

Balwyn Road Residential Precinct  
Place Citation

## 33 Balwyn Road, Canterbury

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Name	Not known		
Place	Residential		
Type			
Date	1916	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	C Richardson	Grading	C-D

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Intactness ☒ Good ☐ Fair ☐ Poor

Heritage ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

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### 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.<sup>1</sup> Land was further subdivided from the late 1890s. In 1905, there was no construction on the site.<sup>2</sup> In 1915, the parcel of land known as allotment 16 was excised from the Grange holdings.<sup>3</sup>

In 1916, a nine-room house was built for the Balderstone family by C Richardson. A timber garage was built three years later by Rawlingson

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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

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& Son.<sup>4</sup> In 1923, the site was purchased by Frederick Miles Danks, the son of Sir Aaron Danks of *Hazeldene* (8 Balwyn Road).<sup>5</sup>

### Description & Integrity

This substantial single storey house with attic level is located on the south-west corner of Grange Avenue and is orientated to both streets. The walls of the building are largely obscured by the extensive garden planting. The prominent roof of hip and gable sections is clad in terracotta tiles. The gable ends have vertical timber straps and pebble dash treatment. There is a corner porch with piers of face red brick and rendered sections. The brick fence, a combination of high and low sections, is mostly covered in a creeper.

The building appears to be mostly 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 substantial house, indicative of its era of construction, is largely obscured but appears to be mostly intact externally.

### Grading and Recommendations

A closer inspection of the building is required to assess the architectural integrity to determine the grading level more accurately.

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  
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006  
Land Victoria, subdivision plan, LP6706  
MMBW plan no 71 and detail plan no. 1997 (1905)  
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004

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4 R Da Costa-Adams, information derived from Camberwell Building Register

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