

Balwyn Road Residential Precinct
Place Citation

38 Balwyn Road, Canterbury

Name	<i>Nellville</i>		
Place	Residential		
Type			
Date	c1895	Survey Date	Dec 2005
Architect	Not known	Previous Grading	D
Builder	Not known	Grading	C



Intactness ☒ Good ☐ Fair ☐ Poor

Heritage ☐ HV ☐ AHC ☐ NT ☐ BPS Heritage Overlay

History

This site was part of Ernst Carter's Shrublands Estate, which was subdivided in 1883. It was part of the holdings purchased by Richard Werrett in May 1887, consisting of allotments 19 and 20 and part of allotment 18 at the corner of Balwyn and Mont Albert Roads.¹

38 Balwyn Road is on part of allotments 19 and 20 which was conveyed to Werrett's daughters, Elizabeth Werrett and Alice McLean. McLean also acquired 36 Balwyn Road. Alice married Robert McLean, who in 1900 was a resident in Balwyn Road.²

By 1900, the building was described as a six roomed brick house³ and in 1905 it was known as *Nellville*.⁴

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- 1 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct', Certificate of Title vol 1914/fol 642
 - 2 R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'
 - 3 Rate book entries cited in R Da Costa-Adams, 'Notes of Balwyn Road, Canterbury Heritage Precinct'

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Description & Integrity

A single storey asymmetric house with an offset verandah of timber posts and cast iron frieze. The hip roof is clad in patterned slate. The walls and chimneys are rendered and painted. There are decorative brackets to the eaves and the verandah floor is tiled. There are substantial additions to the rear.

Statement of Significance

One of several late Victorian era houses which represent the first major period of development in the precinct. The house is mostly 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

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

MMBW detail plan no 2211 (1905)