Tibbits, 'An Emanation of Lunacy (Victoria)', in T Howells & M
Nicholson, *Towards the Dawn - Federation Architecture in Australia
1890-1915*, 1989