

Balwyn Road Residential Precinct
Place Citation

31 Balwyn Road, Canterbury

Name	Not known		
Place	Residential		
Type			
Date	1917	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	Dixon & Son	Grading	C



Intactness ☒ Good ☐ Fair ☐ Poor

Heritage ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

This site was part of the holdings of the Grange Estate, a 9.5 acre site at the south-west corner of Balwyn and Mont Albert Roads, which was purchased by Francis Rennick in 1865. Land was gradually further subdivided from the late 1890s.¹ In 1905, there was no construction on the site.² In 1915, this site (allotment 15), was excised from the Grange holdings.³

In 1917, the site was purchased by the trustees of the Methodist Church. The existing nine room house was constructed in the same year by Dixon & Son as the manse for the minister of the nearby Methodist Church, located on the corner of Erica Street and Balwyn Road. It is now the property of the Uniting Church of Canterbury.⁴

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- 1 A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', p5
 - 2 MMBW plan no 71 and detail plan no. 1997 (1905)
 - 3 Land Victoria, subdivision plan, LP6706
 - 4 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

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In 1991, the carport to the rear was constructed.⁵

Description & Integrity

The single storey house with attic level is an example of an Arts and Crafts Bungalow style. The ridge of the gable roof is to the street with a gable end to the attic room, which may originally have been a balcony or sleep-out. The roof is clad in glazed tiles and there are two tall red brick chimneys.

The lower section of the wall finish is face brick with a rough cast render finish above. There is a porch at either end of the façade with tapered piers and arched elements. Timber detailing includes exposed rafters, shingles to the projecting attic level room, and gable end above. The ground floor bay window includes sections of stained glass.

The building is largely intact.

Statement of Significance

One of several houses constructed during the mid-1910s, at the end the second major period of development in the precinct, the Federation Period. This Arts & Crafts Bungalow style 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

G Butler, 'Camberwell Conservation Study', 1991
City of Boroondara, General File, 1031.31.M49
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006
MMBW plan no 71 and detail plan no. 1997 (1905)
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004

5 General File, 1031.31.M49