

Balwyn Road Residential Precinct
Place Citation

35 Balwyn Road, Canterbury

Name	Not known		
Place	Residential		
Type			
Date	1931-2	Survey Date	Dec 2005
Architect	R M & M H King	Previous Grading	B
Builder	Pepper & Chensworth	Grading	B



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 subdivided from the late 1890s.¹

In 1905, the site was vacant.² This site was part of a larger allotment which included the adjacent land, which is now 2A Grange Road. By 1916, a house had been constructed for Thomas Thomas at 2A Grange Road.³

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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 Subdivision plan LP6879; Sale notice for properties on the Grange Estate, reproduced in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006

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Harriet and Edward Doery⁴ purchased the site and lived at the house at 2A Grange Avenue but subsequently engaged the architects R M and M H King to design the existing house for their retirement in 1931. The nine room house at 35 Balwyn Road was built where an earlier tennis court had existed. The cost of construction was about £2,100 and was undertaken by Pepper and Chensworth. The houses (at 2A Grange Avenue and 35 Balwyn Roads) remained in the Doery family until the late 1940s.⁵

Subsequently, the Spencer family, who were related by marriage to the Doerys, bought the houses at 2A Grange Avenue and 35 Balwyn Road. The Spencer's moved into the Balwyn Road house and subsequently sold the Grange Avenue house. In 1955, they sold the Balwyn Road house.⁶

Subsequent owners have included the Mitchell's, Sir David Zeidler and J & R Derham.⁷

In 1990, the boundary fence was constructed and in 1999, the garage was built.⁸

Description & Integrity

The substantial two storey brick house has some Georgian character in that the façade has a symmetrical composition with a central porte-cochere. Above the porte-cochere is a large balcony with alternating sections of masonry and metal balustrading. The walls are of a clinker brick base with rendered and painted sections above. There are some projecting bricks to the upper parts of the walls – two courses immediately below the eaves and a few sections of banding to the corners of the building. The tall chimneys have been similarly treated. There are bay windows to the ground level. The upper sashes have diamond-shaped timber mullions.

The angle of the hipped roof changes in the lower end as it sweeps down to the wide eaves. There are paired brackets to the corners of the wide eaves. The garage to the north side is separated from the house by a gateway and has been designed in a similar manner to the house. The façade of the garage is adorned with a large cartouche.

The house is set away from the corner with Grange Avenue allowing for extensive garden areas with an aged Monterey Pine and (a younger)

4 Edward Doery had been a wholesale merchant or warehouseman, being a partner in the firm of Doery & Tilley, which was established in the early 20th century. The company's main business activities were importing footwear (and later manufacturing footwear), importing floor coverings and soft furnishings, and general retailing of these goods. The company had a few business premises including a slipper and shoe factory in Charles Street, Abbotsford; Boydex House, 333 Flinders Lane, Melbourne; and a store in Centre Road, Bentleigh. The Doery's were one of several prominent shoe manufactures (including the Golding's) who lived in the area for some time. Previously the Doery family had lived in a Federation period house at 65 Mont Albert Road commissioned by George Doery (G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22)

5 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22

6 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22; the existing parcel of land corresponds to lot 1 of subdivision plan, LP21295.

7 G Butler, 'Camberwell Conservation Study', 1991, vol 4, p22

8 Planning File, 223.1031.35

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large Cedar tree. A semi-circular driveway extends between the gateways from the south-east corner of the site and to the garage. The modern garage, high fence (clinker bricks with rendered caps to the piers) and gates (black, decorative metal gates) are sympathetic to the style of the house.

Statement of Significance

The largest of several Interwar houses which represent the third major phase of construction in the precinct. The distinctive, largely intact house with some Georgian detailing was designed by the architects, R M & MH King. The Kings also designed another house in the precinct for the same family (no. 21).

Historically, the site is of local interest as the residence for many years of an eminent manufacturing family, the Doery's, one of several who lived in the precinct.

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, pp22-23

References

G Butler, 'Camberwell Conservation Study', 1991
R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', January 2006
MMBW plan no 71 and detail plan no. 1997 (1905)
Planning File, 223.1031.35
A Willingham, 'Montalegre - San Miguel Residence, 168A Mont Albert Road, Canterbury', 2004